



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 8, 2017
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. St. Edna Church - 10/25/17

IV. PUBLIC HEARINGS

- A. Hey Nonny - 10 S. Vail Ave. - PC#17-011
PUD Amendment, Special Use for Restaurant/Auditorium (Music Venue), Variation to waive traffic study.

V. OTHER BUSINESS

VI. ADJOURNMENT

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Item: St. Edna Church - 10/25/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
St. Edna Church - 10/25/17	Minutes

PLAN

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

COMMISSION

RE: ST. EDNA CHURCH - 2525 NORTH ARLINGTON HEIGHTS ROAD - PC#17-010
PUD AMENDMENT

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 25th day of October, 2017 at the hour of 7:39 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Acting Chairman
LYNN JENSEN
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

ACTING CHAIRMAN LORENZINI: I would like to call this meeting of the Plan Commission to order. Will you please rise and say the pledge of allegiance with us?

(Pledge of allegiance recited.)

ACTING CHAIRMAN LORENZINI: Thank you. Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Acting Chair Lorenzini.

ACTING CHAIRMAN LORENZINI: Here. Okay, the next item on the agenda is approval of the minutes. The first one is CA Ventures/Sigwalt Apartments held on September 27th, 2017, and the second is the Ivy Hotel held on October 11th, 2017. Any comments or motions to approve?

COMMISSIONER JENSEN: I wasn't here for the CA Ventures.

COMMISSIONER SIGALOS: I'll make a motion to approve the minutes.

COMMISSIONER DAWSON: Second.

ACTING CHAIRMAN LORENZINI: All in favor aye.

(Chorus of ayes.)

ACTING CHAIRMAN LORENZINI: Opposed?

(No response.)

ACTING CHAIRMAN LORENZINI: Your comments, Lynn?

COMMISSIONER JENSEN: No, I just, I wasn't here for the one with CA Ventures.

ACTING CHAIRMAN LORENZINI: All right. Okay, the next item on the agenda is the public hearing. There is one tonight, St. Edna Church, PC#17-010. It's a PUD Amendment. Have all the proper notices been given, Sam?

MR. HUBBARD: They have, yes.

ACTING CHAIRMAN LORENZINI: Petitioner? Is the Petitioner here? Okay, please stand. Anybody who is going to present, would you all come forward and we'll just swear you all in at once? Would you raise your right hand?

(Witnesses sworn.)

ACTING CHAIRMAN LORENZINI: Thank you. Who is going to speak first? Could you please state your name, spell it for the court reporter, and give us a brief presentation

on what you're presenting tonight.

MS. MAISH: My name is Susan Maish, M-a-i-s-h. I am the architect from Jaeger Nickola Kuhlman & Associates. As you indicated, we are here today to have an amendment to the PUD, but also to ask for a variance for the parking requirement. The requirement is for 627 spaces, and we are looking to have 377 spaces included on the lot.

ACTING CHAIRMAN LORENZINI: Okay, can I, I'm sorry, let me interrupt you for a second.

MS. MAISH: Sure.

ACTING CHAIRMAN LORENZINI: Sam, have all the public notices been given?

MR. HUBBARD: They have, yes.

ACTING CHAIRMAN LORENZINI: Sorry. Please proceed.

MS. MAISH: I also have the civil engineer, landscape architect and the traffic engineer here also for questions, but I'll be giving the presentation.

I did want to make a couple of clarifications on the report that Sam put out. On page two, there was an indication about the 17 parking spaces that exist. It indicated that we put them in after the rectory was demolished. It's actually probably been there since the rectory was constructed, because I know in 2001 when we did the original PUD it was already there.

The other correction was for the height of the building. I noticed that in 2013, it said the building was 28 feet two inches, and the new building was 29-foot 10 inches. They're both accurate but they were measured in different ways. So, the newest height at 29-foot 10 is the way your ordinance reads the average to the top of the flat roof. So, if I would go back and translate that to the 2013 building, the height would be 24 feet 11. So, we are raising the overall building by five feet.

Then lastly, on page five under the hardship criteria, it does indicate that we won't run two large-scale programs at the same time. That is accurate, but there are two instances one of which I had indicated on the variance request inadvertently. The pancake breakfast and the craft fairs, they do run both of those while mass is going on. So, you'll go to mass and then you'll go to the pancake breakfast or the craft fair afterwards. So, there is some overlap from the next service coming in two hours later. So, we just wanted to clarify that that does occasionally happen, but they wouldn't schedule a mass with a performance or a presentation or something like that.

So, those were the clarifications we just wanted to make.

ACTING CHAIRMAN LORENZINI: Can I just one more question?

MS. MAISH: Yes.

ACTING CHAIRMAN LORENZINI: Do you agree with the five conditions that are in the Staff report?

MS. MAISH: I just want to --

ACTING CHAIRMAN LORENZINI: Compliance with Design Commission, landscaping, such as that?

MS. MAISH: So, let me just look at them so I know what five you're referring to. I see, oh, yes, yes, okay. Yes, we will comply with the Design Commission requirements. There was some additional landscaping which we have already added on to the site plan you will see today. We have also submitted the detention calculations, so we are on board with that for

the Village Board. I talked to Sam for clarification on number four, and I understand that that means that as things transpire throughout time, that if there is any issue, that he will bring it up and discuss and make modifications as required to the parking. Then we will comply with all codes, yes.

ACTING CHAIRMAN LORENZINI: Thank you. You may proceed.

MS. MAISH: So, just a quick history that was in the report. We were here in 2001 and came and got the original PUD. The reason we needed it was, if you can see the current slide, there were two buildings on one zoning lot. So, we got the PUD. In 2013, we came back again with this project for the Parish Center and the parking lot addition. The funding was not there, so the building was not built. So, in that time between 2013 and now, the rectory was taken down. We did some additional work on the plan, so the building is now larger and the parking lot is a little bit larger. We do have the funding in place now and then we're here today to present the current plan to you.

So, with that, this is the current existing plan, site plan. So, to orient you, Arlington Heights Road is to the left, north is at the top. The rectory has been taken down. The existing building is at the south side of the building. There is currently 356 parking spaces including the 17 spaces. Then up at the top which is hard to see on here is the detention area that currently exists.

This is the new plan so you can -- oops, sorry. In the blue, we have the new building. It is 13,490 square feet. It has two entry canopies to lead you to the main entrance as well as the entrance into the new Parish Life Center. The orange on the existing building indicates some remodeling that will happen when the funds are available after the Parish Center is built.

Then we have our new parking area. So, the new parking area is 44 spaces. It also has a turnaround which the existing parking does not. Then also we have the enlarged detention area, and then we have a new detention area in the southwest corner of the property. So, that did not exist previously. So, that's the two areas, how we're taking care of the stormwater management, and we were complying with all the current codes and MWRD changes that have happened since the last time we were here.

Here is just an enlarged site plan. So, you can see that we have all new walks here. In addition to the Parish Life Center, our mechanical units are ground mounted. So, we have one 10-ton unit that is servicing the front portion, the west portion of the building. It is screened the precast wall that is an extension of the new building. Then we also have some fencing on the east. We also have two 25-ton units on the east side of the building that are screened by board-on-board fencing as well as landscaping to comply with your requirements.

In addition to that, I think on this plan what is significant is all the landscaping that we are adding as a part of this plan. We did meet with the neighbors and they had some requests for some landscaping on the east side of the stage access. They actually had just said can we just move so that we wouldn't have to add more, but I know that we need the screening on the west side of the unit. So, we added some additional landscaping to the stage access drive.

Since the round one comments of the Plan Commission, we have added three additional evergreen trees, three additional juniper trees, just to add some additional screening along the east side. When we met with the neighbors, they did request that we remove the 15 north spaces on the north row of the parking area. We did meet, the church and I met as a

group yesterday to discuss that as well as the other landscaping, so we added additional landscaping. We do feel that the additional 15 spaces would be a benefit to the church. They would utilize it on all their high-use activities, like this weekend with the craft fair going on, there's also Easter, Christmas. We also believe it is a benefit from the Parish Life Center because it is close spaces to the Parish Life Center.

I also had a discussion with the landscape architect. Part of the reason that they would like the northern spaces to remain would be there is an existing tree, two existing trees, one that is 40 inches in diameter. So, in order for me to save that tree, I really need 40 feet in radius. So, I can't guarantee even if I take off those north parking spaces that I'm going to save that tree. So, we are presenting the plan as we had submitted it to the Plan Commission.

We're also adding some lighting which complies with your requirements of having zero foot candles at the lot line. We have two poles within the islands.

Just showing you an existing plan. The current main space is both for multipurpose and large-scale activities. All those large-scale activities will be moved to the new building. This just shows some of those activities, dinner events, craft fairs, sports, theater, special events, vacation bible school, puppet ministry. So, we're really not adding ministries, just relocating them.

Then here is an enlarged version of the new Parish Life Center. So, it's a link to the existing building, a 6,500 square-foot Parish Life Center. It has a stage for their theater productions. Currently, that happened once a year for two weekends. It has its own restroom facilities, storage, and a kitchen facility that go along with it.

Then this just shows how the Doherty Center would be remodeled, creating an office, a meeting space with a corridor, so the large-scale activities would no longer occur in there. Then also, we'd be creating a youth room in the lower level. Those two items are both future activities that would occur after the Parish Life Center was built.

These are just some interior views. From an exterior standpoint, we went through the Design Commission and we're approved. We are basically blending with the existing church, continuing the black brick and the large white fascia at the lower portion. Then we are also blending with the 1996 addition that's in the back, and the large parish space kind of mimics that construction.

Some views, different views from the west. Again, it is a precast building incorporating thin brick on the lower base portion. This is a view from the northwest. Then as we move towards the neighbors, we take the larger volume of the Parish Center and then step it down at the stage in order to be able to kind of lower the volume where the neighbors are.

Then this is the east elevation. Again, you can see the stage volume, and then some trees, then the landscaping that we added. I'm hoping that you guys can see better than we can see back over here because it's very dim.

From an elevation standpoint, the top of our parapet is 31 feet. However, the grade is a help to us here and the building actually looks like it's only 27 feet. So, that is kind of consistent in the back part of the building, that whatever the dimension is, if it's 23-foot-four, it actually looks like it's 21-foot-four. The 18-foot volume looks like it's 16 feet. So, the grade is working for us in order to soften the height of that building.

We basically, we feel that this building is very consistent with what we showed in 2013. So, as far as it maintains the same architecture, it's a little bit larger and a little bit taller than it was before, but it's still within the setbacks. It's still within the lot coverage and the

height requirements. We do feel that the parking lot that we're showing is a benefit to the church as I indicated, on those high-use activity days, and it's a benefit to the church for the Parish Center, providing them with closer spaces. We also feel that the number of spaces we show is kind of a great compromise between what the Village is requiring at 627 and what the neighbors would like and what the church deems is necessary. We also feel like we have amply landscaped it to soften some of the trees that we've taken down. I think he noted in his report that we're required to put 24 and then we're nearly doubling that as far as how much we're adding back from what we're taking down.

Then lastly, obviously we don't really want to incorporate, putting in 627 spaces which I know is not what you really want me to do, we couldn't feasibly do that and I don't think that that would be desirable for the community if we did. That's it.

ACTING CHAIRMAN LORENZINI: Thank you. Staff report, Sam?

MR. HUBBARD: Sure. Good evening again to the Plan Commission. So, the request before you is for a parish center addition to the existing church, St. Edna's Church at 2525 North Arlington Heights Road. The property is zoned R-1 which is a single-family residential zoning district. In the R-1 District, religious institutions are allowed as a permitted use. So, there is no special approval needed for a church use. However, they did receive a PUD approval in 2002, the Ordinance 02-005, and they are proposing changes to the site from that prior approval which requires an amendment to Ordinance 02-005.

In addition, they are requesting a parking variation. 627 spaces are required by code and 377 spaces are provided on site. This is not atypical for churches. Just for reference, the Orchard Free Church is required to provide 671 spaces, they have 303 spaces on that site. Our Savior's Church is required to provide 214 spaces, they have, you know, 179 spaces. St. James Parish has a parking deficit in the hundreds of spaces similar to St. Edna's Church, so this isn't necessarily a unique situation. On paper it looks bad, but it's pretty common throughout the Village.

There have been several actions that the church has gone through to date to get them to this point. As you've heard, originally they were planning for this addition back in 2012 and 2013. They actually did receive approval for a very similar site plan albeit this one has changed. Things have gone a little bigger this time, but they were approved, essentially approved for this project back in 2013.

That approval expired because they didn't start work within the code required 12-month period. So, they do have to come back through the process again which is why you're seeing them before you this evening. After the approval had expired, in 2015 they came back to the Village with an amended plan that went to the Conceptual Plan Review Committee called the Plat and Subdivision Committee at that time. That plan included a rectory that was going to be built in the northeast corner of the site. That is no longer in the plans today. That northeast corner of the site is to remain vacant. Overall, I think they got a generally favorable review at the Plat and Sub meeting in 2015. I think there were some concerns over the traffic study being up to date and some of the detention requirements. But overall, I think it was a favorable review.

On October 17th of this year, they conducted their neighborhood meeting. A summary of that meeting was included in the packet to the Plan Commission. Then on September 26th, they appeared before the Design Commission. They did have a favorable vote for approval subject to one condition which is screening a mechanical unit on the northwest

corner of the building addition. They are agreeable to conforming to that condition of approval.

So, what I'm showing here is what was approved in 2013. You can see there, this is where the addition is going to take place and there is a parking lot addition up here. As I transition the slide, you can see exactly the change to today. So, let me kind of go back, here is the original approval from 2013 and then here is what they are proposing to change.

So, not really too big of a difference. The building has gotten a little bit bigger. It's pushed back a tiny bit farther. They've added this additional area of parking to the north. But overall, it's essentially the same project, and the programming and use of the space would remain the same as originally approved in 2013.

Some of the main differences compared to 2013, it was a 10,800 square-foot addition. Today, it's 13,700, so that's about a 26 percent increase. They increased the parking from 362 spaces to 377. The setbacks to the west remain the same as those approved in 2013. As I mentioned before, there is a slight reduction in the east setback of about 18 feet, and a slight reduction to the north setback. Again, nothing around the south of the site is proposed to be changed.

As you heard, there are two height differentials. Yes, I believe the Petitioner is correct, that this 28 feet two-inch was measured to the peak of the roof. If we were to use the standards that we determined the 29-foot height measurement from today and apply that to 2013, we would come up with roughly around 24-25 feet. So, the height has increased a little bit.

Overall, we've seen that the size of the congregation has decreased slightly since 2013, and the average weekly attendance has gone down a little bit.

So, here is the site as it currently exists today. This is the main church building in the narthex. This is the Doherty Center here, and to the east is the Hurley Center. The addition of course will go right here.

So, when I transition the slide, if you want to pay attention, this is how it sits on the property relative to the adjacent single-family homes. When Staff analyzed this request, again we looked at the setback to the east which decreased slightly but still provided 139 feet to the property line. Then if you measure it to the closest structure, it's about 160 feet away from the closest structure, and we felt that that was a suitable separation and setback for a building of this size. The rear of the building is buffered with some landscaping as you can see here. Then the parking lot to the east and to the north is also buffered with some landscaping.

The detention pond that exists on the northeast of the site will be expanded slightly, and then they will be adding the new detention to the southwestern corner of the site as well. We did incorporate a condition of approval that final detention calculations be provided to the Village Engineer prior to final Village Board consideration of this project. They designed the site in 2013 and then everything was approved. They did make some slight changes to the impervious surface, so we did ask for those updated calculations. I did hear from the Village Engineer today that they did provide some additional information and he was comfortable moving forward relative to stormwater detention. He was confident that it would be able to meet the requirements of the Village and MWRD.

Then again I want to point out, too, that the rear of the building essentially matches what the existing setback of the Hurley Center is. But we did kind of zero in on the back of the building, there was an increase in height, a slight increase in height there. So, we just wanted to make sure that, you know, it was compatible with what was originally approved.

So, here you'll see up top here is the original approval. This is the southern elevation. So, on this side would be, is towards the east and that's where the neighbors are located. On this side would be Arlington Heights Road. Of course this is the building addition that was proposed in 2013. You can see they do feature the stepback of the building, it steps down in height as it extends out towards the east, towards the closest residential properties. Here you can see the present proposal, the building pushed out a little bit farther when you compare it to the 2013 approval. But again, that distance is buffered by landscaping, both proposed and existing, and is over 160 feet away from the nearest residential structure.

Relative to the landscaping, I believe there might have been an error in the Staff report. I counted a total of 14 trees to be removed, I think the Staff report mentioned seven. Out of these 14 trees that are going to be removed, five are ash trees, and they are adding an additional 46 new trees. By replacement values, they would only be required to add 24, but they are adding 46 replacement trees. A lot of it on there is dense landscaping to buffer the RTU units and the HVAC units that are ground mounted. Staff did request additional landscaping be added in this area just to further screen headlight glare from neighboring properties to the east. The Petitioner has provided an updated landscape plan today that shows these plantings. I think they were placed up in the corner here, and I think Staff was looking for them more down in this area. So, we'll work with the Petitioner when they come in for permit on that, assuming that everything is approved.

Relative to parking, they did provide a traffic and parking study. They provided an update memo just stating that the findings back from 2013 are still applicable today. Staff is supportive of the parking variation for several reason, one of them being that they estimated peak parking demand on a typical day to be 309 parking stalls. They have 377 on site, so they are projecting that they'll be able to meet demand. We have seen also that the size of their congregation and attendance has been decreasing over the years, so we don't anticipate that things are going to change drastically and with great increase and create a parking problem.

Additionally, they have an informal agreement with the school district to park in the Futabakai School across the street. It's an informal agreement but they do utilize some of that parking. There is a traffic signal on Arlington Heights Road that does provide for safe pedestrian access back and forth between the two sites. But we are hoping that by increasing the capacity on their church site, that they hopefully would no longer really need the parking at the Futabakai School. We're guessing that people probably park there maybe just to avoid lines when leaving on mass times. It's not necessarily much closer to the church but, you know, people still do park there.

But the main reason why the parking variation is required is due to the Village requirement for, the collective provision for parking which requires every space in the site be accounted for in the parking requirement. Practically speaking, they are not going to be using the Parish Center at the same time that they're going to be using the church building except for limited instances as you've heard this evening. So, the parking by the Village code is really meant to accommodate a situation where all spaces were used to their maximum capacity. Practically speaking, they're not going to be using the Parish Center at the same time as the church, so in that sense we believe that the variation on parking is justified. Again, having them add 627 parking spaces on site would decrease the green area, require a lot more stormwater detention, and we don't believe that that's the preferable situation.

So, Staff is recommending approval of the application subject to five

conditions as highlighted in the Staff report, and I'd be happy to answer any of your questions this evening.

ACTING CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to include the Staff report into the public record?

COMMISSIONER JENSEN: So moved.

ACTING CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER DAWSON: Second.

ACTING CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN LORENZINI: Opposed?

(No response.)

ACTING CHAIRMAN LORENZINI: Okay, that concludes the Staff report portion. Next, we'll go to the questions from the Plan Commission and then go to the public for questions. So, Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. Actually I've been in a number of meetings where this has gone before us and I'm generally supportive of what you're here to do. Just a couple of verifying questions. With your weekly attendance going down to 25 percent, what's the impetus for, you know, expanding the facilities as much as you are?

MS. MAISH: As far as the building itself?

COMMISSIONER JENSEN: Yes.

MS. MAISH: It was basically for the same reason as 2013. Right now, all the large-scale functions and their other meeting activities occur in that Doherty Center. So, they have 40-year-old movable walls and they would like to be able to have an additional meeting space and then a large-scale function space. So, it's really just to no longer have that combined function within that space. The Doherty Center is basically more architecturally suited for meeting space given that it doesn't have very tall ceilings and it doesn't provide, you know --

COMMISSIONER JENSEN: So, basically you're modernizing it to make it more useful and more flexible?

MS. MAISH: Yes.

COMMISSIONER JENSEN: Okay, I'm not sure I followed the whole, it's not specifically important what you're asking us to make a decision on, but you mentioned the 40-inch tree. You said even if you got rid of the 15 spaces, you didn't think you'd be able to accommodate it, I'm not sure --

MS. MAISH: Okay, so unfortunately I didn't put the slide in my presentation. So, I did, can I come up there and show you?

MR. HUBBARD: Sure.

COMMISSIONER JENSEN: So, I guess my question is do you want to take 15 spaces out or not or how do you --

MS. MAISH: We do not want to take the 15 spaces out. So, one of the reasons was to try and save this tree because it's a very large tree. So, if this is the edge of the parking lot, in discussions with the landscape architect, I would need 40 feet in order to save this tree. So, that actually goes beyond taking this out. So, once I get this circle, I really can't guarantee that I'm going to save the tree.

COMMISSIONER JENSEN: So, the spaces are not in jeopardy, it's the tree that's the issue.

MS. MAISH: Yes, right, right. Well, they would like the, and they'll come up and speak for themselves, but they would like this removed from the green space, we'd like to have -- being able to save those trees.

COMMISSIONER JENSEN: And give up the spaces.

MS. MAISH: And give up the spaces. We would prefer to keep what we have --

COMMISSIONER JENSEN: So, there should be spaces that it could be reduced, I mean they may be asking you to take those 15 spaces out to make this thing --

MS. MAISH: Right, that was what, the problem was --

COMMISSIONER JENSEN: So, the issue is whether you use the space for the trees or use it for parking.

MS. MAISH: Right.

COMMISSIONER JENSEN: The only last question I have is that route that is on the east side of the church that exits out, that's only, that's an emergency route, right?

MS. MAISH: That's a fire lane, yes.

COMMISSIONER JENSEN: Okay, so that's not used by the parishioners.

MS. MAISH: No. It's chained.

COMMISSIONER JENSEN: I really don't have anything further. I think it's a good project.

ACTING CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: I don't have any questions at this time. I'll wait to hear from the audience.

ACTING CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: My only couple of questions. What's changed from the 2013 plan, other than the footprint size of the height, what's causing it now to be higher? If it's basically the same function?

MS. MAISH: Well, for two reasons. Proportion and also just to provide a little more space for the athletic portion of the activities. So, we were at 20 feet to the bottom of the structure, and now we're at 24-ish to the bottom of the structure, maybe a little bit more. Then also we made the building bigger, so we made it a little taller at the same time. So, for those two reasons.

COMMISSIONER SIGALOS: I understand you're making a larger square footage, but I'm just curious about the height. I mean, if you were contemplating the same usage in 2013 as you have now --

MS. MAISH: Again, it was, so there has been a lot of evolution in the whole project since we started in 2010. So, it started at a certain size, then it got smaller and smaller and smaller. So, then as we came since many years have passed and more fund raising has taken place, we kind of went back to more of the ideal building that they would like to build to suit really all their functions the best I guess. So, providing a little more height helps the athletics, but also helps just the proportion of the space as you make it bigger, to make it a little bit taller as well. I hope that --

COMMISSIONER SIGALOS: My last questions are really just related to the parking. Again, I was at the Plat and Sub meeting back in 2015. I know you have additional parking with no formal agreement with the Futabakai School. How many parking spaces do they have there that are available to you?

MS. MAISH: Do you know?

MR. HUBBARD: I think it's like 50 I want to say.

COMMISSIONER SIGALOS: About 50?

MS. MAISH: I do not know, I'm sorry. I know that Steve is looking if it's --

MR. MALONI: I don't know off the top of my head.

ACTING CHAIRMAN LORENZINI: If you're going to speak to all, please come forward.

COMMISSIONER SIGALOS: That's okay. I mean, if you don't have that, I live nearby this so I'm very familiar with the church and the activities that go on.

My last question would be as far as functions in the new Parish Life Center at the same time that you're going to have church services, you said that that won't happen except for craft fair and one other event.

MS. MAISH: The pancake breakfast.

COMMISSIONER SIGALOS: Let me ask you, for instance, you have Saturday evening church services.

MS. MAISH: Right.

COMMISSIONER SIGALOS: Could that, this additional Parish Life Center be utilized in a safe way in a wedding reception so that you conceivably have 300 or 350 people in that building while there's church services?

MS. MAISH: I mean it's my understanding that that will not happen.

COMMISSIONER SIGALOS: But what would happen if it does happen? I can't understand why it would not happen, I mean, that's one of the functions that the Parish Life Center would be able to accommodate would be say a wedding reception.

MR. MALONI: When --

ACTING CHAIRMAN LORENZINI: Could you please give your name and spell it?

MR. MALONI: Sure. Mike Maloni, M-a-l-o-n-i. When we stood before you and Father Jerry was our pastor, he had stated back then and it still exists today that we would not rent out this facility. So, it's not intended to be a place for a wedding reception. It would be separate from the church. So, it could be just like a receiving area, but it would follow a function that took place in the church and then moved to there.

COMMISSIONER SIGALOS: I'm a little surprised by that. I mean, it seems like an ideal place or setting as the wedding service in the afternoon and then they go to the Parish Life Center for the reception afterwards. It seems logical, but you're saying that's not going to happen?

MR. MALONI: Right. That's not the intended purpose, yes.

COMMISSIONER SIGALOS: Because that would be my only concern with that additional volume of people and the parking, where would they go?

MR. MALONI: Right.

COMMISSIONER SIGALOS: I don't have any other questions.

ACTING CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: Could I just clarify? I think what you're saying is that in maybe minimal circumstances you would have a group at the church, that same group might go over to the Parish Center --

MR. MALONI: Correct.

COMMISSIONER CHERWIN: -- you wouldn't necessarily be bringing in a new group that would --

MR. MALONI: That is correct.

COMMISSIONER CHERWIN: Okay. No, thank you. I really don't, I saw this at the Plat and Sub, so I'm familiar with the project. I don't have any additional questions. I do apologize for being a little bit late to get the meeting started. So, I would like to apologize for that. Otherwise, that's it.

ACTING CHAIRMAN LORENZINI: Sam, so right now, by calculation they're 250 spots short. What were we, how many spots short were they in 2013 when they came before us?

MR. HUBBARD: Let's see. It was around the same. I think they were going to provide 362 spaces and I think they were required to provide around a little over 600 spaces. So, it's very similar.

ACTING CHAIRMAN LORENZINI: So, it sounds like the additional 15 spots they have in this current plan seems to make up for the additional space of the Parish Center being enlarged --

MR. HUBBARD: Right, yes. As they enlarged the Parish Center, they enlarged the parking over as well.

ACTING CHAIRMAN LORENZINI: All right. Susan, so there's also, besides the two detention ponds, there is underground storage tanks, too, I think I saw it on the plan? The underground detention?

MS. MAISH: No, that's just for volume control. I'll let George speak to the storm sewer.

ACTING CHAIRMAN LORENZINI: Would you please state your name and spell it please?

MR. DREGER: My name is George Dreger, D-r-e-g-e-r. I'm with Eriksson Engineering. In 2015, the MWRD ratified a new ordinance, and within that ordinance there's a new component that's called volume control. There's a number of different ways that that can be provided. A very common one is what we're proposing here which is a structure underneath the parking lot. It's for the impervious area.

ACTING CHAIRMAN LORENZINI: What's another method?

MR. DREGER: What's another method?

ACTING CHAIRMAN LORENZINI: Yes.

MR. DREGER: Well, in this particular case, that would be difficult because it's basically, the sewers are rather shallow in the existing condition. The only way we could provide for water to get out of there is to drain it through a sewer ultimately. That's why the volume control is perched up higher underneath the parking lot as opposed to down at the bottom of the detention basin.

The other option that I was referring to is basically gouging out the bottom of the basin and allowing that to drain. But you still need some kind of drainage, otherwise you end up with a wetland or swamp and it just won't drain at all which isn't really, it doesn't, it defeats the purpose.

ACTING CHAIRMAN LORENZINI: All right, thank you. All right, that concludes the Commissioners' questions. So, we'll go to the public now for any questions. Why don't we start on this side of the room? Yes, sir, come forward, state your name, spell it for the

court reporter.

QUESTIONS FROM AUDIENCE

MR. GROSSICH: My name is Keith Grossich, G-r-o-s-s-i-c-h. I'm a neighbor of St. Edna's.

First, I have three items that I wanted to discuss, but before I do that, I would like to publicly acknowledge Susan Maish. She's really been professional throughout all of this. She's been through this for like three or four years I guess, maybe longer than that, and she's really I think tried her best to kind of manage all the different constituencies involved with this. I just wanted to take a moment to say that.

But the first, and some of these are interconnected, the first is the stormwater management concern. You've talked about increasing the size a little bit. The building is 26 percent larger than proposed earlier with more parking spots, which really translates to an increase in the amount of impervious surfaces. We have had significant flooding issues over the last several months in that area. In fact, I brought some pictures with me of the area that would be the northeast portion where the current retention pond is.

So, I do have some significant concerns about how the new retention will be engineered in order to handle that. Would the group like to take a look at a couple of these?

ACTING CHAIRMAN LORENZINI: Sure, you can pass them on.

MR. GROSSICH: Sure. The water is flowing actually up into the, almost into the residents' backyards. In the same picture, there's all different --

So, the request I would have associated with the stormwater management concern is sort of tied into the additional parking spots also. The more green space that we have there, hopefully the better that will make that situation. Also, I see on your recommendation that it sounds like your Engineering Department will be passing their recommendation along to the Village Board along with this. I would suggest, because of, I believe, just look around you, storms are just getting more and more severe, I would suggest that maybe you guys take another look at the Engineering Department, what they come back with in the details very closely before you pass this back on to the Village Board and make sure you're all comfortable with the, you know, what's being recommended.

I'm a computer engineer, I'm not a civil engineer. So, I'm sure a number of you have a much better background than I do. But I just, a lot of times you throw it to the next level and I just really feel uncomfortable with what's occurring there, that you folks don't take another closer look at that from the standpoint of what the Engineering Department says. So, that was the first item.

The second item was associated with the loss of the green space and the mature trees. We did ask, and Susan mentioned, that that last row of parking not be included, and obviously it has been. A number of the mature trees will be cut down. I guess the question is really, is that really necessary? Why can't these trees be saved? You're going to put new vegetation in, but again it's not at the maturity level of what's there.

Again, if I could approach you all, I've got a couple of pictures of some of these trees that are coming down and the green space. So, in the scheme of things associated with how many parking spots there are, you know, the building is larger but the functions are going

to be relatively the same. You know, it doesn't seem to, you know, I've been looking at that tree for the last 30 years and, those trees, and it just doesn't, you know, pave paradise to put up a parking lot. This doesn't make a whole lot of sense, especially with the issues we have with the flooding.

Then the last item that I have is really a concern about the outside sound spillover from the building events. They have, and I truly believe that this will be a multipurpose facility. I am very skeptical that I think, you mentioned about the fact that there won't be a wedding and an accompanying reception. There is some skepticism I have, too, in that the last plan you saw, you know, there was a big rectory sitting there, now it's no longer there. So, I think it's hard for anybody to say what it's going to be used for, but you can't, I think, rule out, you know, that this is not going to be used for something like that.

Also, from an athletic standpoint, you know, actually the Staff/Design Commission report refers to the multipurpose building as a large gymnasium building. Actually the building and gym and the banquet space is 39 percent larger than an NBA basketball court. I expect that there will be a significant amount of athletic events there, basketball tournaments, volleyball tournaments, and there is a real concern that the neighbors have with regard to, you know, participants loitering after these athletic events out in the parking lot which has just been built up there. I know it will happen because when I was that age I did it. So, there is a concern about what is the church going to do with regard to that versus after the fact and, you know, when people start calling the police with regard to something like that. So, I don't know if they expect to have monitors there or, again cutting down on that size of that parking lot can help prevent a little bit of that.

Then the second issue around the sound spillover has to do with the space between the proposed Parish Life Center and the existing Hurley Center. We were told in the neighborhood meeting that that outside space south of the building might be used as a courtyard. Further investigation in the project narrative, it states that a future exterior patio was planned. A patio use to me is significantly different than courtyard use as far as sound emission is concerned. Going back to, you know, the functions of that multipurpose, if there's a banquet in there, you can see there's two exit doors coming out of that proposed Parish Life Center right into that exterior patio.

I'm not really, I don't think the neighbors would be really pleased with, you know, if somebody sets up the, you know, the drinks and cocktails out there, puts the mariachi band out there, I don't see any noise abatement associated with that on this particular diagram. The reason that didn't come up at the neighborhood meeting is it wasn't raised and, again until we dug into some of these documents a little bit more and saw that, we didn't raise it at that particular point in time. So, the question there is what's going to be done about abating the noise from that particular area when it becomes a patio and an extension of that, an outside extension of the proposed Parish Life Center?

So, thank you. Those are the concerns and questions that we have from some of the neighbors.

ACTING CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Anybody on the other side of the room who would like to speak? Okay, seeing there's nobody else, we'll close the public portion of the meeting and go back to the Commissioners for final questions, deliberations, and possible recommendation. Lynn?

COMMISSIONER JENSEN: Yes. Thank you, Mr. Grossich, that was very

helpful with some of these issues. So, I would ask on some of these issues, like stormwater management, I'd ask Staff, what is the situation in that part of that town in reference to the sewer system, storm sewer versus regular sewer? Do we have any idea whether the water, the flooding problems that have been referred to are the result of runoff from this piece of property or runoff elsewhere? So, what can you shed as light in that sense?

MR. HUBBARD: Yes, I think there has been some historical flooding in this area. You know, the design of the detention areas, and the project engineer can fill in on the gaps where my expertise doesn't cover, but I believe this detention area has an outlet that's going to drain down below the parking lot and out to Arlington Heights Road into a storm sewer there. I believe in this detention area, there's the same thing. So, it would drain outward towards the storm sewer in Arlington Heights Road.

So, you know, as I'm sure the Plan Commission is familiar, you know, the Village has strict stormwater control regulations, MWRD also has their regulations, that do not allow to adversely, you know, affect your neighbor with regards to stormwater runoff. You know, they are not allowed to build this Parish Center and the corresponding parking lot and not accommodate for that additional stormwater that those are going to create on their site. They can't just shove it off onto neighboring property owners.

COMMISSIONER JENSEN: Right. Well, I'm confident, given the number of cases we've had before, we will make sure they manage the water on their property, but I guess my question goes to is the general flooding that he's had pictures of, is that due to something else outside of their property that is not going to get fixed?

MR. HUBBARD: I don't know the specifics of the neighborhood flooding here and what the underlying cause is.

COMMISSIONER JENSEN: So, we can be fairly confident, and I guess I'd ask the engineers if they need to make statements that they will manage the water runoff from their property as our ordinances have been set up to do that.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: My second question, this is for Staff, in that choice that was proposed between the 15 parking spaces and more green space, where does the Village come down on this? Their parking level as you indicated, the peak time is what, 309, 303, somewhere around there? So, they're losing 15, but that will still leave them a little bit above what we've seen at the peak. So, if the Village had to make a choice between parking and green space, where does the Village come down?

MR. HUBBARD: I think we're amenable to both approaches. I don't know as if we have a strong opinion one way or the other. I mean I think it's a tradeoff either way. I think it's great that they could have more parking on site to accommodate for those peak events such as Christmas and Easter and when, you know, they have their bake sale and so forth corresponding with the church activities, and they could capture that and provide that parking onsite, but of course it is a tradeoff, so you know, we're supportive of this proposal.

We were supportive of the proposal from 2013 that showed a slightly smaller parking area. You know, yes, the 40-inch diameter tree would be removed under this scenario, but again we believe that they have provided a lot of replacement trees. They met the requirements even though preservation of that tree is not specifically required because it's within the buildable footprint. They've provided the replacement values, replacement trees as would be required if that tree was to be preserved and removed. So, they're going above and beyond what

the code would require., you know, I think Staff is supportive of both. I don't know as if we have a strong opinion one way or the other.

COMMISSIONER JENSEN: Good. Then maybe we can hear from the consultants, landscaping as well as the architect and so forth and give us the sense of the tradeoff and is there a preference in terms of either the church or the consultants in terms of whether they want to use that for parking spaces or green space relative to the water issue?

MS. MAISH: I'm not sure I understand as far as when you say relative to the water. I mean, I should make it clear that it is, the church would desire to keep those 15 spaces. So, when I'm showing the image of the tree and that, you know --

COMMISSIONER JENSEN: The church would like the spaces?

MS. MAISH: The church would like to keep those spaces, I mean, for the peak times as you indicated, and also providing additional spaces for the Parish Life Center that are closer than parking all the way over to the, you know, near Arlington Heights --

COMMISSIONER JENSEN: Let me pose a question that may be for the landscape architect or whoever needs to speak to this. Is preserving that tree and not putting those 15 spaces in going to materially improve the situation relative to water runoff? Is it going to make a difference, I guess? So, if it does make a difference, I'm glad you put in the parking spaces?

MR. DREGER: That's kind of a two-part question. Removing the spaces, regardless of whether there's a tree there, would reduce the amount of detention that's provided. So, would that cause less drainage out into the grass where the detention is? Yes. Would the detention, therefore, also become smaller? Yes. So, you know, it's kind of a tradeoff as well. Do you see what I mean?

MR. HUBBARD: It's going to have the same effect on drainage essentially.

MS. MAISH: Right.

MR. DREGER: Right, and then that --

COMMISSIONER JENSEN: So, the position is, from what Ms. Maish said is the church would prefer to keep the 15 spaces, and as far as we are concerned, probably keeping those spaces doesn't materially adversely affect the runoff, right?

MS. MAISH: Right, because what he was saying is basically it's just, it affects the size of the detention, it's not going to affect adversely the neighbors one way or the other because we'll just change the size of the detention to accommodate those 15 spaces because it's now pervious.

COMMISSIONER JENSEN: Who is going to address the sound spillover issue? I mean, is there any abatement plan at all for that?

MS. MAISH: I mean as far as the courtyard? So, I am the one who wrote the word patio. I guess, in my mind I wasn't thinking one way or another that patio or courtyard meant one thing or another. I would agree with the assessment that should there be a courtyard there in the future, that it would be used as a part of the Parish Life Center as spillover. We have not really looked into the design of the courtyard at this time and how landscaping or screening would, you know, how the sound would be taken care of for that issue. Oh, Mike Maloni also wanted to say something.

MR. MALONI: So, as she has stated, you know, we've been through many iterations and that includes a few different pastors, too. That's why some of this has had, where the building got smaller, then it got bigger. So, the intent of that area, and this goes to a Father

Rich issue which now Father Rich is no longer our pastor, was his thought in that regard would be that would be a nice place for people to be able to put a stone that says in memory of grandma. It was not a high populated area. It's more of like a memorial type, you know, put a stone out there and then people would be willing to make a donation that would help.

COMMISSIONER JENSEN: So, you didn't see using it as a meeting place?

MR. MALONI: Right.

COMMISSIONER JENSEN: It wouldn't be designed as a meeting place area?

MR. MALONI: Right.

COMMISSIONER JENSEN: Thank you.

ACTING CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: So, the tree issue, I understand, just to clarify, so the church wants the parking spaces and not keeping the tree. When you were saying the detention, you were saying that you wouldn't make this large of a detention space if you didn't have those 15 spaces, is that what you're saying? So, because I was thinking, well, let's go land-banking, right? See if they need it, but then the detention would already be too small and so that won't work. Okay, I just wanted to say that thought process out loud.

It breaks my heart to lose such a beautiful tree. It's gorgeous, but I understand what you're saying and, you know, okay. So, I'll move on from that. I won't discuss that further.

Could we address one issue that hasn't been addressed which was a concern of the neighbors regarding this, and also you had the concern about perhaps a disbelief that the Parish Center won't be used as a rented out space? I know that's the intention, but intentions can always change in the future, and they don't require you to come back to us, correct? If they decided to suddenly start renting out the space for weddings, we would have no control over that, correct?

MR. HUBBARD: Right. Essentially, that's an auxiliary function of the church.

COMMISSIONER DAWSON: Are they required to get any type of liquor service license? Probably not if you have a caterer with a license, correct?

MR. HUBBARD: Probably not, yes. I don't know the specifics of that.

COMMISSIONER DAWSON: All right. So, I recognize the concern which is that you can't control what's going to happen in the future. We can't obviously predict for anyone or anything what's going to happen in the future. But I wanted to point out and give Sam an opportunity to talk about condition number four which is added in to the motion which does talk about a mitigation plan should parking become an issue. So, could you speak to that a little bit?

MR. HUBBARD: Yes. So, I guess to continue your thought process, if for some reason that the Parish Center was rented out for larger athletic facilities, we do have a recommended condition of approval that would address a situation like that. If it was and if it created a parking problem, then the church is agreeing to look at restrictions on use or programming or timing of things in order to ameliorate any parking issue created by that.

COMMISSIONER DAWSON: Right. So, the motion itself has anticipated that there could be changes in use that might require additional parking, and the Petitioner has agreed to obligate themselves to work with the Village regarding a mitigation plan. So, I don't think the concern is that people might start renting out the hall for weddings. The concern was that the parking would then require an overflow, and if neighbors are seeing that, neighbors need

to call the Village and complain, and the Village will then reach out to the church, pull up this requirement and say we need to sit down and discuss. So, in my mind, that addresses that issue.

The one other issue that was brought up was the concern over youths hanging out in the parking lot which is quite frankly something that happens all over Arlington Heights. So, this isn't a new, we're not necessarily maybe creating a new problem that doesn't exist. So, to that end, I don't mean that it shouldn't be a concern of yours. I'm not trying to dismiss your concern. My point to that is that the Village handles this type of situation. So, what I wanted to speak to you was, again could you speak to that? If neighbors are seeing a congregation of youths, if things are not happening, you would call, you'd report it, the Police would start patrolling. I mean could you speak to how that would be addressed?

MR. HUBBARD: Yes. The Police could respond to any complaints and we have community service outreach officers that can work with the church, you know, just to get the message out. I think that the point is also the church is saying they're not going to rent this out to organizations outside of the church. If there are athletic events, it's going to be for the, you know, the church. So, you know, you're not talking about like a sports center that's going to have sports fans or, you know, hockey practices for anyone. This is the landlord essentially providing services for their tenants.

COMMISSIONER DAWSON: Would the use change if they did start renting it out consistently significantly?

MR. HUBBARD: I mean it's kind of a gray line. Yes, if it became more of like a rental sports facility or a magnet facility, I mean at a certain point, the Village could step in and say hey, this is no longer the use as a church, this is bordering on a church/banquet hall which requires a different level of approval.

COMMISSIONER DAWSON: So, I guess I'm just trying to lay all that out information hopefully so that the neighbors can hear that there are some checks and balances in place. It's not going to be perfect and that change is happening and that is going to cause change in the community to some degree, but I think the church, in my understanding, has been a good neighbor. There have never been complaints, at least that's what I heard previously. The Village will stay on this if necessary. They have agreed to conditions that will allow for adjustments in use if it's needed to be. So, I just wanted to walk through that process so that everyone felt that maybe their concerns were being addressed. I have no specific questions. Thank you.

ACTING CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: The only question I have, did I understand the trees that were going to be removed, a number of those are ash trees?

MR. HUBBARD: Five of the 14 are ash trees.

COMMISSIONER SIGALOS: That's in this area of these 15 parking spaces?

MR. HUBBARD: They are scattered throughout the site. Some of them are located here, some of them, yes, are up here and then the detention area as well.

COMMISSIONER SIGALOS: But not necessarily where those 15 spaces are?

MR. HUBBARD: Right. I don't know specifically.

COMMISSIONER SIGALOS: The reason I'm saying that is that ash trees, I mean, they may be gone in the very near future anyhow. Again, I'm not fond of cutting down mature trees and there are some beautiful trees in those pictures, but it's kind of a tradeoff with

these parking spaces.

In relationship to that detention area, I understand if you have less impervious surface, you can have less detention area. Why would you not keep it larger even though you, let's say if you were to eliminate those 15 spaces, why wouldn't you keep that detention area at the larger size that it is now to help alleviate some of the other flooding that's occurring in that area as the photos are now showing? Why would you have to reduce the size of it? I mean, I understand the code and MWRD doesn't require you to, but the space is there, why wouldn't you leave that larger detention?

MR. DREGER: Well, the design is based upon what's proposed. You know, obviously it would cost more money. You know, you'd be spending money on something that wouldn't be required.

COMMISSIONER SIGALOS: Right, but you have less parking area so you're saving money there.

MR. DREGER: True, but I mean it's just not a requirement. It's not a requirement.

COMMISSIONER SIGALOS: No, I understand. So, you only design per the requirement and not maybe to help alleviate some of this flooding that's occurring there regardless of how many parking spaces you have?

MR. DREGER: I didn't see the pictures. Where was that flooding, can I ask?

COMMISSIONER SIGALOS: It looked like it was in that east area between the homes. Between the parking area and the homes if I was looking at those photos correctly.

COMMISSIONER DAWSON: Do you want to look at the pictures?

MR. DREGER: Sure.

COMMISSIONER DAWSON: I think one of them shows parking spaces in the photos so it gives you a better perspective.

ACTING CHAIRMAN LORENZINI: Take it back to the podium please.

MR. DREGER: This looks like --

ACTING CHAIRMAN LORENZINI: Just while he's looking at the pictures, the public portion, the comments on the part of the public can continue.

MS. MAISH: Is that from the detention, is that looking at the detention?

MR. DREGER: Is this the detention basin itself?

MR. GROSSICH: Yes, the basin, looking right towards the, looking east towards the homes.

MR. DREGER: Right.

MR. GROSSICH: One is --

ACTING CHAIRMAN LORENZINI: Why don't you come back up as far as answering the questions? You'll have to speak on the mic so the court reporter can get all this.

MR. DREGER: To me the detention basin is doing what it's supposed to do basically.

MR. GROSSICH: The water is outside the detention area. I mean, this is not the detention, this is somebody's backyard, the water standing.

MR. DREGER: No, I understand, but that's a low area in that person's backyard. I'm not trying to be facetious but it is.

MR. GROSSICH: Can I just make a couple of comments on the parking?

ACTING CHAIRMAN LORENZINI: As long as you're up there, sure.

MR. GROSSICH: Okay, thank you so much. First of all, while the church has been a good neighbor, I think the neighbors have been good neighbors to the church. When this thing was first proposed, there was an issue about putting fencing up, and we said no, we don't need fencing. We can live without that. The issue of the parking, so everybody is clear, is at peak times, Christmas, Easter, some of these other big events, these spaces aren't going to accommodate that. The neighborhood is willing to leave with the fact that there's going to be people maybe parking on the street a couple of times a year. We get it.

But why should we, for five or six events out of the year, you know, have the additional parking, have less green space, lose some mature trees, and also not provide ourselves as you mentioned maybe an additional buffer from flooding where, yes, I would not reduce the size of the retention pond. I would leave it the same size and take advantage of the fact that you have less impervious space up there. So, that's why I say some of this is tied together. These extra 15 spots aren't going to really make a difference in the day-to-day use of the facility. They're not going to make a difference at peak times either.

ACTING CHAIRMAN LORENZINI: Okay, thank you for that. Anything else, John?

COMMISSIONER SIGALOS: No. My only other concern again is I understand what you're saying today that you're not going to rent out this Parish Life Center to other evening activities. I'm looking at specifically say Saturday night which would conflict with your church services. It's easy to say that today, but I don't see how you can ignore that in the future if that's going to be a revenue producing item. That space would be vacant, and why not bring in the revenue that a wedding reception, I'm using that as an example, would bring you? I mean, it doesn't make sense to me.

MR. MALONI: I hear what you're saying, but our primary function is a church of worship and we're not going to do something that interferes with that. So, mass is of critical importance to us. Our parking, our use of our facilities is centered around mass. That's number one and always will be. So, that's why we wouldn't schedule something that would create an issue for ourselves within, you know, the Parish Center.

COMMISSIONER SIGALOS: I mean, you're building this for other uses, not for mass. You're building it for sports events, for craft fairs, for other functions, you know, which your parishioners would partake in, I understand that.

MR. MALONI: Right.

COMMISSIONER SIGALOS: I'm just having a hard time with the fact that you're going to ignore that in the next five, 10, 15, 20 years where that could be bringing in some additional revenue to the church and use those for other, that money for other items that the parishioners may need.

MR. MALONI: We've never charged to let somebody use the Doherty Center within the parish for whatever, pancake breakfast or a bake sale or, you know, those are all church functions that we don't charge anybody for. So, the idea is not for this to be a revenue center. I wanted to kind of address that. It's been stated a couple of times here as if, well, the activities we have now and, you're right, our numbers are decreasing. But the idea, you know, it's like if your sales are going down, do you not advertise to try to bring your sales back up? This is something that we see as a lifeblood to our parish to bring those numbers back up. We want to attract the youth. We want to be able to have something on a Saturday morning that the kids

want to come to.

Right now, we have no gym facility whatsoever for them. We have no place, you know, for them to, our teen center is, sorry, pitiful, you know. We have a very active minister that's trying to increase the teens that want to come. But it's hard to compete against like the, you know, the Willow Creeks and that, because they have all these great facilities. So, this is something we see as benefiting the kids, as benefiting the seniors, as benefiting the whole parish that would want to bring those numbers back up, you know. So, we don't see it just for today, we see it for the growth of our parish.

COMMISSIONER SIGALOS: I understand. I guess my last conflict is with those parking spaces. If you were to eliminate those 15 spaces and preserved those trees with more greenery and less impervious surface, I know by code and by MWRD requirements you could reduce the size of the detention pond, why would you do that? Why won't you just leave it the way it is? Because right now it's in your budget to build it to that size plus pay for those 15 additional spaces. So, again that would be, if that would help the neighbors and their flooding that I'm seeing in these photos, I don't see why you wouldn't do that.

MR. MALONI: One thing about those --

COMMISSIONER SIGALOS: I know the code doesn't require you to do that, I understand that.

MR. MALONI: The thing with that particular tree, what Susan was trying to say is if you eliminate those 15 spaces, you're still within the area of the tree that might make it, it's going to die anyway because that's --

COMMISSIONER SIGALOS: That it will die because of the root system of that tree.

MR. MALONI: Yes. Yes, that's the concern is that we're still within, just eliminating those. In terms of that other thing about building the basin, I mean we are, you know, we're adding detention to the southwest as it is as part of this to help alleviate the issue. So, we're trying to address both the neighborhood issues, but we also, it's not like we have a bunch of extra money for this. I mean right now, you know, we're struggling to pay for basketball poles or, you know, any of the other functions, tables, chairs, just, you know, we're riding the edge of how much our parish can raise. So, we're trying to both, you know, do the best with the money we have.

COMMISSIONER SIGALOS: I understand that you don't want to spend the money that you don't have to, I guess. I'm saying that will go to the overall benefit. I mean, I don't want to belabor us all. That's all I have.

ACTING CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: What is the size of the congregation now, approximately? I saw it, but --

MR. MALONI: 2928.

COMMISSIONER CHERWIN: So I mean, obviously the church has been here for a while and the houses around it. I mean the houses are about 20-25 years old around it.

MR. HUBBARD: Yes.

COMMISSIONER CHERWIN: So, I mean if you think, you know, the size of the congregation in the last, you know, if it's gone down from over 3,000 families to what it is now, 150 families, I would imagine that what we had in this property 30 years ago in terms of congregation and how busy the church was and everything was probably pretty substantial, and even more substantial, significantly more substantial than it is now. You know, I was just thinking

that. But you know, I think if you look at how the property is burdened with parking, it's probably less burdened now just given the size of the congregation has gone down significantly. So, I think that matters, but other than that, I don't have any other questions.

ACTING CHAIRMAN LORENZINI: Thank you.

COMMISSIONER JENSEN: Yes, just a couple of points. I think maybe after hearing all the discussion around here, they may have made a false tradeoff. You've already said, Sam, that they're going to put in 46 new trees and they're going to give up 14, five of which were added. So, they're already adding some green, a lot of green to this area which should help with the problem of water runoff. The code requires them to take care of their own water, period. There may be a problem that's larger than that that the Village has to deal with that doesn't relate to this property, but we really can't ask them to take care of the Village's water problem if they take care of their own. So, I don't see that there's really a tradeoff here between the parking and green space because you're actually adding a lot of green.

If the plan is successful and, as Mr. Maloni said, and you actually increase the attendance, you probably might want those parking spaces. I did find it somewhat compelling that you might kill that tree anyway. That tree might die anyway no matter what you do. So, trying to save that one tree probably shouldn't be the focus of this activity here.

So, on the other issue, just to, I don't know how other churches do this, but a lot of churches obviously require people to be members of the church or they can't use the facility for weddings and things like that. If they are members of the church, I think you would have people moving from, you know, the church ceremony to the reception. So, I'm not sure that that is really add, and they clearly don't want to rent it out which a lot of churches don't. I'm not sure I would be too concerned about it.

COMMISSIONER SIGALOS: I was only referring to Saturday evenings when you would have a different group of parishioners in the church as opposed to people who attend a wedding service in the afternoon and now congregating into this activity center.

COMMISSIONER JENSEN: Well, I think Susan has shown us there is a clause here. One of the conditions would allow the Village to go back and say, hey, you're creating a bunch of issues for the neighborhood, parking being one of them, and so we need a remediation plan. That would have to be one of the provisions that would be included in that -- to pass and go forward. I don't have anything else.

ACTING CHAIRMAN LORENZINI: Question. Is the project funded for the Parish Center?

MS. MAISH: Yes.

ACTING CHAIRMAN LORENZINI: I'm seeing a bunch of nods, I guess it's a yes. Is there a teen basketball program right now?

MR. MALONI: No, because we don't have a gym. We don't have a basketball court.

ACTING CHAIRMAN LORENZINI: No program because of no gym, all right. Okay, that's all I have. Any other questions, comments, recommendations?

COMMISSIONER DAWSON: I would like to make a motion.

MR. GROSSICH: Could I make one other comment please? Just one other comment.

COMMISSIONER DAWSON: Sorry.

ACTING CHAIRMAN LORENZINI: The public, sorry, it's closed.

COMMISSIONER DAWSON: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-010, Amendment to PUD Ordinance #02-005, and the following variation:

- 1. Chapter 28, Section 11.4, Schedule of Required Parking, to allow 377 parking spaces where code requires 627 parking spaces.**

This approval shall be subject to the following conditions:

- 1. Compliance with all Design Commission requirements as identified during the September 26, 2017 Design Commission meeting.**
- 2. Provide additional landscaping adjacent to the proposed parking lot on the east side, including three or four additional upright junipers at the end of the drive aisle between the hick yews.**
- 3. Prior to consideration by the Village Board, the Petitioner shall provide the Engineering Department with the detention calculations for the property, for the review and approval by the Engineering Department.**
- 4. If parking beyond what is provided for the church and its ancillary functions is insufficient as determined by the Village, then the Petitioner shall work with the Village to develop and implement a parking mitigation plan that may include, but shall not be limited to, operational restrictions and/or the installation of additional parking or other parking accommodations located elsewhere on site.**
- 5. The Applicant shall comply with all applicable federal, state, and Village codes, regulations and policies.**

ACTING CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Lorenzini.

ACTING CHAIRMAN LORENZINI: Yes. Okay, you received a unanimous approval from the board up here, but this is only a recommendation to the Board of Trustees. They have the final say-so on this. Is there a date this is going to go to the Trustees, Sam?

MR. HUBBARD: We have a tentative date for November 20th, but that's subject to availability, so we'll stay in communication as we provide the update this week.

ACTING CHAIRMAN LORENZINI: Okay, thank you. All right, we'll close this business. Any other business, Sam? Anything else?

MR. HUBBARD: Next month, or next meeting, we have Hanome which went to Conceptual Plan Review. It's a music venue restaurant in downtown. Then as the Plan Commission may know, we switched our second meeting in November from the day before Thanksgiving to the following week, and we have one project for that meeting as well.

COMMISSIONER JENSEN: Is that the Plan Commission that you're looking at for the new date or is that all the whole thing?

MR. HUBBARD: I believe we'll Conceptual Plan on the 29th of November as well.

COMMISSIONER JENSEN: As well, okay.

ACTING CHAIRMAN LORENZINI: Anything else?

MR. HUBBARD: That's it.

ACTING CHAIRMAN LORENZINI: Motion to adjourn?

COMMISSIONER DAWSON: Motion to adjourn.

ACTING CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: Second.

ACTING CHAIRMAN LORENZINI: Who seconded? John?

COMMISSIONER SIGALOS: I seconded.

ACTING CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN LORENZINI: Opposed?

(No response.)

ACTING CHAIRMAN LORENZINI: The meeting is adjourned. Thank you for attending.

(Whereupon, the above-mentioned petition was adjourned at 8:59 p.m.)



Item: Hey Nonny - 10 S. Vail Ave. - PC#17-011

Department: Planning & Community Development

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required

A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee has reviewed the proposed PUD Amendment, Special Use Permit to allow a restaurant and auditorium (music venue), and variation to waive the requirement for a traffic and parking study, and recommends approval of the application, subject to the following conditions:

1. All full time employees shall be required to purchase Employee Parking Permits for parking within the Village owned garage system.
2. Windows within the "venue" side of the establishment shall remain closed at all times during any evening event that is occurring within that space and additional windows within the establishment shall be closed as necessary to prevent sound overflow outside of the subject units.
3. The petitioner shall install sound buffering equipment to reduce noise bleed into the Metropolis Ballroom space.
4. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
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Staff Report	Report
Appendix II Parking Count Data	Exhibits
Legal Notice	Exhibits
Aerial	Exhibits
Conceptual Plan Review Minutes 10-11-17	Minutes
Project Narrative & Market Study	Exhibits
Plat of Survey	Exhibits
Justification for Special Use & Variation	Exhibits
Site Plan & Floor Plan	Exhibits
Department Comments - Round 1	Correspondence
Peititioner Response to Department Comments - Round 1	Correspondence



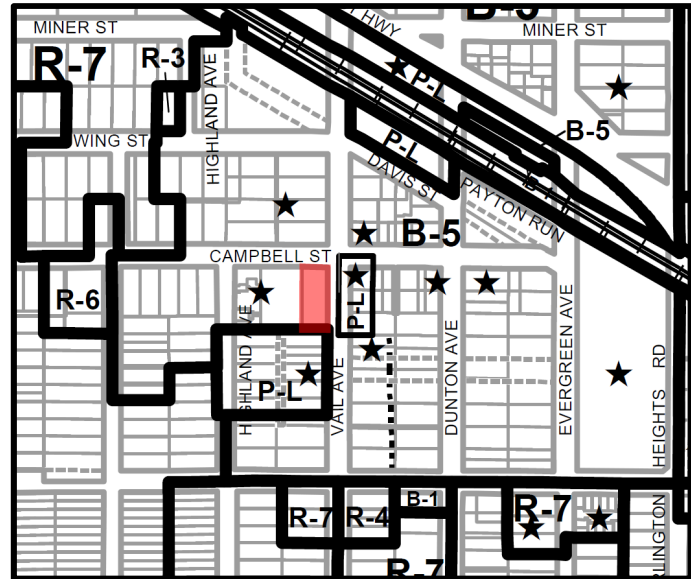
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

PC File Number: PC 17-011
Project Title: Hey Nonny
Address: 10 S. Vail Avenue.
PIN: 03-29-346-036

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 8, 2017
Date Prepared: November 3, 2017

Petitioner: Christopher M. Dungan
Address: 1211 W. Noyes.
 Arlington Heights, IL 60005

Existing Zoning: B-5, Downtown District



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Mixed-Use development	Mixed-Use
South	P-L, Public Land District	Public Parking Garage	Government or Institutional
East	P-L, Public Land District	Harmony Park	Mixed-Use
West	B-5, Downtown District	Metropolis Theater	Mixed-Use

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
2. A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function. The other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

The proposed hours of operation are 5:00pm – midnight on Tuesday through Thursday, 3:00pm – 1:00am on Friday, 10:00am – 1:00am on Saturday, and 10:00am – 8:00pm on Sunday. The business will be closed on Monday. Entry into the restaurant will be open to all, but when music venues are booked for the music side, entry into that side of the establishment will be restricted through the purchase of tickets.

The restaurant side would contain 50 seats with an additional 10 seats at the bar (for a total of 60 seats). The music venue side would include an additional 16 permanent seats along the window that can be used as overflow seating for restaurant guests, bringing the total seat count to 76. Cocktail tables and chairs can be added to the music side for an additional seating capacity of 64, bringing the grand total seating capacity to 140 seats. The music venue side can also be arranged as standing room only, which would provide capacity (as estimated by the petitioner) for approximately 160 people on that side (the 16 seats along the window would remain). The petitioner estimates that the business would have 20 employees total, with the maximum number at peak shift being around 10 employees. Per building code requirements, the music venue side could accommodate a total of 179 occupants between the stage and floor area.

Conceptual Plan Review:

The Conceptual Plan Review Committee (CRPC) met on October 11th, 2017, to discuss the project. There was some discussion around whether approval was needed from the condo association for the proposed use. The petitioner responded that he was not aware of any requirement for their approval and that he had attended condo board meetings with the other owners and they were aware of his project. The CRPC also discussed the proposed sound buffering for the space, as well as the farm-to-table food concept, the uniqueness of the business, and the economic demand for restaurants within Arlington Heights. The committee expressed enthusiasm for this type of use proposed in Downtown Arlington Heights and was generally supportive of the project.

Zoning and Comprehensive Plan

The subject property is located within the B-5 Downtown zoning district, which allows restaurants and auditorium uses via the Special Use Permit approval process. Although the restaurant could qualify for a Special Use Permit waiver based on the size of the restaurant (under 4,000 square feet in floor area), due to the unique pairing of restaurant and auditorium (music venue) uses, which auditorium use also requires a Special Use Permit, the restaurant is no longer eligible for the Special Use Permit waiver. Therefore, the petitioner is required to obtain a Special Use Permit from the Village Board for a restaurant and auditorium (music venue).

Additionally, an amendment to the underlying PUD is required as the petitioner is proposing changes to the floor plan to accommodate for their build-out. This amendment is necessary given the scope of the interior alterations and due to the intensity of the proposed use, which was not contemplated during the original PUD approval for the Metropolis development

As is required with all Special Use Permit applications, the petitioner has provided written justification demonstrating compliance with the criteria for Special Use Permit approval. Specifically, this criteria is:

- 1. *That said special use is deemed necessary for the public convenience at this location.***
- 2. *That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***
- 3. *That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***

Staff has reviewed the petitioners response to the Special Use Permit criteria and concurs that the necessary criteria for approval have been met, and offers the following:

- There is no other “farm-to-table” restaurant of this capacity within Arlington Heights. Although other restaurants may offer certain “farm-to-table” dishes, none of them specialize in “farm-to-table” food to the same extent as the proposed restaurant.
- Similarly, there is no venue that provides the same capacity for live music within Arlington Heights as will be offered at Hey Nonny. Although other restaurants within Downtown provide live music, the size of the live music at these locations is significantly smaller and they function more as an auxiliary feature to the restaurant. The Metropolis Theater next door to the subject property provides live performances, however, they are primarily theatrical performances as opposed to the type of musical performances that will take place at Hey Nonny. In this way, the proposed use will occupy a market niche that is not currently served within the community.
- The petitioner is working with a sound engineering firm to design the ceiling so that sound will not bleed into the Metropolis Ballroom space located directly above the subject unit. A condition of approval has been recommended by staff to require this sound proofing and to protect against any potential additional disturbance to existing users within the building.
- The petitioner has agreed to keep all windows to the venue space closed during evening performances so as to limit sound overflow outside of the space. A condition of approval to require this has been included.

The subject property is designated as “Mixed Use” in the Comprehensive Plan, and the proposed use is consistent with this designation.

Building and Site

There are three primary building issues identified during the Plan Commission review process, which are outlined below:

1. The petitioner will be tying into an existing grease trap that serves multiple users within the subject property. As such, the grease trap must have the capacity to accommodate for the sum of the businesses that discharge into it, and the petitioner will need to verify this as part of the building permit review process.

2. The kitchen must have a vent that discharges air to the exterior of the building in order to comply with all building codes. The design of the vent system has not yet been determined, but it will either go directly up from the kitchen and through the Metropolis Ballroom space to the roof (which would require coordination with the Metropolis Ballroom), or south through the subject unit and out to the southern exterior of the building by the loading area. The petitioner is still in the process of designing the HVAC system for the site, but has been made aware of the building code requirements for kitchen exhaust venting. As part of the building permit review process, the petitioner will need to address this issue. All exterior venting must comply with screening and design guideline requirements.
3. Finally, the subject unit must comply with all minimum toilet/fixture counts as required by the Illinois Plumbing Code. Furthermore, any new bathrooms must be handicap accessible per the State of Illinois Accessibility Code. As designed, the site contains two new bathrooms that do not meet accessibility requirements and will therefore need to be redesigned in order to comply with State requirements. The petitioner must find a way to make all new bathrooms handicap accessible while not reducing the overall number of bathrooms below the Plumbing Code toilet/fixture requirements, prior to building permit issuance. The petitioner is aware of this issue and is currently working with the Building Department to address it.

Traffic and Parking

Chapter 28, Section 6.12, Traffic Engineering Approval, requires that any Special Use Permit application include a traffic and parking study from a certified traffic engineer. The study would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. The petitioner has requested a variation to waive this requirement and has provided their written justification to the criteria for variation approval as outlined below:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Staff is supportive of the requested variation and concurs that the necessary criteria for variation approval have been met. The Downtown street network has suitable capacity to handle additional traffic and staff does not expect traffic generation from the proposed use to be a significant issue.

With regards to parking, Section 11.5-8 of Chapter 28 allows off street parking requirements for downtown uses to be met through the provision of spaces within Village owned parking facilities such as the Vail Avenue garage. The amount of off-street parking for Hey Nonny as required by the Village Zoning Code is outlined below:

SPACE	CODE USE	SEATING AREA (SQ FT)	NUMBER OF OCCUPANTS	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	Assembly	1,369	179	Standing Room	1 per 30% of occupants, reduced by 50% per B-5 standards	27
Restaurant	B-5 Restaurant	886	N/A	60	1 per 200 sq. ft.	4
Total Required						31

The Village is recommending a condition of approval that requires all full time employees to purchase parking permits from the Village for parking within the downtown parking system. Customer parking will be accommodated within the street parking system and within the “shopper” parking areas of the Vail Avenue garage on the 1st, 4th, and 5th levels.

In order to determine if the Vail Avenue garage has sufficient capacity to accommodate for the expected parking demand resulting from Hey Nonny, staff first needed to understand the anticipated parking demand. In 2002, the Village hired Rich and Associates to prepare an analysis of the expected parking demand for different uses within Downtown Arlington Heights. This analysis was based on surveys of local businesses, employees, and visitors to the downtown area, as well as models that the consultant had developed over multiples years of experience. The Rich and Associates data gives an additional lens to evaluate expected parking demand as it more current than the Village’s parking codes and is based on actual surveys of local demand. Based on the Rich and Associates data, the projected parking demand for Hey Nonny is shown below:

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS**	WEEKDAY PARKING RATIO (1:X)	PARKING REQUIRED	WEEKEND PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	1,369	179	0.45 spaces per seat*	81	0.45 spaces per seat*	81
Restaurant	886	N/A	9.48 spaces per 1,000 sq. ft.	8	11 spaces per 1,000 sq. ft.	10
Total Required (Weekday)			89			
Total Required (Weekend)			91			

* Used “Theater” ratio for Auditorium/venue

** Since there are no seats in a standing room only situation, the number of occupants was used assuming that one seat would have contained one occupant in a theater.

Furthermore, in past instances the Village has utilized parking data prepared by HNTB (a nationally recognized engineering consultant) to forecast parking demand for downtown uses. Using the HNTB data, the projected parking demands is as shown below:

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium/Venue	1,369	179	.5 spaces per seat*	90
Restaurant	886	N/A	1 space per 100 sq. ft.	9
Total Required				98

* Per Table B-1 in Exhibit B of the HTNB Study from 9/22/99. Use Classification was "multi-purpose room".

Based on this data, staff estimates that a total of between 89-98 parking spaces are needed to accommodate this use during peak times.

In order to determine if sufficient capacity exists within the Vail Avenue garage, staff from the Police Department surveyed the availability of spaces within the garage on two Saturday evenings and one Friday

evening during the month of October. The full results of this survey are included in **Appendix I**, and are summarized below:

	Average Number of Vacant Spaces	Highest Number of Vacant Spaces	Lowest amount of Vacant Spaces
Level 4 - 6:00pm	177	197	156
Level 5 - 6:00pm	218	240	198
Level 4 - 8:00pm	116	183	39
Level 5 - 8:00pm	152	179	121
Level 4 - 10:00pm	114	130	99
Level 5 - 10:00pm	113	190	36

Parking space availability in levels four and five were specifically analyzed as they allow free customer parking for patrons of downtown establishments between noon and 2:00am. Based on this analysis, it appears that there is capacity within the Vail Avenue to accommodate for the estimated peak parking demand to be generated by Hey Nonny.

Staff further analyzed historical parking surveys of the Vail Avenue garage that took place between 2014 and 2017. During the 27 survey days included in the data, the lowest number of vacant spaces found on the 5th floor at any time was 60 spaces, and the lowest amount of vacant spaces on the 4th floor at any time was 86 spaces (these did not occur on the same day). This further illustrates capacity within the Vail Avenue garage on the 4th and 5th floors. The complete list of this survey data is included as **Appendix II**.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed PUD Amendment, Special Use Permit to allow a restaurant and auditorium (music venue), and variation to waive the requirement for a traffic and parking study, and recommends approval of the application, subject to the following conditions:

1. All full time employees shall be required to purchase Employee Parking Permits for parking within the Village owned garage system.
2. Windows within the “venue” side of the establishment shall remain closed at all times during any evening event that is occurring within that space and additional windows within the establishment shall be closed as necessary to prevent sound overflow outside of the subject units.
3. The petitioner shall install sound buffering equipment to reduce noise bleed into the Metropolis Ballroom space.
4. The Petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

November 2, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC# 17-011

Appendix I:

PARKING SPACE SURVEY - AVAILABLE OPEN SPACES														
VAIL GARAGE - "D"														
Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Daily Fee
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
TOTAL NUMBER OF SPACES =			181	24	12	149	8	38	4	243	2	241	1	252
10/06/17	Fri	6:00 PM	37	3	6	15	5	1	2	81	1	177	1	198
		8:00 PM	3	0	0	16	6	0	2	97	1	183	1	179
		10:00 PM	166	20	6	130	3	36	3	147	1	99	0	36
		12:00 PM	118	22	5	1	3	2	3	69	1	198	1	207
10/07/17	Sat	6:00 PM	1	0	3	11	4	1	4	94	1	158	1	217
		8:00 PM	0	0	2	2	3	0	1	110	1	127	0	121
		10:00 PM	13	1	4	0	2	0	1	92	1	130	1	190
		12:00 PM	139	24	8	1	4	0	1	78	1	194	0	247
10/14/17	Sat	6:00 PM	0	0	1	27	5	0	4	116	2	197	1	240
		8:00 PM	0	0	0	3	0	0	1	105	1	39	0	156
								Total 4-Hour Only Parking (Level 1 & Highland Avenue)						217
								Total Permit Parking Only - All Hours (Levels 2 & 3)						444
								Total Permit Parking/Free After 12 Noon Parking (Level 4)						242
								Total Daily Fee Parking (Level 5)						252
								Total Overall Spaces						1,155

PARKING SPACE SURVEY - AVAILABLE OPEN SPACES
VAIL GARAGE - "D" 2014-2017

Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
01/21/14	Tues	10:00 AM	169	11		2		6		49		195		154
		12:00 Noon	136	5		7		3		48		191		145
		2:00 PM	139	12		6		2		47		185		144
		6:00 PM	98	8		19		1		81		202		218
01/22/14	Weds	10:00 AM	156	16		3		4		37		195		163
		12:00 Noon	139	2		6		6		39		163		155
		2:00 PM	135	4		9		8		42		164		165
		6:00 PM	119	17		21		0		57		195		199
01/23/14	Thurs	10:00 AM	158	15		2		6		51		181		152
		12:00 Noon	145	12		7		5		56		176		144
		2:00 PM	153	17		6		4		58		172		145
		6:00 PM	102	4		23		0		92		204		216
01/24/14	Fri	10:00 AM	151	14		4		5		52		193		170
		12:00 Noon	132	7		8		7		57		181		162
		2:00 PM	140	10		12		6		61		190		175
		6:00 PM	68	8		27		0		82		201		215
01/27/14*	Mon	10:00 AM	162	18		13		7		59		207		204
		12:00 Noon	162	12		3		7		181		205		202
		2:00 PM	180	15		4		5		180		198		203
		6:00 PM	No Survey											
01/29/14	Weds	10:00 AM	157	16		9		7		43		198		132
		12:00 Noon	146	14		11		6		50		197		136
		2:00 PM	159	15		9		5		47		194		138
		6:00 PM	62	7		18		0		111		197		233
01/30/14	Thurs	10:00 AM	132	15		11		7		43		187		167
		12:00 Noon	117	13		13		9		58		174		149
		2:00 PM	161	18		7		6		61		172		144
		6:00 PM	18	2		23		0		142		205		228

Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	Daily Fee
01/31/14	Fri	10:00 AM	154	11		9		8		55		182		157
		12:00 Noon	149	12		8		9		74		174		60
		2:00 PM	137	10		7		6		71		169		164
		6:00 PM	11	2		21		0		87		199		212
07/09/14	Weds	10:00 AM	134	6	9	10	6	13	2	87	1	201	1	155
		12:00 noon	144	8	7	13	6	18	2	85	1	152	1	146
		2:00 PM	146	7	9	13	6	20	2	83	1	157	1	154
(Unavailable)		6:00 PM												
07/10/14	Thurs	10:00 AM	122	5	9	7	5	14	2	75	1	191	0	142
		12:00 noon	115	1	8	7	4	17	2	79	1	183	1	135
		2:00 PM	120	1	7	4	2	10	2	76	1	174	0	132
		6:00 PM	14	0	4	37	2	5	2	183	2	167	1	197
07/11/14	Fri	10:00 AM	136	5	8	3	6	14	2	80	1	182	1	176
		12:00 noon	114	1	8	7	4	6	2	80	1	179	1	162
		2:00 PM	113	3	8	14	4	1	2	91	2	171	1	159
(Unavailable)		6:00 PM												
07/12/14	Sat	10:00 AM	146	12	10	22	8	2	2	91	1	219	1	235
		12:00 noon	137	6	8	19	8	4	1	89	1	206	1	232
		2:00 PM	121	4	8	29	7	4	1	75	1	201	1	237
(Unavailable)		6:00 PM												
07/14/14	Mon	10:00 AM	145	11	10	11	7	12	2	87	1	195	0	179
		12:00 noon	118	4	10	14	6	14	2	90	0	190	0	165
		2:00 PM	95	2	11	18	7	10	2	94	0	162	0	157
(Unavailable)		6:00 PM												
07/15/14	Tues	10:00 AM	147	6	11	9	1	14	2	65	1	192	0	152
		12:00 noon	138	12	11	20	4	18	2	75	1	193	1	138
		2:00 PM	144	15	11	18	5	17	2	73	1	185	1	135
		6:00 PM	79	1	11	16	5	0	0	111	1	203	1	213

Date	Day of Week	Time	Level 1			Level 2				Level 3		Level 4		Level 5
			Garage 4-hour	Highland 4-hour	Handicap	Permit	Handicap	Dunton Tower Permit	Dunton Tower Handicap	Permit	Handicap	Permit	Handicap	
07/16/14	Weds	10:00 AM	136	7	9	16	2	12	2	72	1	186	0	162
		12:00 noon	125	3	9	23	4	15	2	81	1	172	0	142
		2:00 PM	128	1	9	18	4	17	2	83	1	166	0	138
(Unavailable)		6:00 PM												
07/22/14	Tues	2:15 AM	165	24	10	0	5	0	2	66	2	191	1	252
07/23/14	Weds	2:15 AM	166	24	11	0	5	0	2	59	0	193	1	251
07/24/14	Thurs	2:15 AM	164	24	10	0	2	0	3	67	1	195	1	252
07/25/14	Sat	2:15 AM	164	24	11	1	4	0	2	85	1	200	1	249
07/31/14	Thurs	7:30 PM	0	0	0	9	3	0	3	112	0	149	0	155
(Sounds of Summer Event)														
08/06/14	Weds	7:30 PM	29	0	9	20	5	2	2	122	2	179	1	231
(No Event)														
08/07/14	Thurs	7:30 PM	0	0	4	14	3	0	1	109	2	102	1	176
(Sounds of Summer Event)														
07/14/16	Thurs	Noon	107	2	11	5	2	2	4	38	2	175	1	68
		2:00 PM	99	4	9	2	3	3	4	47	2	144	1	67
		6:00 PM	43	0	9	13	3	0	2	76	2	170	1	122
		8:00 PM	4	0	1	15	2	0	2	100	2	115	1	166
07/15/16	Fri	2:00 AM	165	24	11	8	3	1	2	147	2	188	1	249
		Noon	78	1	12	11	6	2	4	73	2	181	1	124
		2:00 PM	101	3	10	13	1	2	4	78	2	155	1	125
		6:00 PM	15	6	8	35	0	1	4	92	2	177	1	179
		8:00 PM	0	0	7	12	4	0	4	116	2	128	1	180
07/16/16	Sat	2:00 AM	168	24	12	1	4	0	4	161	2	199	1	250
		Noon	66	4	8	39	4	5	4	150	2	206	1	223
		2:00 PM	63	0	10	40	4	1	4	148	2	207	1	224
		6:00 PM	4	0	10	42	6	0	4	135	2	203	1	217
		8:00 PM	5	0	7	32	4	0	2	127	2	150	0	191
07/17/16	Sun	2:00 AM	178	23	12	2	3	0	2	153	2	178	1	245
03/02/17	Thurs	10:00 PM	76	17	8	2	3	-	-	64	1	86	1	242
		2:00 AM	139	22	11	0	1	0	2	53	1	191	0	249

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2017, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 17-011, a PUD Amendment and Special Use Permit to allow a restaurant and auditorium use, said property located at 10 S. Vail Avenue, Unit 2, in Arlington Heights, IL, and legally described as follows:
LOT 3 IN METROPOLIS SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1,2,3,4, AND 17 IN SEIBURG'S, SUBDIVISION, THE EAST 1/2 OF LOTS 1 AND 2 IN BLOCK 25 IN THE TOWN OF DUNTON AND VACATED STREETS ADJOINING THERETO, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MARCH 15, 1999 AS DOCUMENT #99243785, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 20, 2007 AS DOCUMENT #0707915132, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.
As part of said petition the applicant is requesting the following variation from Chapter 28 of the Municipal Code:
• Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
And other variations as determined necessary by the Plan Commission.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Terry Ennes, Chairman
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald
Oct. 24, 2017 (4485455)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the Northwest Suburbs DAILY HERALD. That said Northwest Suburbs DAILY HERALD is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:

Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

County(ies) of Cook

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published October 24, 2017 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baetz
Designee of the Publisher and Officer of the Daily Herald

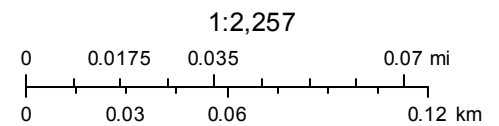
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OCT 30 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Hey Nonny - Aerial



October 4, 2017



REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
 OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
 HELD AT VILLAGE HALL ON:

October 11, 2017

Project Title: Hey Nonny
 Address: 10 S. Vail Ave.
 Petitioner: Christopher Dungan
 1211 W. Noyes
 Arlington Heights, IL 60005

Requested Action:

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space (music venue).

Variations Required:

- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Christopher Dungan, Petitioner
 Chip Brooks – Hey Nonny
 Bruce Green, Plan Commissioner
 Jay Cherwin, Plan Commissioner
 Lynn Jensen, Plan Commissioner
 John Sigalos, Plan Commissioner
 Sam Hubbard, Development Planner

Project Summary:

The subject property is located on the southwest corner of Vail Avenue and Campbell Street and is part of the larger Metropolis PUD, which was originally approved in 1998. Current tenants within the subject property include the Metropolis Ballroom, Big Shots Piano Bar, and Armand's Restaurant, as well as the subject unit which is 3,974 square feet in size and currently vacant. The applicant is proposing the occupancy of this vacant unit with Hey Nonny, a music venue and accompanying restaurant. The restaurant would feature "farm-to-table" food options including locally sourced meat, fish, and produce from around the Midwest. Cocktails and beverages would also be available from local breweries and distilleries. The space would be essentially split in half, with one side devoted primarily for the restaurant function, and the other side would provide overflow space for the restaurant (when needed), but would primarily function as the space for the music entertainment portion of the business.

Meeting Discussion:

Mr. Brooks stated that the petitioner and himself were looking to create a restaurant and music venue space in downtown Arlington Heights in the former bank space underneath the Metropolis Ballroom. Neither of them have a background in food, but they both have a little background in music. He explained that Chris was on the board of directors for the Metropolis Theater, and he was on the board of the Northwest Community Concert Association, which presents concerts at Forestview. He said that they have purchased the space and plan to build it out into two rooms, with one room being more the restaurant room, and other room being the music venue room. The rooms would be separated by the bar, which may have a moveable wall that can physically close the two rooms off from each other, if the budget can afford it. He said at no time will there be less than 76 seats in the establishment, which conforms to liquor license requirements. He said there would be a wide variety of different music offered. In most cases he estimated that they wouldn't have more than 120 people listening to music.

Commissioner Green asked about the potential wall separation that would close the two rooms off from each other.

Mr. Brooks responded that they've looked at several options. Ideally, they would have the wall fold up rather than across, which would be better for space savings (since the space was really tight), but more expensive. Ultimately, he did not know if it was in the budget to accommodate for this feature.

Commissioner Sigalos mentioned that there were a number of different acoustical panel manufacturers.

Commissioner Jensen asked about outdoor dining.

Mr. Brooks replied that there would be limited outdoor dining.

Commissioner Sigalos asked if the windows opened.

Mr. Brooks responded that currently they did not, but that they would like to have windows that opened, similar to Shakou which just recently opened in downtown this year. He said that if the windows were going to be openable, it would have to be designed to meet the Health Department standards.

Commissioner Sigalos asked about potential sound impact outside of the restaurant if the windows could be opened.

Mr. Brooks replied that they didn't want to run programming that would compete with events in Harmony Park.

Mr. Hubbard stated that the property was part of the Metropolis PUD, which was approved in 1998. A PUD amendment was needed to accommodate for this use and floorplan. The "music venue" portion of the business was determined by staff to fall under the "auditorium" use classification, which requires a special use permit in the B-5 District where the property was located. The restaurant, being under 4,000 square feet in size, qualified for a special use permit waiver. However, since the business involved the music venue portion which required its own special use permit, the restaurant would be required to obtain special use permit approval along with the music venue portion of the business and therefore could not qualify for the waiver.

Mr. Hubbard said that this type of use was what made the downtown vibrant and successful, and so staff was supportive of the general concept of the use. That being said, staff wanted to make sure that the business did not create any nuisances for the existing business within downtown. In order to address sound overflow outside of the subject unit, staff may recommend restrictions on the ability to open the windows at certain times. In order to minimize and impact on the other tenants within the building, staff may require the installation of sound buffering equipment to be incorporated during the build-out of the space.

Mr. Hubbard outlined potential parking issues, noting that there was no on-site parking and that all customers will have to parking on the street or within the Vail Avenue garage. He referenced a recent Plan Commission hearing where there was a lot of testimony alleging that the Vail Avenue garage was at capacity. Staff would continue to do more research, including additional parking surveys within the garage during evening times, to ensure that adequate capacity exists. Current data shows that there is capacity, so there may in fact be sufficient capacity although there is a perception that the garage is full. This would be evaluated during the Plan Commission review process. He pointed out that this space was already constructed and so there was no way to add any parking on-site, and the only way to control the parking impact of this space would be to restrict what businesses could locate there.

Commissioner Green stated that Circa '57 had previously been approved to locate in this space, which was a larger restaurant but did not have the music portion.

Mr. Hubbard confirmed that Circa '57 had been approved to locate in this space but had never actually built the space out and occupied it.

Commissioner Jensen asked about the approved parking for Circa '57.

Mr. Hubbard replied that they had done some analysis of parking when Circa '57 was approved in 2013, but that the downtown was different now and may have less parking capacity due to the number of new businesses in downtown since 2013.

Mr. Brooks mentioned that they had retained an acoustical engineer to analyze what can be done about sound overflow, and they were looking into the possibility of installing additional sound buffering material on their ceiling to prevent sound from impacting the Metropolis Ballroom.

Commissioner Cherwin asked about potential condo association restrictions.

Mr. Brooks said he was not aware of any restrictions in the governing condo documents and that he had been to condo meetings and made the other owners aware of their project. He clarified that the condo association only included the Metropolis Ballroom, Armand's, and Big Shots. The Metropolis Theater was a separate condo association.

Commissioner Sigalos stated that working with an acoustical sound engineer was a good idea. He asked about the restaurant side of the business.

Mr. Brooks said they were trying to do something that people liked, but that he wasn't trying to create a fine dining atmosphere.

Commissioner Jensen asked about the market for a new restaurant in Arlington Heights.

Mr. Brooks said that the profit margin was very close when they ran their numbers on whether the food side would be successful. He said that while they are not in the business to lose money, their desire to create a music venue space in Arlington Heights was a primary driver for this project and they didn't expect that they were going to get rich off of the concept.

Mr. Dungan said that they have a chef on board and that the food would be interesting and creative, but it didn't necessarily have to be expensive.

Commissioner Jensen asked about other locations with this type of business model.

Mr. Brooks replied that there were similar businesses in Hyde Park, Highwood, and Pilsen.

Commissioner Cherwin said he thought that just about every college town would have a place like this, too.

Commissioner Jensen said he thought that this was a great idea for a new use in the community.

Commissioner Green commented that he also thought this was a good idea.

RECOMMENDATION

The Conceptual Plan Review Committee was supportive of the proposal and advised that the petitioner should move forward.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

HEY NONNY

LOCAL **MUSIC** * LOCAL **FOOD** * LOCAL **DRINKS**

BUSINESS PLAN SUMMARY

September 13, 2017

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SEP 18 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THE GIST

HEY NONNY will be an intimate music venue, with an accompanying restaurant/bar, located at 10 S. Vail Ave. in Arlington Heights. Its theme is LOCAL – “Local Music, Local Food, Local Drink.” The 3,900 square feet of space will be divided internally into two unified, but separable, public areas. First, it will feature a music venue/event room (the “Nonny Club”) holding about 110 seated or up to 160 standing. The venue will have music nightly (Tuesday – Sunday), presenting the best Chicago-area performers, along with up and coming touring acts. It will be a “listening room,” for concerts in a club setting. Second there will be a restaurant/bar (the “Nonny Bar”) with 60 seats for drinking and eating. An additional 16 seats at hi-top tables in the Nonny Club will provide additional seating for VIP and overflow dining. The gastropub environment will feature simple (not expensive) mostly Midwestern-sourced farm-to-table foods. Drinks will focus on local beers and hand-crafted cocktails made with liquors and other ingredients from Midwest sources.

HEY NONNY?

“Hey Nonny Nonny” is an old English expression – often used in songs -- for being carefree or unburdened. Shakespeare made “Hey Nonny Nonny” the central element of his “Sigh No More” song in the romantic comedy *Much Ado About Nothing*. There, Shakespeare tells us to be “blithe and bonny, converting all your sounds of woe into Hey Nonny Nonny.” In 1991, Milwaukee rock band the Violent Femmes released a “Hey Nonny Nonny” song with a different lyric, but the same “let it go” message of carefree release. Music and release from the cares of the day -- that’s what HEY NONNY is about.

HEY NONNY’S UNIQUE MARKET OPPORTUNITY

HEY NONNY will be a centerpiece in the ongoing transformation of downtown Arlington Heights to a dining and entertainment hub/destination.

A. Location. The HEY NONNY space is in the center of downtown Arlington Heights. It is:

- part of a performing arts/restaurant complex located at Arlington Heights' central intersection: Campbell and Vail Streets;
- immediately across the street from Harmony Park, the primary gathering place for the community; and
- immediately north of Arlington Heights' largest parking garage.

B. The Metropolis Entertainment Complex. The HEY NONNY building is part of a unified, internally-connected three-building entertainment complex that is Arlington Heights' dining and entertainment hub. It includes:

- **Metropolis Performing Arts Center.** With an active 320-seat theater and a performing arts school.
- **Metropolis Ballroom.** HEY NONNY's upstairs neighbor has four private event spaces, seating 250 (to be expanded soon), 80, 60 and 30 respectively.
- **Armand's Restaurant.** Right across an interior hallway from HEY NONNY, featuring a popular burgers, pizza, and pasta menu.
- **Mago Restaurant.** A Mexican restaurant on both sides of the Metropolis PAC lobby on Campbell Street.
- **Big Shot Piano Bar.** A popular sing-along piano bar, which also serves dinner. It is Arlington Heights' favorite late night spot.
- **Arlington Ale House.** A large new game and beer focused bar on the third floor of the Metropolis PAC building. It is Arlington Heights' only food-less bar.

C. Other Central Downtown Dining. There are 13 other restaurants within 2 blocks of HEY NONNY:

- Peggy Kinnane's. A popular Irish pub and restaurant.
- La Tasca. A tapas restaurant.
- Carlos & Carlos. An Italian restaurant run by Guatemalan Carlos Montiel.
- Salsa 17. Large Mexican restaurant with table-made guacamole.
- Cortland's Garage. Suburban outpost of popular Chicago bar, featuring burgers.
- Tuscan Market. Bar with very limited food. Popular meeting spot.
- Ttowa, Korean restaurant.
- California Pizza Kitchen. The only "franchise" place downtown.
- Dunton House. Diner (breakfast through dinner) with liquor license.
- Bangkok Café. One of three Thai restaurants in downtown Arlington Heights.
- Pho An Heights. A Vietnamese Pho restaurant.
- Shakou Sushi. The Arlington Heights location opened in June, 2017.
- Passero. A small Italian restaurant, opening in the fall of 2017.

There are no farm-to-table/local foods restaurants in or near Arlington Heights. The closest is the recently-opened Farmhouse on North in Barrington, about 9 miles from downtown Arlington Heights. There are no establishments in downtown Arlington Heights emphasizing a creative craft cocktail drink menu.

D. Downtown Entertainment. Entertainment options in downtown Arlington Heights include the following:

- Metropolis PAC. Presents over 400 events per year, of which about 200 are ticketed events (usually Thursday – Sunday); mostly plays. Music tends toward the over-60 audience.
- Big Shot Piano Lounge. Piano bar five nights a week; no cover.
- Peggy Kinnane’s. Cover bands many weekends; \$5 cover.
- Paragon Movie Theaters. Two blocks from HEY NONNY is a 5 screen multiplex.
- Arlington Ale House. Background music and open mic. No cover.

None of these presents a ticketed event listening room club setting like that planned for HEY NONNY. At present, the entertainment options in downtown Arlington Heights are insufficient (in number and quality) to hold up the “entertainment” end of a “dining and entertainment hub.”

E. Other Area Music Venues. Other music options in the area include:

- Mac’s On Slade. A small (capacity about 70) bar in Palatine, serving bar food, and presenting blues and jazz Thurs. – Sat.; no cover. Recently closed and sold. Likely to re-open with similar format.
- Dirty Nellies. Palatine has a bar food restaurant and separate large (800 people). Mostly tribute and cover bands with a \$7-\$10 cover, 3 nights a week.
- H.O.M.E. In a strip mall, a huge sports bar/restaurant with a 15,000 square foot entertainment venue with a capacity of over 1,000. Mostly D.J.s Fridays and Saturdays. Rarely bands. Admission is \$7 to \$15 at the door.

F. HEY NONNY’s Competitive Market Position and Opportunity. As noted above, there is nothing like HEY NONNY anywhere in the Northwest suburbs. There is no “listening room” club presenting concerts in an intimate acoustically pristine setting. The nearest farm-to-table restaurant is in Barrington. And there is nothing in the Chicago area that combines these two elements. The geographically closest analog to HEY NONNY is the SPACE/Union Pizzeria combination in Evanston. In a room about 50% larger than HEY NONNY’S music venue room (2000 sq. ft. vs. 1400 sq. ft.), SPACE presents a wide variety of musical genres with a usual capacity of 240 (80 people at cocktail tables, 80 seated without cocktail tables, and 80 standing). The adjoining Union Pizzeria features a wood-burning pizza oven (it serves other things too) and seats about 120. Dining at the Nonny Bar will be driven by attendees at Nonny Club music performances. Northwest suburban audiences have demonstrated that they will pay \$10 to \$30 for a music club concert: over 10% of the SPACE audience has driven 15-24 miles to Evanston from the Northwest suburbs. That said, for HEY NONNY to realize its full potential, downtown Arlington Heights must develop its potential as a dining and entertainment hub.

G. The Downtown Arlington Heights Opportunity. Downtown Arlington Heights represents an opportunity. With investment, cooperation and effort, downtown Arlington Heights can be a dining/entertainment “destination” beyond the draw of its constituent elements.

- There is a significant core of dining options, closely grouped to permit on foot inter-establishment strolling.
- There is abundant parking, if properly organized. However, there is work to be done to organize it, and to educate the public.
- The Metropolis PAC is now on solid financial footing and is increasing its audience.
- There is a collection of leaders/operators that are interested in collective promotion of downtown Arlington Heights: Tom Manetti (Ballroom); Larry Rebodos (Big Shot); Derek Hanley (Peggy Kinnane’s); Colin and Lisa Gilbert (Tuscan Market); Brian Roginski (Cortland’s); and Joe Keefe (Metropolis).
- There are over 500,000 people living within a 12-minute drive of downtown Arlington Heights.
- There is no other walking-centered “downtown” dining and entertainment center in the area.
- Arlington Heights is the geographic and population center of the Northwest suburbs with solid average household incomes.
- Arlington Heights is attracting a significant number of young families.
- The Village of Arlington Heights supports the ongoing development of a downtown dining and entertainment hub.

That said, there is substantial work to be done to organize the business and governmental forces necessary to develop and hone a promotional theme and style, and to finance and implement a Downtown Arlington dining and entertainment district.

HEY NONNY DESIGN

HEY NONNY will be located in about 3,900 square feet of commercial condominium space at 10 S. Vail Ave. The HEY NONNY space is nearly square – roughly 61 feet by 64 feet, with the street exposure measuring 61 feet. The space will be configured into three primary sections: (1) the Nonny Bar gastropub space along the north and east (street) portions of the space, occupying about 1200 square feet; (2) the Nonny Club venue in the southeastern quadrant of the space, occupying about 1400 square feet (including a small “green room”; and (3) a back of house area containing kitchen, storage, coolers, dishwashing, and bathrooms, occupying about 1200 square feet. The Chicago firm d+k Architects and Interiors has been retained for the design work on HEY NONNY.

The main entrance to HEY NONNY will be in the center on the east (street) side. The entrance will lead directly to a host/ticket station, from which guests will be directed

to their dining seat, to the bar, or into the venue. There will be a second entrance in the northwest corner from the interior hallway leading to the Metropolis Ballroom, the Metropolis Theatre, Armand's, Mago and the Big Shot Piano Lounge. The Nonny Bar gastropub will have table seating for about 50 and another 10 seats at the bar. The streetside windows in both the bar and venue rooms look out on Vail Avenue and across the street to Harmony Park, and will have low knee walls, above which will be windows that can open to the sidewalk and the street. Outside those windows will be five tables for sidewalk dining in the warm weather months. The focal point of the gastropub will be the 25-foot-long bar, behind which will be a muraled wall separating the bar and venue rooms. The wall will be permanent up to bar height, and above that will be able to retract upwards into the ceiling, opening the bar and venue rooms up to one another. When the wall is open, 50 of the 60 seats in the Nonny Bar room will provide a view directly to the stage in the Nonny Club venue. All seats in the Nonny Bar, except for the four tables next to the windows, will be a hi-top/bar level, to enhance sightlines into the venue.

The Nonny Club venue will have a stage approximately 18 feet wide and about 15 feet deep in the southwest corner. The stage will be designed with a wood backdrop with a vertical element and a curtain that can be either pushed to the sides, or used to provide a full backdrop. The wood background (no curtain) will be used to project sound for shows that are mostly or completely acoustic, while the curtain will be deployed for shows that are more amplified. The stage will be about 20 inches high. The only permanent seating will be the four hi-tops next to the windows, so that the room can be configured flexibly depending on the music being presented. The standard arrangement will have seating for 64 around 16 small 4-top cocktail tables arrayed in front of the stage, 16 at the four high-top rectangular tables adjacent to the windows, and standing room or seats with no tables for another 15 to 30 people (for total seated capacity of 95 to 110). An all-standing room show will have a capacity of 160 (with the four 4-tops remaining in place). There will be a small "green room" for performers adjacent to the venue space. The Nonny Club will feature a top-quality sound system, designed by T.C. Furlong, Inc. of Lake Forest, that can serve both band and DJ/dance functions. Stage lighting will be professionally designed and installed, with both sound and lights operated from a sound booth at the rear of the venue.

The restaurant/bar décor will be bright "prairie modern." The floors will retain the existing concrete (smoothed and coated), showing the outlines of the space's former bank existence. The North wall will have a long banquette with fabric in a deep blue theme color, and above it a wall of dark wood trimming fabric sections (with acoustic baffling behind them), which will provide some sonic control. The north wall will also feature an "art rail," from which a changing set of paintings and objects will be displayed. That theme will be repeated on the south wall in the venue, with wood panels below a drink rail and the wood trim/fabric theme above it. The place will feel like it is in the River North area of Chicago, providing a comfortable sophisticated environment for casual dining and interesting entertainment.

HEY NONNY DEMOGRAPHIC

HEY NONNY's design target is the 30-40 year-old parents of elementary and middle school students. That will also be the target demographic for Fridays and Saturdays at HEY NONNY, but the target for weekday and Sunday shows and dining will skew older. Obviously, HEY NONNY's menu and entertainment will appeal to a wide range of people, but the menu, design, and entertainment will all be focused on the young parents crowd. It should remind that group of the places they loved when they lived in Chicago.

HEY NONNY OPERATIONS

A. Hours. HEY NONNY will be open from 5 – midnight Tuesday through Thursday, from 3 p.m. to 1 a.m. on Friday, from 10:00 a.m. to 1 a.m. on Saturday, and from 10 a.m. to 8 p.m. on Sundays. It will be closed on Mondays.

B. Local Music

Chicago is the home to amazing musicians and bands known world-wide. But most people in the Northwest suburbs never hear those great performers, because the artists are either touring, or are playing in Chicago (which many of our residents find unfamiliar or inconvenient). HEY NONNY will bring those great talents to Arlington Heights, where they can be appreciated in an intimate "listening room." The club will also present up and coming touring bands for whom an intimate Chicago-area listening room is the perfect venue.

HEY NONNY will not feature any particular style or genre of music, other than to focus on performances that are suited to an intimate listening room. Thus, guests will hear cabaret, jazz, blues, Latin, country/Americana, chamber music, folksingers, pop, and every other style, all up close and personal. HEY NONNY will also play a significant role in providing a performance space for young area performers learning their craft. A typical week might look like this:

- **Tuesdays.** Open 5 p.m. to midnight. In the Nonny Club venue, the theme will change between Upcoming Talent Night (young and new performers, including school groups) and the Songwriters' Circle, with 3 or 4 singer-songwriters taking turns on songs, as in the Bluebird Café in Nashville. \$5 cover.
- **Wednesdays.** Open 5 p.m. to midnight. Jazz and Cabaret Night, featuring the best jazz and cabaret performers in Chicago. \$10 ticket/cover.
- **Thursdays.** Open 5 p.m. to midnight. Residency Night. One central performer will appear each Thursday for a 3-month residency in the Nonny Club, being accompanied each week by a different supporting cast. Residents may include Robbie Fulks, Jon Langford, Michael Miles, Jason Narducy, Sugar Blue and Anna Fermin. \$12 ticket/cover.
- **Fridays.** Open 3 p.m. to 1 a.m. There will be free entertainment for a HEY NONNY Happy Hour from 3 to 6, with the Big Wall between the bar and the

venue wide open. At 6 p.m., the wall will close, and then great Chicago and touring performers will present two shows at 8 p.m. and 10 p.m. \$12-\$50 ticket/cover.

- Saturdays. Open 10:00 a.m. to 1 p.m. HEY NONNY will serve brunch from 10:30 to 3 p.m. in both the venue and bar rooms, with music on stage and the Big Wall open. Later major Chicago and touring performer will present two shows in the venue, at 8 p.m. and 10 p.m. \$12-\$50 ticket/cover.
- Sundays. Open 10 a.m. to 8 p.m. There will be a Jazz Brunch served from 10 a.m. – 2:00 p.m., in both the venue and bar rooms, with jazz on stage with no additional charge. Later in the afternoon at 4 p.m., there will be a Bubble Chamber series, pairing various forms of chamber music with featured beverages. Bubble Chamber will be a \$10 ticket/cover.

Tickets will be sold in advance online and at the door for all music events. There will be limited food service in the NONNY Club room. With some exceptions, music events will be “all ages.”

C. Local Food

HEY NONNY will focus on Midwest sourced foods, with significant suppliers noted on the menu. The “farm-to-table” food trend embraces a wide range of food sophistication. HEY NONNY will be at the simpler gastropub spectrum. It will feature mostly dishes that people have heard of, but which are not available at other downtown Arlington Heights restaurants. Two suppliers will be particularly important: Local Foods, a Chicago distributor of produce, meats and products from Midwestern farms, and Aqua-Terra Farms in Bristol, Wisconsin, a source of arctic char fish and variety of aqua-ponically-grown greens and vegetables (year round). One of the Aqua-Terra owners is an Arlington Heights resident.

Here is a concept of what a menu might look like, though the actual day-to-day menu will be shorter, and will feature seasonal specials:

Snacks/Apps/Small Plates		
<i>Bacon fat fries</i> \$5. Nonny ketchup	<i>Brussels Sprouts.</i> \$10. Homemade chorizo / pickled red onions / feta cheese / cilantro vinaigrette	<i>Slagel Family Farms Swedish Meatballs.</i> \$8. Honey-parship puree, Gaufrette potato, fried parsley, huckleberry
<i>Wisconsin Cheese Curds.</i> \$9 House-Made ketchup, spicy curd sauce.	<i>Fresh Garden Hummus.</i> \$10. Fermented chickpeas / tahini / fresh lemon / roasted seasonal vegetables / crudites / house made naan	<i>Pork on a Waffle.</i> \$12. Cornmeal waffle / pulled BBQ pork / local slaw / maple syrup drizzle
Charcuterie and Cheeses		
Soups and Salads		
<i>Red Russian Kale.</i> \$11. Ruby red chard / honey crisp apple / red cabbage / dried cranberries /	<i>Mick Klug Farm Apple Salad.</i> \$10. Shaved apples / red oak leaf / Parisienne apples /	<i>Golden Beet Salad.</i> \$9. Satsuma mandarin / macadamia nut / yogurt

Mona cheese / olive oil croutons / green buttermilk dressing	candied pumpkin seeds / manchego cheese / caramel apple vinaigrette	
<i>Arugula Salad.</i> \$10. Freekah / toasted almonds / golden raisins / roasted cauliflower / fennel-yogurt vinaigrette.	<i>Butternut Squash Soup.</i> \$6. Butternut squash / curry / chevre / toastette.	<i>Chicken Orzo Soup.</i> \$6.
Sandwiches		
<i>Roasted Amish Chicken Club.</i> \$13 Butter blanched kale, beet pickled shallots, Catalpa Grove bacon, baby swiss cheese, black garlic ale mustard, toasted ciabatta, with kettle chips	<i>HEY NONNY Burger.</i> \$12. Slagel beef, bacon / cheddar / pickle / sesame bun / chips	<i>Midwestern Grilled Cheese.</i> \$12. Sharp Cheddar & Muenster, House pimento Cheese, toasted brioche, Malted Tomato soup
Large Plates		
<i>Bucatini.</i> \$14. Cacio e pepe / pecorino romano / black pepper	<i>Arctic Char.</i> \$20. Brussels sprouts / tomatoes / fennel / pomegranate reduction	<i>Phyllo Strudel.</i> \$16. Local mushrooms / tomato concasse / goat cheese / creamed spinach
<i>Amish Half Chicken.</i> \$22. Mustard dill spaetzle / crunchy salad / chicken jus	<i>Stuffed Pork Chop.</i> \$22. Chorizo and pumpkin seed stuffing / roasted poblano mashed potatoes / pan sauce	<i>Grass-Fed Steak Frites.</i> \$22. Marinated flat-iron steak, caramelized mushrooms and onions, black ale jus, hand cut fries
Desserts		
<i>Chocolate Pecan Pie</i> \$7	<i>Hyper-Chocolate cake</i> \$7.	<i>Apple Buckle.</i> \$8. Oatmeal – graham streusel / brown butter gelato
<i>Butter Cake.</i> \$9. Poached pear / cranberries / walnuts	<i>House made gelatos.</i> \$6.	
Late Night		
<i>Pasty.</i> \$10. Classic Upper Peninsula turnover with rutabaga, redskin potato, carrots, onion and beef	<i>Empanadas (3).</i> \$9 Mushroom Chorizo	<i>Fresh Garden Hummus.</i> \$10. Fermented chickpeas / tahini / fresh lemon / roasted seasonal vegetables / crudites / house made naan

D. Local Drinks

Craft cocktails will be the centerpiece of the HEY NONNY beverage program, with a changing list of featured cocktails. The cocktails will focus on products from Midwestern distilleries, including Few (Evanston), Chicago Distilling (Chicago), Letherbee (Chicago), CH Distillery (Chicago), Koval (Chicago), Rhine Hall (Chicago), North Shore (Lake Bluff), Death's Door (Middleton, WI), Yahara Bay (Madison, WI), Journeyman (Three Oaks, MI), Great Lakes (Milwaukee), and New Holland (Holland, MI). An experienced bar staff will combine showmanship and deep product knowledge

to make cocktail service a central part of the HEY NONNY show. No other Arlington Heights establishment emphasizes sophisticated craft cocktail service.

The HEY NONNY Bar will feature a rotating menu of 5-8 featured draft beers, with others available in bottles. There is no shortage of strong local beer suppliers. Events featuring specific beer and liquor producers will be held monthly in the HEY NONNY Bar.

“Local” wines are different story. Consumers are not clamoring for Midwestern wines, which are not well known, and which consumers perceive as being of low quality. The HEY NONNY Bar will include a few high-quality Michigan wines (sparkling wines from L. Mawby in Suttons Bay; pinot noir from Black Star Farms in Suttons Bay, Cabernet Sauvignon from Domaine Berrien in Berrien Springs, Chardonnay from Bower’s Harbor in Traverse City, and Riesling from Shady Lane in Suttons Bay). But the majority of wines offered will be from outside the Midwest.

Finally, HEY NONNY will feature some non-alcoholic drink specialties, including juiced fruits and vegetables in the summer and drinking chocolate (a thick and intense version of hot cocoa) in winter.

V. HEY NONNY MANAGEMENT AND DEVELOPMENT SCHEDULE

Harmony Hospitality LLC will be the operating entity for HEY NONNY. It will lease the premises from the owner, Hey Nonny Metropolis, LLC. Both entities are co-owned by Chip Brooks and Chris Dungan, who will both be actively and intensively involved in the operation of HEY NONNY. Despite their involvement, HEY NONNY will in addition have and be operated by a professional operations staff.

A. OWNERS.



Chip Brooks is a long time (30+ years) Arlington Heights resident. Chip is a native of Kalamazoo, Michigan, with an undergraduate degree from Northern Michigan University and a law degree from University of Michigan. From high school through his early years in Chicago, Chip played drums/percussion in orchestras, polka bands, jazz bands, party bands, theater pit bands, big bands, and the Arlington Heights Community Concert Band. He moved to Chicago in 1980, and practiced law as a business litigation attorney with international law firm Holland & Knight (and a predecessor) for 36 years before retiring in 2016 to pursue the goal of creating a music

venue in Arlington Heights. While still practicing law, Chip served five months as an unpaid music intern at SPACE in Evanston, working three nights a week on the details of music venue operation. For four years, Chip has served on the Board of Directors of the Northwest Suburban Community Concert Association. Chip will become Basset and Food Safety certified.



Chris Dungan has lived in Arlington Heights since 1997. He grew up in Northbrook and was involved on the technical side of live theatrical and musical performances during his high school and college years. After graduating from Eastern Illinois University with a degree in Business Marketing, Chris began a long career in the generic pharmaceutical industry where he rapidly rose to senior executive management levels in the area of sales & marketing. In 2005, Chris Co-Founded PACK Pharmaceuticals, LLC and was its President of Corporate and Business Development, where he drove the company's strategic planning, marketing, finance and corporate management. In 2014, Pack Pharmaceuticals was sold to the Aceto Corporation, and Chris began returning to his entertainment roots. He has served on the Board of the Metropolis Performing Arts Centre since May of 2013. Chris too will be Basset and Food Safety certified.

B. MANAGEMENT

HEY NONNY will operate under four principal managers (none of whom will be the Owners):

General Manager. Responsible for all operations and the face of the business to the community. Reports to the Owners.

Venue Manager. Responsible for all venue operations. Reports to General Manager.

Kitchen Manager. Responsible for all back of house operations. Reports to General Manager.

Bar Manager. Responsible for all bar operations. Reports to General Manager.

C. DEVELOPMENT SCHEDULE

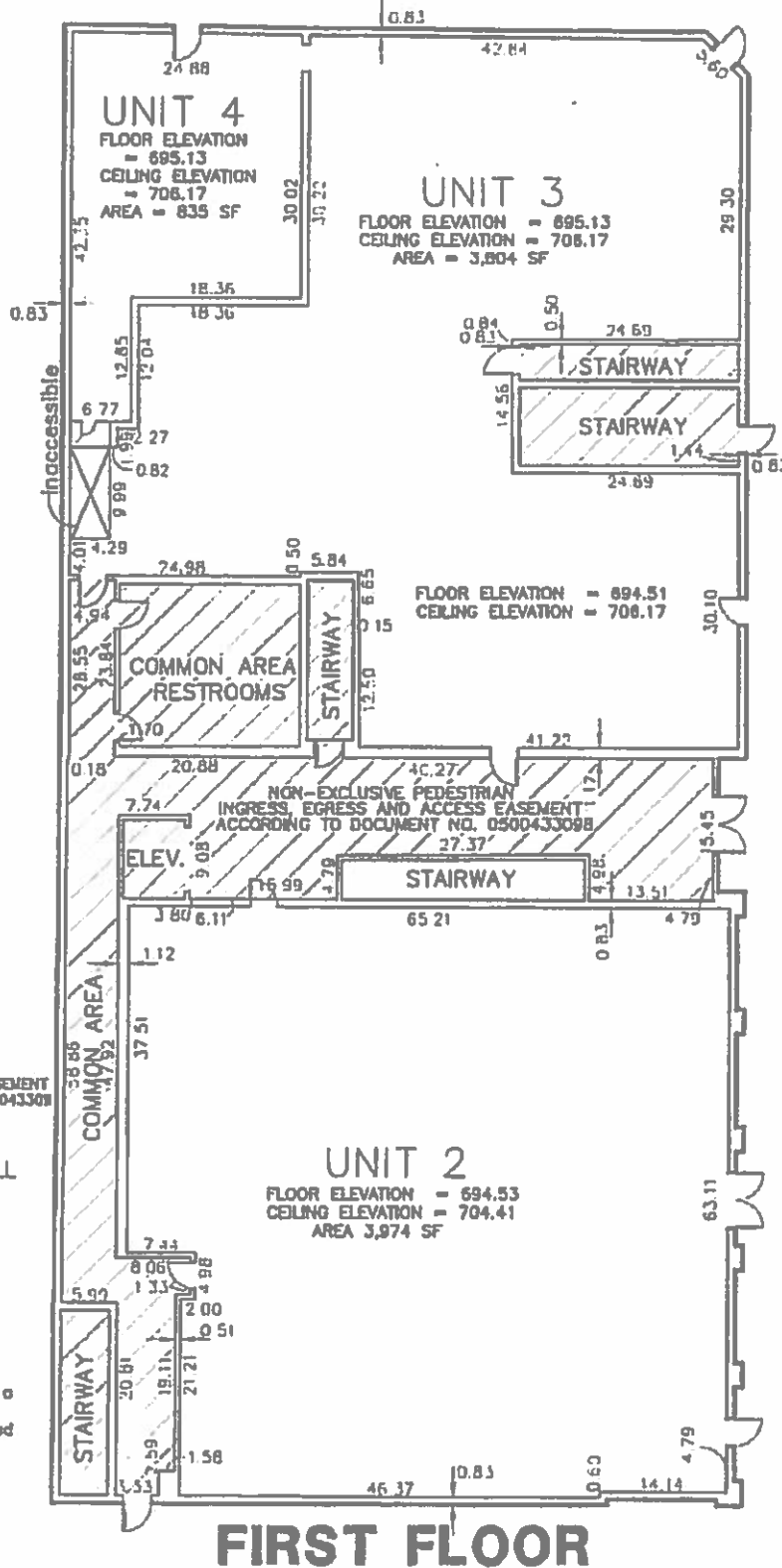
The development schedule is obviously subject to many factors, and approvals, but the plan is:

October 15, 2017

Construction drawings approved

November 10, 2017	General Contractor selected.
Dec. 11, 2017 - March 15, 2018	Construction
March 21-31, 2018	Soft Opening
April 1, 2018	Grand Opening

Exhibit C to Declaration of Condominium Ownership for Metropolis-Hagenbring Condominium



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COMMON AREA
NON-EXCLUSIVE PEDESTRIAN
INGRESS, EGRESS AND ACCESS EASEMENT
ACCORDING TO DOCUMENT NO. 050043308

HORIZONTAL MEASUREMENTS
ARE FROM FACE OF DRYWALL
TO FACE OF DRYWALL

VERTICAL MEASUREMENTS
ARE FROM FINISHED FLOOR
TO FINISHED CEILING.

NOTE: Only those Building Line
Restrictions or Easements shown on a
Recorded Subdivision Plot are shown
hereon unless the descriptions ordered to
be surveyed contains a proper
description of the required building
lines or easements.

ALL DISTANCES IN FEET AND DECIMAL
PARTS THEREOF. NO DIMENSIONS TO
BE ASSUMED FROM SCALING.

Compare your description and site markings
with this plot and AT ONCE report any
discrepancies which you may find.

FIRST FLOOR

UPDATED: 12/13/06
UPDATED: 05/09/06
DATE PREPARED: 05/08/05
UPDATED: 01/21/2013
UPDATED: 2/08/07
SHEET 3 OF 4



PROJECT NO.
87-304

EXHIBIT C
DECLARATION OF CONDOMINIUM OWNERSHIP
METROPOLIS LOT 3 COMMERCIAL CONDOMINIUM
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING, INC.
INFRACON & GEOCON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
200 WILSON DRIVE, WHEELING, ILLINOIS 60090-1153 (847) 218-1153 FAX (847) 218-1177
FIELD WORK: 04/01/05 SCALE: 1"=20'

STATE OF ILLINOIS
COUNTY OF COOK
3681
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
WHEELING, ILLINOIS
BY: KYLE M. LEWIS, LAND SURVEYOR
LICENSE EXPIRES: 06/01/2012
FWS 03 184-071137

JUSTIFICATION FOR SPECIAL USE

Because HEY NONNY's central focus is the presentation of music, the Village Department of Planning and Community Development has suggested that HEY NONNY seek a special use permit as an "auditorium, stadium, arena, meeting hall, gymnasium or similar places for public events." (Municipal Code, Chapter 28, Section 5.5-1). HEY NONNY is in the B-5 Downtown District, which allows a wide variety of uses, including health clubs, recreation facilities, music conservatories, and theaters (Municipal Code, Chapter 28, Section 5.5-1. Restaurants require special use permits, but outdoor cafes are listed as a permitted use, subject to approval. (Municipal Code, Chapter 28, Section 5.1-14.2(a) and (b)). The logic of this structure requires HEY NONNY to demonstrate that its venue/bar/restaurant business operation will be a place for "public events" "*similar*" to an "auditorium, stadium, arena, meeting hall" or gymnasium. While obviously, HEY NONNY is operating on a scale categorically different (smaller) than an "auditorium," "stadium," or "arena," it nonetheless will present music in a concert setting, which is a "public event." In this sense, HEY NONNY qualifies for a special use permit in the Downtown District. With that, the three Special Use Criteria can be addressed briefly:

A. Necessary For The Public Convenience. HEY NONNY will be a music venue with an accompanying farm-to-table gastropub, as a unified business. Both are "necessary" for the public convenience in the sense that there is a demand for both music concerts in a "listening room" club environment and a farm-to-table restaurant in this area, and neither are available currently in or near Arlington Heights. Local residents presently travel far from Arlington Heights to obtain these services. HEY NONNY will make it "convenient" for local residents to find these services closer to home. The criteria ask that the applicant focus, not just on public convenience, but specifically on public convenience "at this location." In this case, the location is critical in several ways. HEY NONNY will be located immediately across from Harmony Park, which is well known as a gathering place for summer concerts, and in the same complex as the Metropolis Performing Arts Center, the Big Shot Piano Lounge, and the Arlington Ale House, each of which regularly presents music of various kinds. HEY NONNY serves the public convenience by adding an important element to both the "dining" and "entertainment" aspects of the

dining and entertainment district that our residents want further developed. Ultimately, such a district, if it is attractive and active, is a highly valuable community asset that increases local property values. HEY NONNY is especially valuable to Arlington Heights residents in its proposed location.

B. Not Detrimental. The listening room concert and gastropub functions of HEY NONNY will not under any circumstances be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity. There is nothing dangerous or lewd about good music or local foods. Indeed, a venue that seeks to present music worth listening to in an environment that encourages listening, should be a significant cultural asset that *improves* the morals and general welfare of all in its ambit. Similarly, a farm-to-table gastropub is inherently about building community in a socially responsible way. HEY NONNY not only meets the “not detrimental” standard, it exists to *improve* the general welfare of those residing or working in the area, and all local residents.

C. Comply With Regulations and Conditions. There is no question but that HEY NONNY will comply with all applicable regulations and conditions, as imposed by the Village. The Owners are, each in his own way, very familiar with such compliance protocols. Chris Dungan spent his prior career complying with a myriad of rules and conditions in the highly regulated pharmaceutical industry. Chip Brooks had a long career as a lawyer, including in one case successfully representing the Village by demonstrating its compliance with its own zoning procedures and with the Fair Housing Act. Both know how to read and follow applicable rules.

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HEY NONNY SPECIAL USE PERMIT APPLICATION

PC# 17-011

Petitioner's Justification for Variation From Parking and Traffic Study Requirements

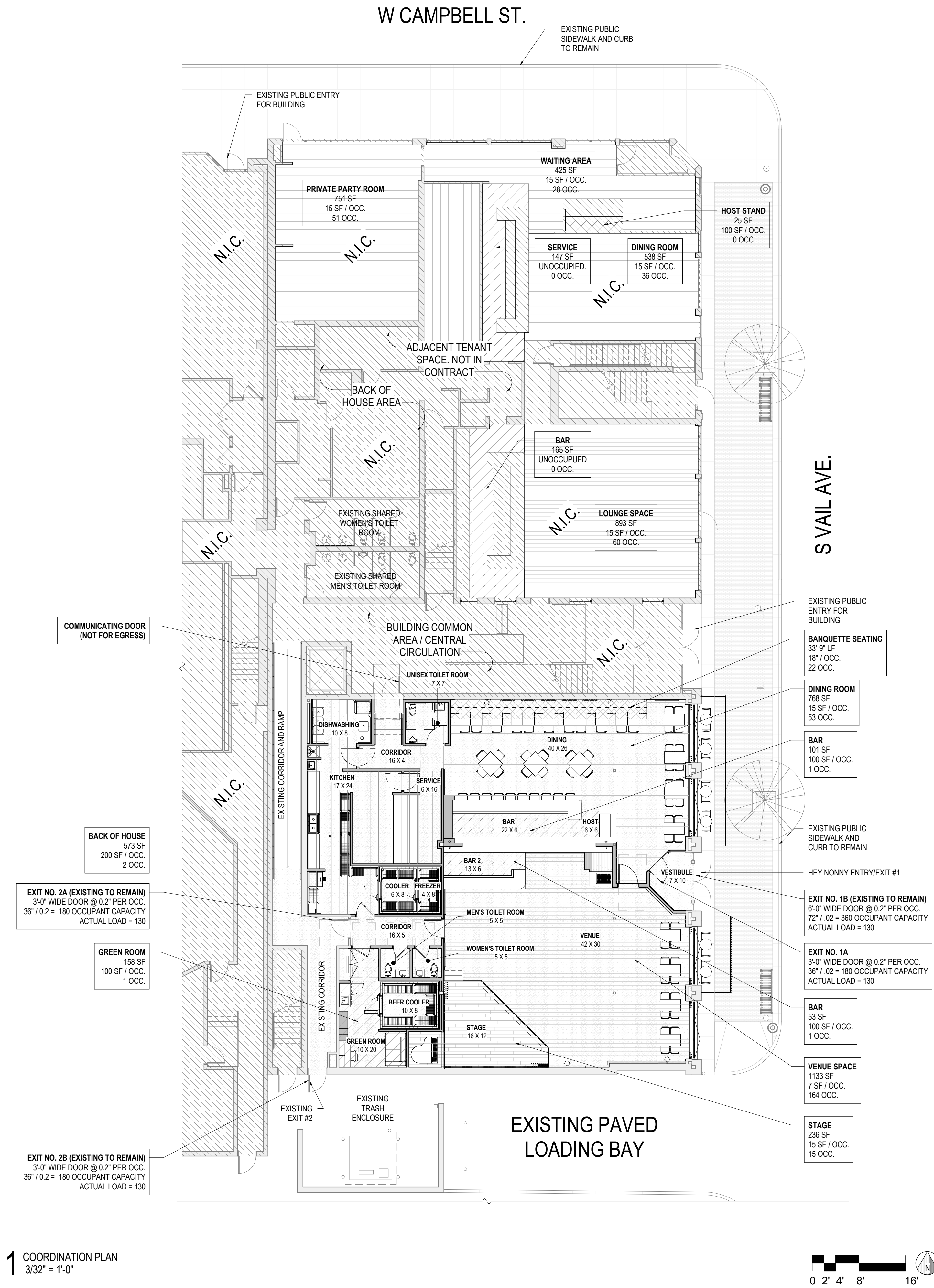
The Village has determined that a Variation is needed to waive the Ch. 28, Sect. 6.12-1, requirements for a parking and traffic study. The criteria for Variation approval are:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations for that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

The variation to waive the requirement for a parking and traffic study is appropriate as follows:

- The costs for planning and building Hey Nonny will be well over \$1 million (not including real estate costs), even without a parking and traffic study. As presently budgeted, business operations will generate only a small profit, but far less than a normal business rate of return. Adding the cost of a parking and traffic study only exacerbate this problem. Thus, it is true that the property in question cannot yield a reasonable rate of return if permitted to be used only if there is first and traffic and parking study.
- The owners of Hey Nonny do not view their situation as a "plight," but there are many "unique circumstances" attendant to the Hey Nonny plan. First and foremost, it is a business model that has not been attempted at this quality level in the Northwest Suburbs. That is true because it is expensive and complicated to pull it off. Our attempt is unique in our area. Second, the location of Hey Nonny for this business plan is unique: in an existing dining and entertainment building, including the community performing arts center, and immediately across the street from a park that is the community's summer home for music events, and immediately adjacent to the Village's largest parking garage. Third, Hey Nonny will be the heart of the Village's efforts to create a dining and entertainment district with an urban feel in a suburban setting. Finally, Hey Nonny represents a significant cultural arts asset for the Village, conducted in a for-profit mode that requires no Village investment. We hope that the Village will find it useful to foster the development of such an arts asset.
- The parking and traffic study variation, if granted to Hey Nonny, will not alter the essential character of the locality. The locality is the downtown business district, which has a lively mix of dining options plus a limited array of entertainment. Excusing Hey Nonny from conducting a parking and traffic study will not in any way alter the nature of Arlington Heights' central business district.

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OCCUPANCY COORDINATION SUMMARY:

TOTAL OCCUPANTS FOR ADJACENT TENANT SPACES: 175 OCCUPANTS
TOTAL OCCUPANTS FOR HEY NONNY SPACE: 259 OCCUPANTS
GRAND TOTAL: 434

434 OCCUPANTS / 2 = 217 MEN & 217 WOMEN

IF HEY NONNY AND ARMANDS ARE DEFINED AS RESTAURANTS PER OCCUPANCY CLASSIFICATIONS OF THE 2009 IBC AND FIXTURE COUNTS ARE CALCULATED PER THE ILLINOIS PLUMBING CODE:

- WATER CLOSETS (MEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-300 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300
- LAVATORIES (MEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-200 OCCUPANTS
 - 3 FOR 201-400 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400
- WATER CLOSETS (WOMEN):
- 1 FOR 0-50 OCCUPANTS
 - 2 FOR 51-100 OCCUPANTS
 - 3 FOR 101-150 OCCUPANTS
 - 4 FOR 151-300 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300
- LAVATORIES (WOMEN):
- 1 FOR 0-100 OCCUPANTS
 - 2 FOR 101-200 OCCUPANTS
 - 3 FOR 201-400 OCCUPANTS
 - ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400

217 MEN = 2 WATER CLOSETS REQUIRED
217 MEN = 3 LAVATORIES REQUIRED

217 WOMEN = 4 WATER CLOSETS REQUIRED
217 WOMEN = 3 LAVATORIES REQUIRED

- PER PLAT OF CONDOMINIUM THE SPACE IS 3,974 SF IN AREA.
- USE AND OCCUPANCY CLASSIFICATION DETERMINED PER CHAPTER 3 SECTION 302, AND SECTION 303 OF THE 2009 INTERNATIONAL BUILDING CODE.
- OCCUPANT LOADS ARE DETERMINED PER CHAPTER 10, SECTION 1004, TABLE 1004.1.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
- EGRESS WIDTH AND CAPACITIES DETERMINED PER CHAPTER 10, SECTION 1005.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
- PER THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE CHAPTER 24 ARTICLE II SECTION 24-201 THE ILLINOIS PLUMBING CODE SHALL ESTABLISH THE RULES AND REGULATIONS FOR PLUMBING WITHIN THE VILLAGE OF ARLINGTON HEIGHTS.
- PLUMBING FIXTURE COUNTS ARE CALCULATED PER SECTION 890 APPENDIX A, TABLE B OF THE ILLINOIS PLUMBING CODE.
- PER CHAPTER I SUPCHAPTER B, SUBPART F SECTION 400.510 (4) (D) OF THE ILLINOIS ACCESSIBILITY CODE AT LEAST (1) ACCESSIBLE TOILET ROOM FOR EACH SEX OR UNISEX TOILET IS PERMITTED.
- PER SUBSECTION (e) (1) OF SECTION 400.510 OF THE ILLINOIS PLUMBING CODE, UNISEX TOILET ROOMS ARE PERMITTED WHERE CONSTRUCTION OF A SINGLE SEX TOILET ROOM IS TECHNICALLY INFEASIBLE OR WHERE OTHERWISE PERMITTED BY THE ILLINOIS PLUMBING CODE, SUCH AS WHERE FACILITIES ARE PROVIDED IN ADDITION TO THE REQUIRED NUMBER OF SEPARATE SEX TOILET ROOMS.

MUNICIPALITY APPROVAL STAMP

dhk architecture - interior design - management
1147 west ohio street suite 103 chicago, il 60642

1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER:

LBG ENGINEERING, LLC

13355 ANNE DR.
LEMONT, IL 60439

CLIENT:

HEY NONNY

10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:

10 S VAIL

LOCATION:

**10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005**

ISSUE #	ISSUED FOR:	DATE
1	SD CLIENT REVIEW #1	2017-07-10
2	SD CLIENT REVIEW - REV. 1	2017-07-12
3	SD CLIENT REVIEW - REV. 2	2017-07-26
4	SD CLIENT REVIEW - REV. 3	2017-08-07
5	SD CLIENT REVIEW - REV. 4	2017-08-11
6	SD CLIENT REVIEW - REV. 5	2017-08-14
7	PLAN COMMISSION REVIEW	2017-09-13
8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17

SEAL:

**NOT FOR
CONSTRUCTION**

CLIENT APPROVAL:

DATE:

TITLE:

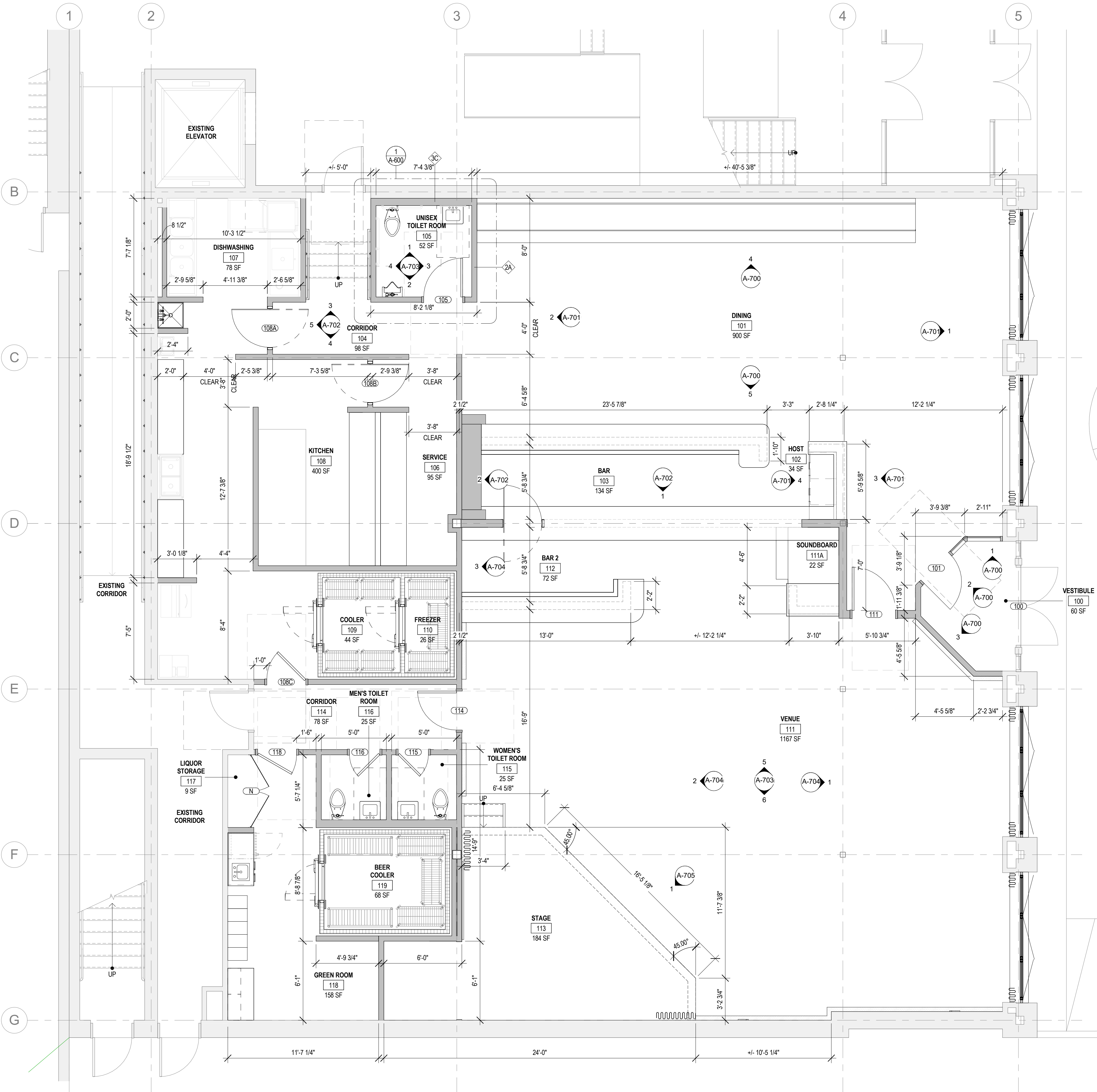
**OCCUPANCY COORDINATION
PLAN**

PROJECT:

1721

SHEET:

A-003



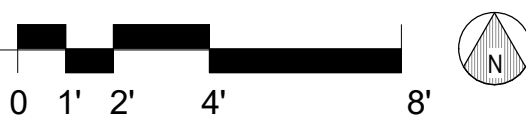
FLOOR PLAN GENERAL NOTES:

- 1. ALL WALLS TO BE PAINTED UNLESS OTHERWISE NOTED. PROVIDE LEVEL SURFACE FOR PAINTING ON ALL EXISTING WALLS.
- 2. HVAC CONTRACTOR TO PROVIDE ARCHITECT WITH A DRAWING SHOWING PROPOSED THERMOSTAT LOCATIONS PRIOR TO INSTALLATION.
- 3. ALL GLAZED DOORS AND ANY GLAZED PANEL MORE THAN 18 INCHES IN WIDTH IMMEDIATELY ADJACENT TO ANY DOOR WHERE THE SILL OF THE GLAZED PANEL IS LESS THAN 24" A.F.F. SHALL BE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE GLAZED WITH SAFETY GLAZING MATERIALS CONSTRUCTED TO MINIMIZE THE LIKELIHOOD OF ACCIDENTAL CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN CONTACT AND BREAKAGE OF GLAZING. MATERIALS TO BE USED SHALL MEET OR EXCEED THE SAFETY CONSTRUCTION OF THE FOLLOWING STANDARD ITEMS: WIRED GLASS, TEMPERED GLASS, LAMINATED GLASS AND RIGID PLASTICS MEETING THE TEST REQUIREMENTS OF ANSI-Z-97, 1-1996.

FLOOR PLAN LEGEND:

- EXISTING WALL CONSTRUCTION
- NEW WALL CONSTRUCTION
- NEW STOREFRONT SYSTEM
- KEYNOTE TAG
- PARTITION TAG
- DOOR TAG

KEYNOTES



MUNICIPALITY APPROVAL STAMP

dk architecture - interior design - management
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MEP ENGINEER:
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL 60439

CLIENT:
HEY NONNY
10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:
10 S VAIL

LOCATION:
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ARLINGTON HEIGHTS, IL 60005**

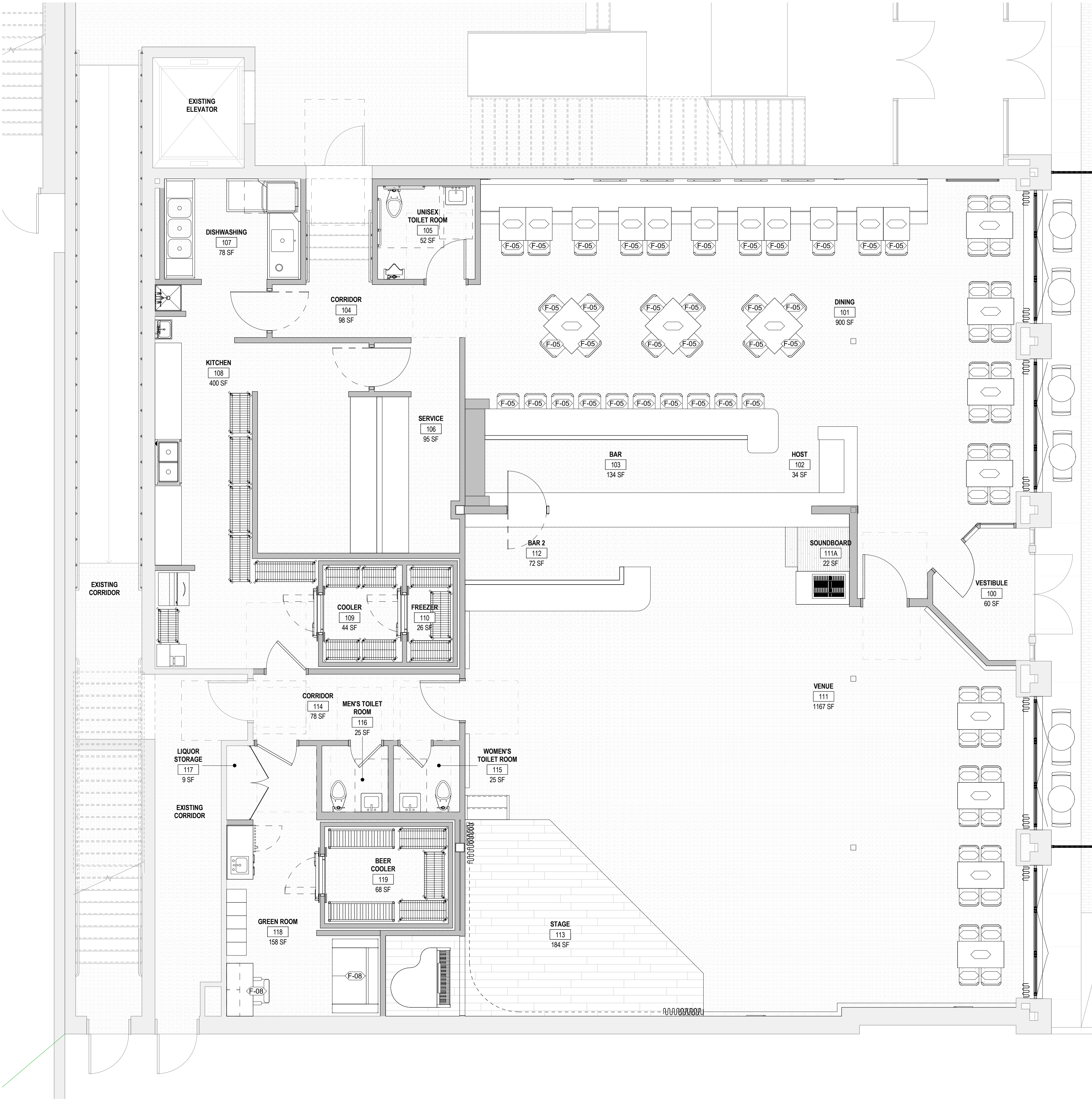
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6	SD CLIENT REVIEW - REV. 5	2017-08-14
7	PLAN COMMISSION REVIEW	2017-09-13
8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17

SEAL:
**NOT FOR
CONSTRUCTION**

CLIENT APPROVAL:
DATE:
TITLE:
PROPOSED FLOOR PLAN

PROJECT:
1721

SHEET:
A-100



FFE SCHEDULE			
TAG	DESCRIPTION	REMARKS	FURNISHED / INSTALLED
F-04			
F-05			
F-06			
F-07			
F-08			

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dk architecture - interior design - management
1147 west ohio street, suite 103, chicago, il 60642
1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER:
LBG ENGINEERING, LLC
13355 ANNE DR.
LEMONT, IL 60439

CLIENT:
HEY NONNY
10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME:
10 S VAIL

LOCATION:
**10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005**

ISSUE #	ISSUED FOR:	DATE
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3	SD CLIENT REVIEW - REV. 2	2017-07-26
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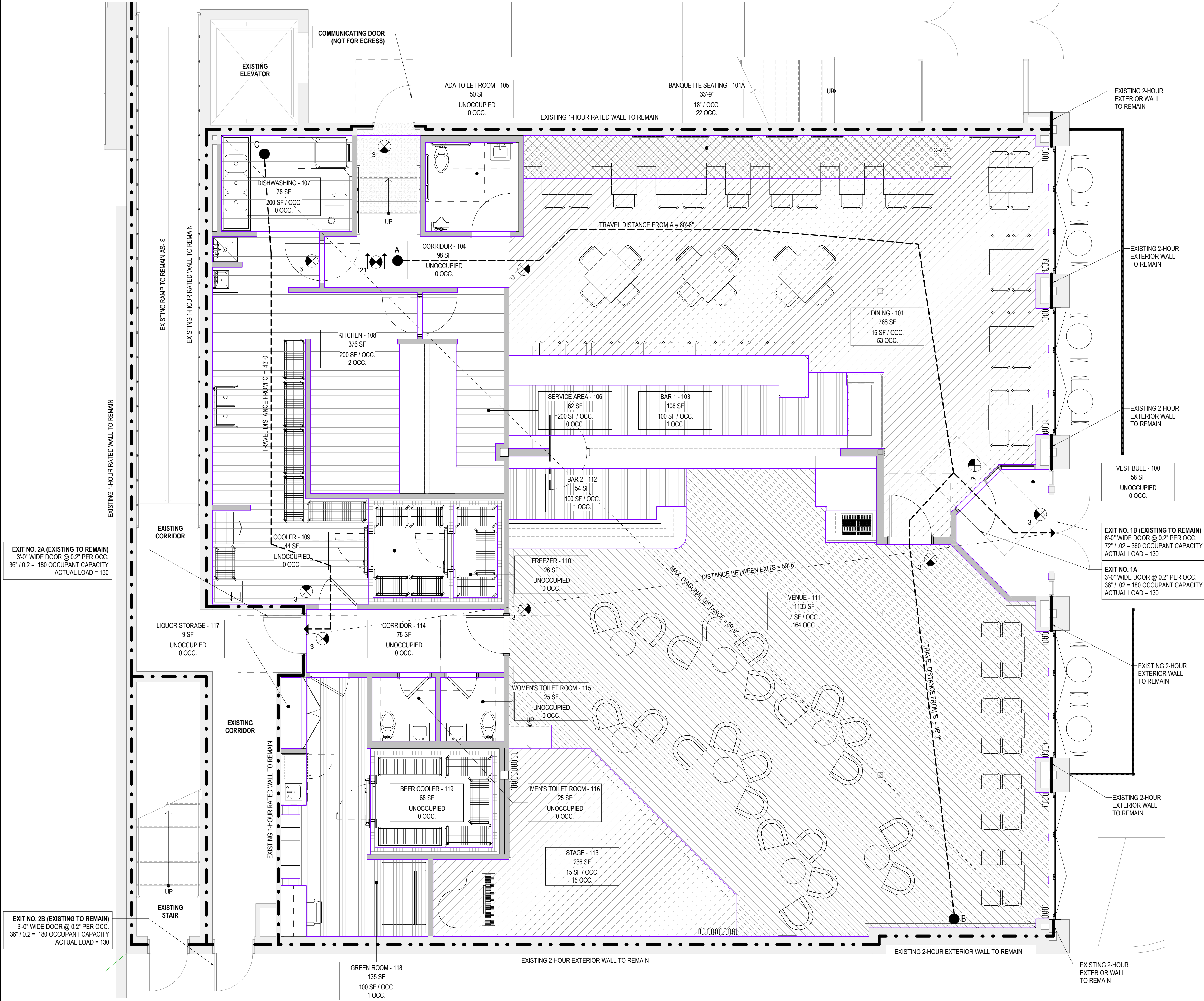
FFE PLAN

PROJECT:

1721

SHEET:

F-100



EXIT NO. 2A (EXISTING TO REMAIN)
3'-0" WIDE DOOR @ 0.2" PER OCC.
36" / 0.2 = 180 OCCUPANT CAPACITY
ACTUAL LOAD = 130

EXIT NO. 2B (EXISTING TO REMAIN)
3'-0" WIDE DOOR @ 0.2" PER OCC.
36" / 0.2 = 180 OCCUPANT CAPACITY
ACTUAL LOAD = 130

1 01 - FIRST FLOOR - OCCUPANCY PLAN
1/4" = 1'-0"

EXITING/OCCUPANCY PLAN NOTES:

1. PROVIDE A MINIMUM 3'-8" WIDE CLEAR PATH TO ALL EXITS.
2. PROVIDE AUDIO / VISUAL LIFE SAFETY STROBES AS REQUIRED BY CODE.
3. OCCUPANT LOADS FOR ROOMS DETERMINED PER CHAPTER 10 TABLE 1004.1.1 OF THE 2009 INTERNATIONAL BUILDING CODE.
4. SEE EXIT SIGN CHART ON SHEET A-000.
5. SEE U.L. ASSEMBLY INFORMATION, STC RATINGS, AND PARTITION TYPES ON SHEET A-901.
6. PLUMBING FIXTURE COUNTS DETERMINED PER SECTION 890 APPENDIX A OF THE ILLINOIS PLUMBING CODE.
7. PER THE PLAT OF CONDOMINIUM THE SPACE IS 3,974 SF IN AREA.

LEGEND:

GENERAL NOTE: PROVIDE A MINIMUM 3'-8" WIDE CLEAR PATH TO ALL EXITS.

1 HOUR RATED WALL	OCCUPANCY CALCULATED AT 18' / OCC.
2 HOUR RATED WALL	OCCUPANCY CALCULATED AT 7 SF / OCC.
3 HOUR RATED WALL	OCCUPANCY CALCULATED AT 15 SF / OCC.
4 HOUR RATED WALL	OCCUPANCY CALCULATED AT 100 SF / OCC.
EXISTING EXTERIOR WALL TO REMAIN	OCCUPANCY CALCULATED AT 200 SF / OCC.
EXIT SIGN (SEE EXIT SIGN CHART)	UNOCCUPIED SPACE
EGRESS TRAVEL PATH	
EGRESS PATH START OR END	

PLUMBING FIXTURES CHART

WATER CLOSET (MEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-300 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 300		
LAVATORY (MEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-200 OCCUPANTS, 3 FOR 201-400 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400		
WATER CLOSET (WOMEN)		1 FOR 0-50 OCCUPANTS, 2 FOR 51-100 OCCUPANTS, 3 FOR 101-150 OCCUPANTS, 4 FOR 151-300 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 100 OCCUPANTS OVER 300		
LAVATORY (WOMEN)		1 FOR 0-100 OCCUPANTS, 2 FOR 101-200 OCCUPANTS, 3 FOR 201-400 OCCUPANTS, ADDITIONAL FIXTURE REQUIRED FOR EACH ADDITIONAL 200 OCCUPANTS OVER 400		
SERVICE SINK		1 TOTAL REQUIRED		
3-COMPARTMENT SINK		1 TOTAL REQUIRED		
FIXTURE	OCC.	REQUIRED	ACTUAL	REMARKS
WC (MEN)	162 PERSONS	5	*	(1 URINALS)
WC (WOMEN)	162 PERSONS	5	*	-
LAV (MEN)	162 PERSONS	3	*	-
LAV (WOMEN)	162 PERSONS	3	*	-
SERVICE SINK	(1) TOTAL REQ.	1	1	-
3-COMP. SINK	(1) TOTAL REQ.	1	1	-

FIXTURE COUNTS CALCULATED PER SECTION 890 APPENDIX A OF THE ILLINOIS PLUMBING CODE

OCCUPANCY SCHEDULE

NUMBER	NAME	AREA (SF)	SEATING (LF)	OCCUPANCY TYPE	OCCUPANCY
100	VESTIBULE	58 SF		UNOCCUPIED	0
101	DINING	768 SF		15 SF / OCC.	53
101A	BANQUETTE SEATING	115 SF	33'-9"	18' / OCC.	22
103	BAR 1	108 SF		100 SF / OCC.	1
104	CORRIDOR	98 SF		UNOCCUPIED	0
105	ADA TOILET ROOM	50 SF		UNOCCUPIED	0
106	SERVICE AREA	62 SF		200 SF / OCC.	0
107	DISHWASHING	78 SF		200 SF / OCC.	0
108	KITCHEN	376 SF		200 SF / OCC.	2
109	COOLER	44 SF		UNOCCUPIED	0
110	FREEZER	26 SF		UNOCCUPIED	0
111	VENUE	1133 SF		7 SF / OCC.	164
112	BAR 2	54 SF		100 SF / OCC.	1
113	STAGE	236 SF		15 SF / OCC.	15
114	CORRIDOR	78 SF		UNOCCUPIED	0
115	WOMEN'S TOILET ROOM	25 SF		UNOCCUPIED	0
116	MEN'S TOILET ROOM	25 SF		UNOCCUPIED	0
117	LIQUOR STORAGE	9 SF		UNOCCUPIED	0
118	GREEN ROOM	135 SF		100 SF / OCC.	1
119	BEER COOLER	68 SF		UNOCCUPIED	0
					259

TOTAL OCCUPANCY = 259 PERSONS

MAXIMUM TRAVEL DISTANCE = 250'-0"

FIRE PROTECTION SUB-CONTRACTOR TO SUBMIT PERMIT DRAWINGS FOR FIRE PROTECTION WORK INCLUDING (BUT NOT LIMITED TO) FIRE EXTINGUISHER LOCATIONS, AV STROBE LOCATIONS, EMERGENCY LIGHTING AND SPRINKLER SYSTEM WORK. FIRE PROTECTION SUB-CONTRACTOR TO ISSUE SUBMITTALS TO ARCHITECT FOR FINAL LOCATION APPROVAL.

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SEAL:

CLIENT APPROVAL:
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TITLE:
EXITING/OCCUPANCY PLAN

PROJECT:

1721

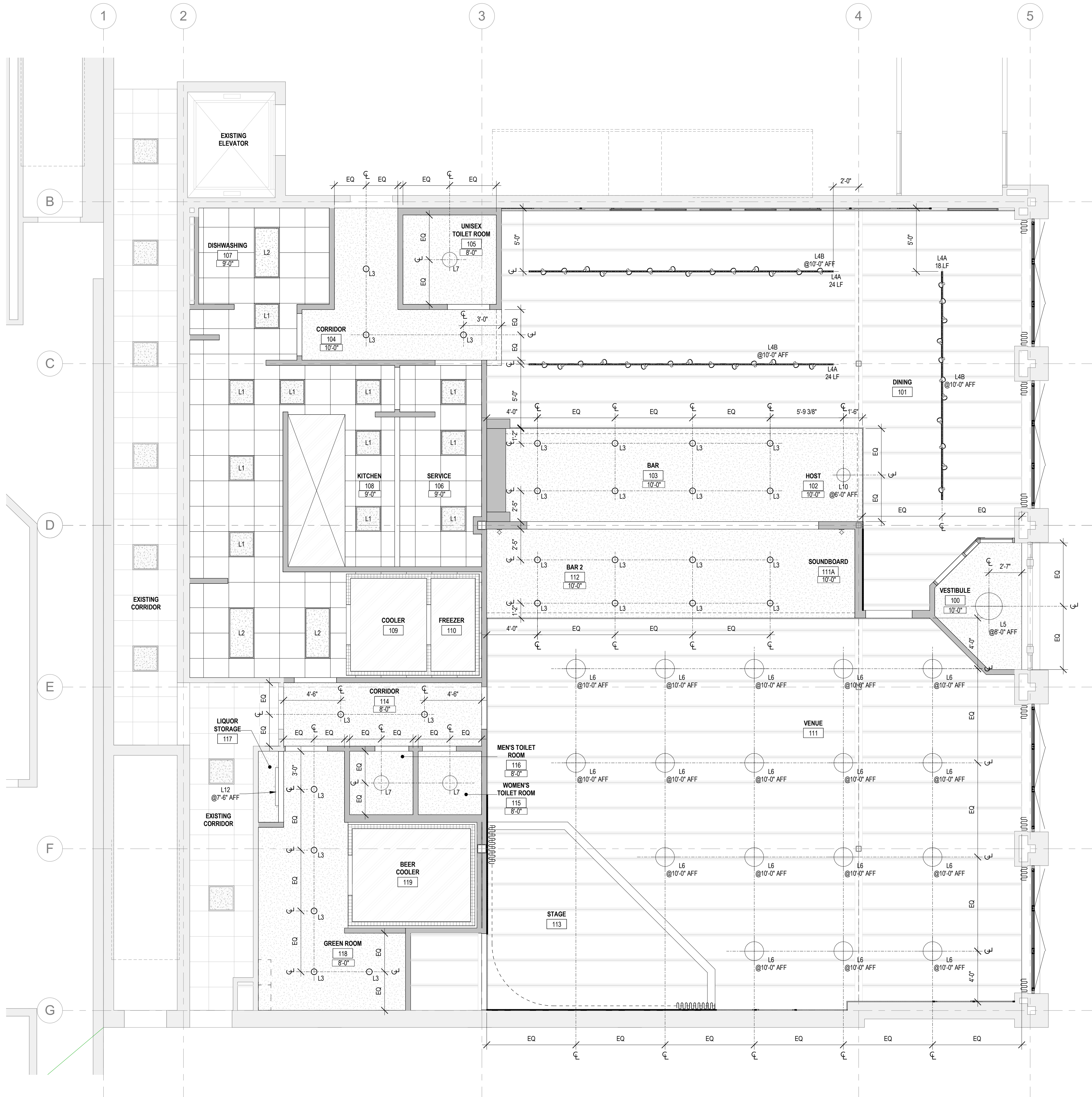
SHEET:

A-001

**NOT FOR
CONSTRUCTION**



A-300



CEILING PLAN GENERAL NOTES:

- SEE LIGHTING FIXTURE SCHEDULE FOR ADDITIONAL FIXTURE INFORMATION. ALL LIGHTING INDICATED AS 'DIMMABLE' TO BE PROVIDED WITH COMPATIBLE DIMMER SWITCH.
- CEILING IN ALL AREAS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS ALONG WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES.
- LIGHT FIXTURES AS INDICATED ON PLAN TO BE PLACED IN COORDINATION WITH DIFFUSERS. ANY CHANGES REQUIRED TO THIS PLAN ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- MECHANICAL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY AND IS NOT INTENDED TO TAKE THE PLACE OF ENGINEERING DRAWINGS.
- LOCATE ALL EMERGENCY LIGHTS AND A/V STROBES AS REQUIRED BY CODE.
- PATCH EXISTING FIRE PROOFING AS REQUIRED.

CEILING PLAN LEGEND:

- NEW WALL CONSTRUCTION
- EXISTING WALL TO REMAIN
- DRYWALL CEILING / SOFFIT (PAINTED)
- SUSPENDED CEILING (GRID CENTERED ON ROOM UNLESS NOTED OTHERWISE)
- CEILING HEIGHT A.F.F.
- CHANGE OF PLANE
- (X'-X") LIGHTING FIXTURE HEIGHT A.F.F.
- CONCEALED SPRINKLER HEAD
- CODE-COMPLIANT EMERGENCY LIGHT
- EXIT SIGN
- CEILING-MOUNTED SPEAKER; PROVIDE POWER AS REQUIRED.
- CEILING-MOUNTED SMOKE DETECTOR
- WALL MOUNTED A/V STROBE
- DUPLEX WITH DESIGNATED HEIGHT AFF.
- LOCATION OF WIRELESS ACCESS POINT
- SUPPLY DUCT
- RETURN DUCT
- OCC. CEILING MOUNTED OCCUPANCY SENSOR
- PENDANT LIGHT
- LINEAR PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- LINEAR SURFACE MOUNTED LIGHT
- RECESSED CAN / PINSPOOT LIGHTING
- DIRECTIONAL RECESSED CAN / PINSPOOT LIGHTING
- WALL WASH RECESSED CAN / PINSPOOT LIGHTING
- SCONCE LIGHT
- LINEAR SCONCE LIGHT
- TRACK LIGHTING (SEE RCP FOR QTY OF HEADS & TRACK LENGTH)

KEYNOTES



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1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
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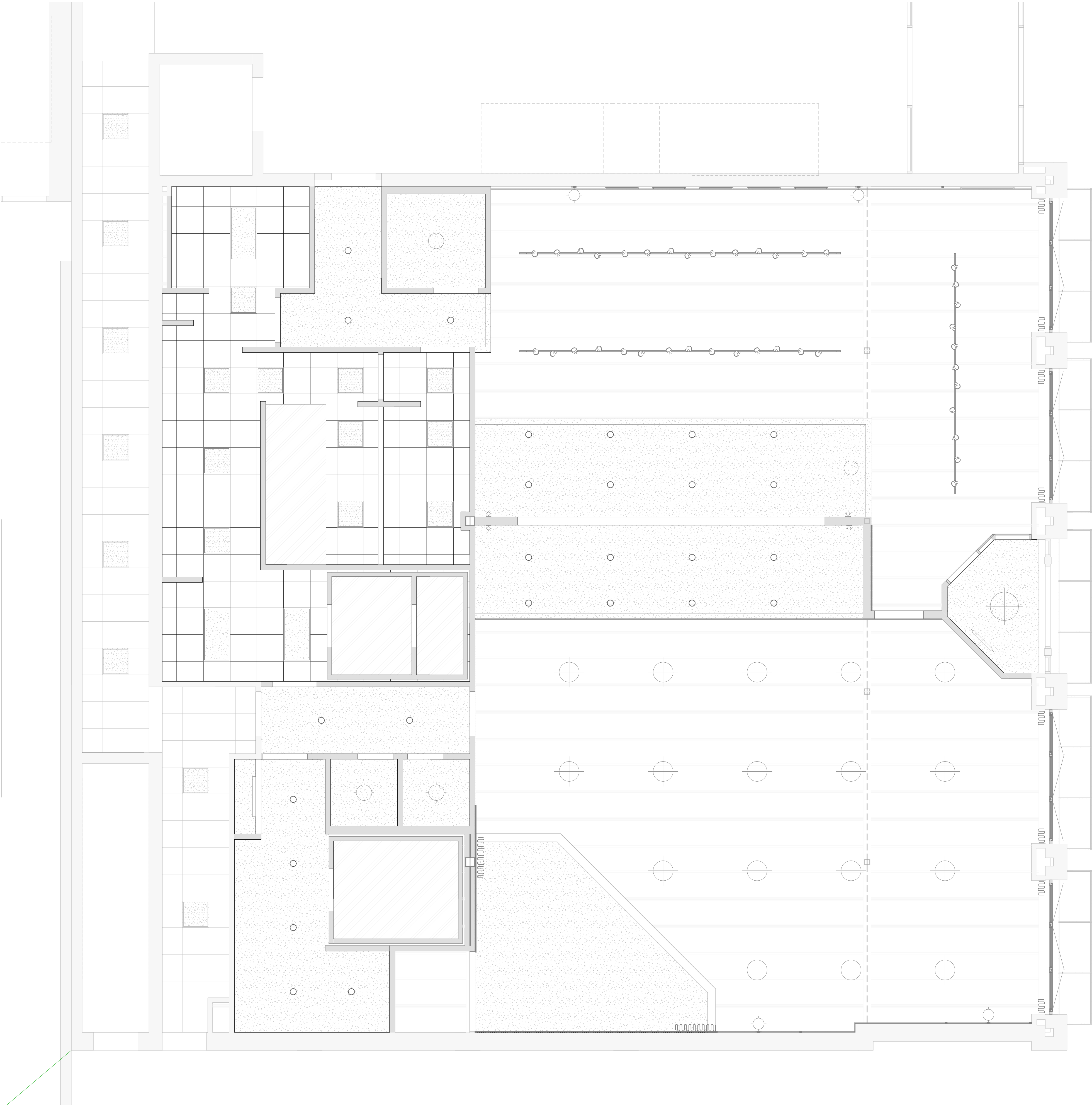
SEAL:

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CONSTRUCTION**

CLIENT APPROVAL:
DATE:
TITLE:
**FIRST FLOOR REFLECTED
CEILING PLAN**

PROJECT:
1721

SHEET:
A-200



FINISH PLAN GENERAL NOTES:

- SUBMIT SAMPLE OF ALL FINISHES FOR ARCHITECT'S APPROVAL.
- INSTALL ALL FINISHES PER MANUFACTURER'S SPECIFICATIONS.
- LEVEL/FLOAT THE FLOOR AS REQUIRED BETWEEN DISSIMILAR MATERIALS.
- PROVIDE TRANSITION STRIPS AS REQUIRED BETWEEN DISSIMILAR MATERIALS. SEE DRAWINGS FOR DETAILS.
- ALL PAINTED WALLS TO RECEIVE 1 COAT OF PRIMER AND 2 FINISH COATS.
- COATINGS APPLIED BY BRUSH OR SPRAY SHALL NOT BE USED AS FLAME SPREAD RETARDANTS.
- ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, AND SHALL NOT BE LESS RESISTANT TO FLAME SPREAD THAN CLASS 1 FLAME SPREAD RATING 0 TO 25 SMOKE DEVELOPED 200 OR BETTER.
- ALL INTERIORS FLOOR COVERINGS SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES (FLOOR COVERINGS), CLASS B, INTERIOR FLOOR FINISH CRITICAL RADIANT FLUX BETWEEN 1.22 AND 0.44 WATTS/SQUARE CENTIMETER.
- NO INTERIOR FINISH MATERIAL COVERING MORE THAN 20 SF OF WALL AND CEILING AREA SHALL BE USED IF IT DEVELOPS SMOKE IN GREATER DENSITY THAN THE RATING SHOWN IN APPLICABLE MUNICIPAL AND BUILDING CODES AND ORDINANCES AND NFPA 101.
- ATTACHMENTS AND ADHESIVES FOR INTERIOR FINISH SHALL HAVE THE SAME FLAME SPREAD AND SMOKE DEVELOPED RATING OF THE INTERIOR FINISHES.
- NO MATERIAL SHALL BE USED IN ANY INTERIOR LOCATION WHICH WILL PRODUCE PRODUCTS MORE TOXIC THAN THOSE GIVEN OFF BY WOOD OR PAPER WHEN DECOMPOSING OR BURNING.
- CARPET, WHEN USED AS A FLOOR COVERING, SHALL HAVE FLAMMABILITY REQUIREMENTS IN ACCORDANCE WITH APPLICABLE MUNICIPAL AND BUILDING CODE(S) AND NFPA 101. IF USED AS AN INTERIOR FINISH, IT SHALL COMPLY WITH ALL PROVISIONS REGARDING INTERIOR FINISH OF ALL APPLICABLE CODES AND ORDINANCES AND NFPA 101; THE IGNITION PILL TEST FF 1-70 SPECIFIED BY THE U.S. DEPARTMENT OF COMMERCE AND THE RADIANT PANEL TEST PER ASTM E-848 GLASS 1 FLAMMABILITY STANDARDS.
- ALL SURFACES REQUIRING FINAL FINISH APPLICATION SHALL BE FREE OF DEFECTS, TAPED, FILLED, GROUND AND SANDED SMOOTH TO RECEIVE INTERIOR FINISH AS SPECIFIED ON THE ROOM FINISH SCHEDULE. PATCH ANY CRACKS OR HOLES, SCRAPE LOOSE OR PEELING PAINT, FILL AND SAND SMOOTH, SKIM COAT ANY NECESSARY GYPSUM BOARD AREAS SUCH THAT THE WALLS ARE PERFECTLY SMOOTH PRIOR TO PRIMING.
- GENERAL CONTRACTOR SHALL VERIFY THAT ALL FLOORS HAVE BEEN TESTED, PREPPED AND ARE IN GOOD AND LEVEL CONDITION PRIOR TO APPLICATION OF FINAL FLOORING. ANY AND ALL AREAS NOT FOUND TO BE IN CONFORMANCE WITH THE SPECIFIED REQUIREMENTS OF THE CONTRACT DOCUMENTS, ARE TO BE TESTED, PREPPED AND LEVELED TO MEET CONSTRUCTION AND MATERIAL TOLERANCES AND OR INSTALL REQUIREMENTS. SCHEDULING, PERFORMANCE AND DOCUMENTATION OF ALL TESTING, PREPPING OR LEVELING OF ANY AND ALL FLOORS OR SLABS, EXISTING OR NEW, IS SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SUBSTRATE PERFORMANCE REQUIREMENTS LISTED IN FINAL FINISH MANUFACTURER'S PRODUCT LITERATURE SHALL SUPERSEDE AND DICTATE PRIOR TO THE APPLICATION OF SPECIFIED FINAL FINISH. ANY TESTING REQUIREMENTS FOR THE SUBSTRATE MATERIALS LISTED IN THE CONTRACT DOCUMENTS SHALL BE DILIGENTLY COORDINATED WITH ALL SUBSTRATE TESTING AND PERFORMANCE REQUIREMENTS OF FINAL FINISHES PRIOR TO PERFORMANCE OF TESTING PROCEDURES. WHERE MULTIPLE TESTS FOR A SPECIFIC SUBSTRATE PERFORMANCE CHARACTERISTIC ARE LISTED BETWEEN SUBSTRATE AND FINAL FINISH DOCUMENTATION, THE MORE RESTRICTIVE TESTING METHOD SHALL DICTATE AND BE PERFORMED. THE OWNER SHALL BE HELD HARMLESS FROM ANY SCHEDULE IMPACTS OR ADDITIONAL COSTS FOR ADDITIONAL TESTING REQUIRED DUE TO LACK OF COORDINATION OF PERFORMANCE REQUIREMENTS.
- WALL BASE: CONTRACTOR SHALL PROVIDE AND INSTALL RESILIENT WALL BASE INDICATED AND SPECIFIED. AT CARPET, CONTRACTOR TO PROVIDE "STRAIGHT" BASE UNLESS NOTED OTHERWISE. AT HARD SURFACE / RESILIENT FLOORING AREAS, CONTRACTOR SHALL PROVIDE "COVE" BASE UNLESS NOTED OTHERWISE. AT TILED WALL APPLICATIONS, CONTRACTOR SHALL PROVIDE COORDINATING COVED TILE BASE UNLESS NOTED OTHERWISE. INSTALLATION OF ALL WALL BASE SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
- ALL WOOD PRODUCTS TO BE FORECT STEWARDSHIP COUNCIL (FSC) CERTIFIED WHERE PRODUCTS ARE AVAILABLE. ALL FSC PRODUCTS TO BE MANIFESTED PER LEED INITIATIVE AND CHAIN OF CUSTODY REQUIREMENTS.

FINISH SURFACE PREPARATION:

- PREPARE ALL SUB-SURFACES TO RECEIVE NEW FINISHES.
- ALL WALLS TO RECEIVE ASTM LEVEL 5 FINISH UNLESS EXPLICITLY NOTED OTHERWISE.
- WOOD FLOORING INSTALLATION: GC TO PREPARE EXISTING CONCRETE SLAB FOR NEW WOOD FLOORING PER MANUFACTURERS SPECIFICATIONS. TEST MOISTURE CONTENT OF SLAB BEFORE INSTALLING FLOORING. IF REQUIRED CLEAN AND LEVEL EXISTING SLAB, PROVIDE VAPOR BARRIER OVER CONCRETE SLAB, PROVIDE PLYWOOD UNDERLAYMENT ON SLAB WITH FINISH PLANK FLOOR.
- TILE FLOORING INSTALLATION: GC TO PREPARE EXISTING CONCRETE SLAB FOR NEW TILE FLOORING PER MANUFACTURERS SPECIFICATIONS. TEST MOISTURE CONTENT OF SLAB BEFORE INSTALLING FLOORING. IF REQUIRED CLEAN AND LEVEL EXISTING SLAB, PROVIDE VAPOR BARRIER OVER CONCRETE SLAB, PROVIDE MORTAR BED AND FINISHED TILE.
- CARPET FLOORING INSTALLATION: GC TO PREPARE EXISTING CONCRETE SLAB FOR NEW CARPET FLOORING PER MANUFACTURERS SPECIFICATIONS. TEST MOISTURE CONTENT OF SLAB BEFORE INSTALLING FLOORING. IF REQUIRED CLEAN AND LEVEL EXISTING SLAB, PROVIDE VAPOR BARRIER OVER CONCRETE SLAB, APPLY TACKING STRIPS, CARPET PAD AND FINISHED CARPET. PROVIDE A SEAMING DIAGRAM FOR APPROVAL PRIOR TO INSTALLATION.
- WALLCOVERING INSTALLATION: GC TO PREPARE WALL SURFACE FOR WALLCOVERING PER MANUFACTURERS SPECIFICATIONS. IF REQUIRED CLEAN AND LEVEL ALL WALL SURFACES, UNIFORMLY APPLY MASTIC AND FINISHED WALLCOVERING TO WALL REMOVING ALL BUBBLES AND SEAMING ALL PATTERNS TO ALIGN.
- WALL TILE INSTALLATION: GC TO PREPARE WALL SURFACE FOR TILE PER MANUFACTURERS SPECIFICATIONS. IF REQUIRED CLEAN AND LEVEL ALL WALL SURFACES, PROVIDE CEMENT BOARD AT ALL TILE INSTALLATIONS. TROWEL APPLY THINSET MORTAR AND LAYOUT TILES. GROUT TILES AND WIPE CLEAN.
- PAINT INSTALLATION: GC TO PREPARE WALL SURFACE FOR PAINT PER MANUFACTURERS SPECIFICATIONS. IF REQUIRED CLEAN AND LEVEL ALL WALL SURFACES. PRIME AND PAINT WALL.
- PLASTER, AND SCREED SYSTEM INSTALLATION: GC TO PROVIDE SUITABLE SUBSTRATE FOR FINISH APPLICATION. G.C. TO PROVIDE LEVEL 5 FINISH FOR INSTALLATION UNLESS NOTED OTHERWISE. PLYWOOD IS NOT AN ACCEPTABLE SUBSTRATE. PROVIDE WIRE LATH AS REQUIRED FOR PROPER INSTALLATION. INSTALL PER MANUFACTURER RECOMMENDATIONS. FOR paneled areas where SEAMS ARE PRESENT G.C. TO COORDINATE INSTALLATION OF SUBSTRATE SO THAT NO SEAMS ARE VISIBLE TO ENSURE CONSISTENT FINISH.
- FRESCO FINISH SYSTEM INSTALLATION: GC TO PROVIDE LEVEL 5 FINISH FOR FRESCO INSTALLATION. SUBSTRATE TO BE MDF OR DRYWALL. PLYWOOD IS NOT AN ACCEPTABLE SUBSTRATE. FOR paneled areas where SEAMS ARE PRESENT G.C. TO COORDINATE INSTALLATION OF SUBSTRATE SO THAT NO SEAMS ARE VISIBLE TO ENSURE CONSISTENT FINISH.

FINISH LEGEND:

TYPICAL FINISH TAG ORDER

1. FLOOR FINISH
2. WALL-BASE FINISH
3. WALL FINISH

TYPICAL FURNISH/INSTALL ABBREVIATIONS

- OF/OI OWNER FURNISHED/OWNER INSTALLED
OF/CI CONTRACTOR FURNISHED/OWNER INSTALLED
OF/CI CONTRACTOR FURNISHED/CONTRACTOR INSTALLED

TRANSITION STRIP

THRESHOLD

CORNER GUARD

END WALL GUARD

START POINT FOR SECTIONALLY INSTALLED FINISHES

LINEAR FINISH DIRECTION

TYPICAL MATERIAL ABBREVIATIONS

- ACT ACOUSTICAL CEILING TILE
ALUM ALUMINUM
CP CARPET
CPT CARPET TILE
CONC CONCRETE
GL GLASS
P PAINT
SS SOLID SURFACE
PL PLASTIC LAMINATE
LV LUXURY VINYL
MTL METAL
R REVEAL
T TILE
TB TILE BASE
WB WOOD BASE
RB RESILIENT BASE
WC WALL COVERING
WD WOOD
WP WALL PROTECTION
CG CORNER GUARD
EWG END WALL GUARD
TH THRESHOLD
TS TRANSITION

Key

Value

KEYNOTES

Keynote Text

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1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
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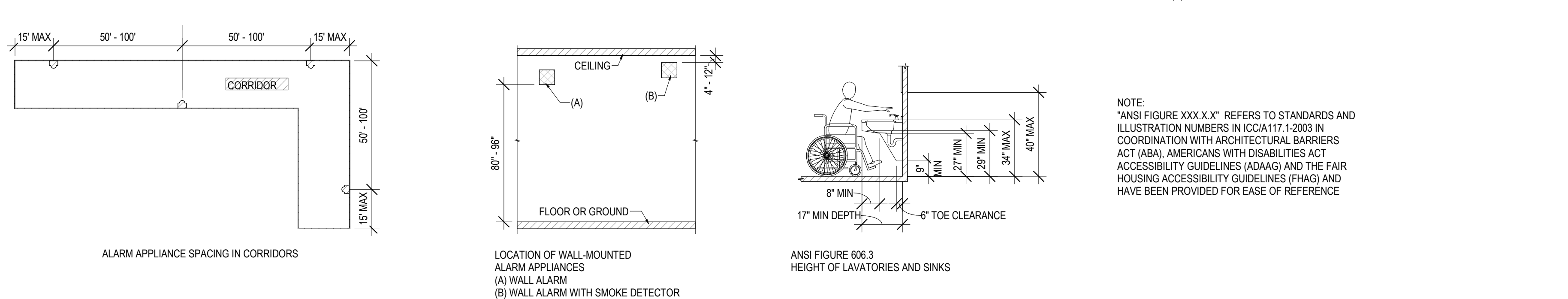
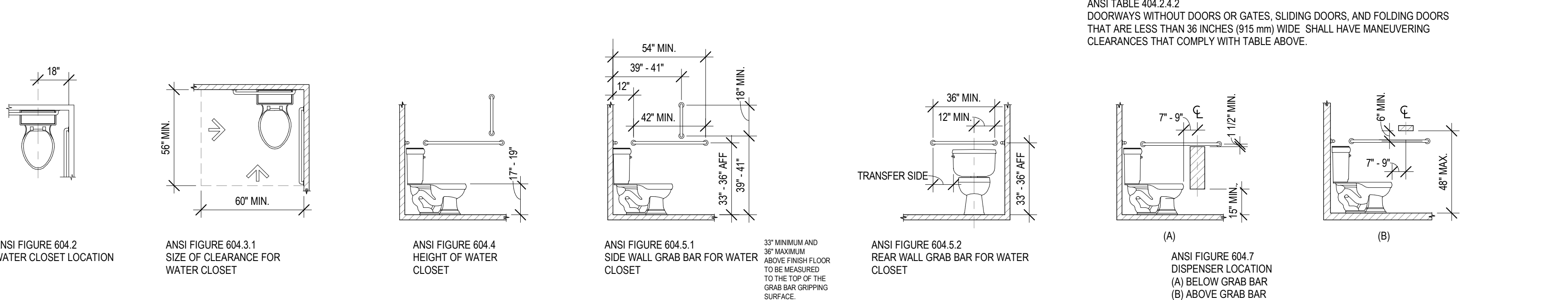
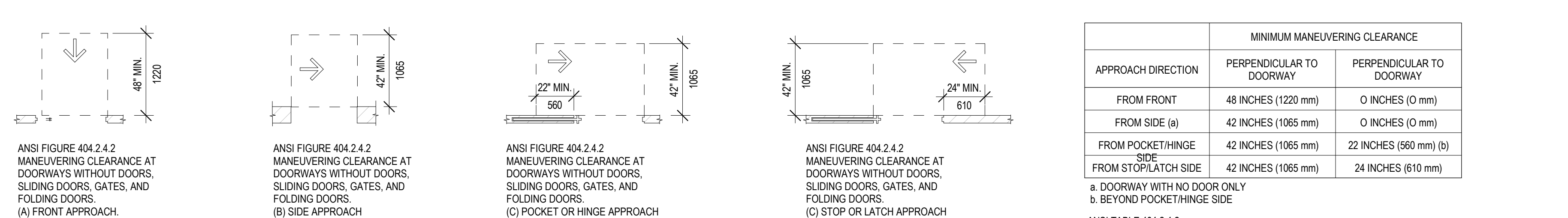
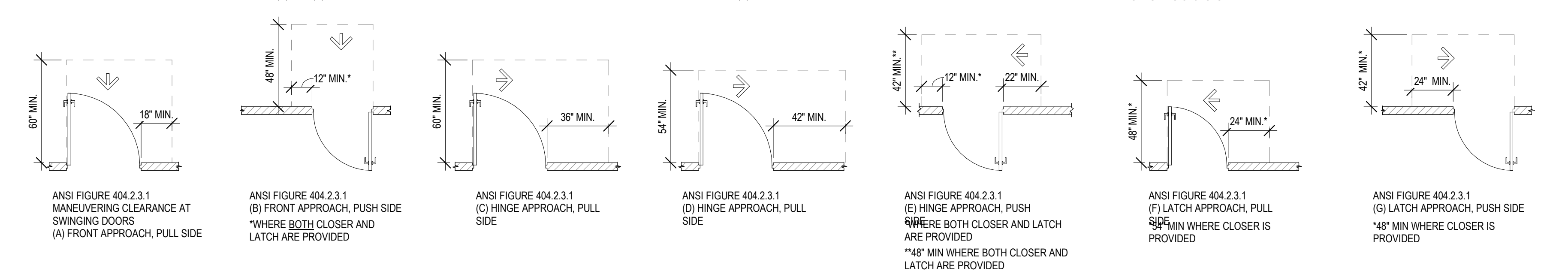
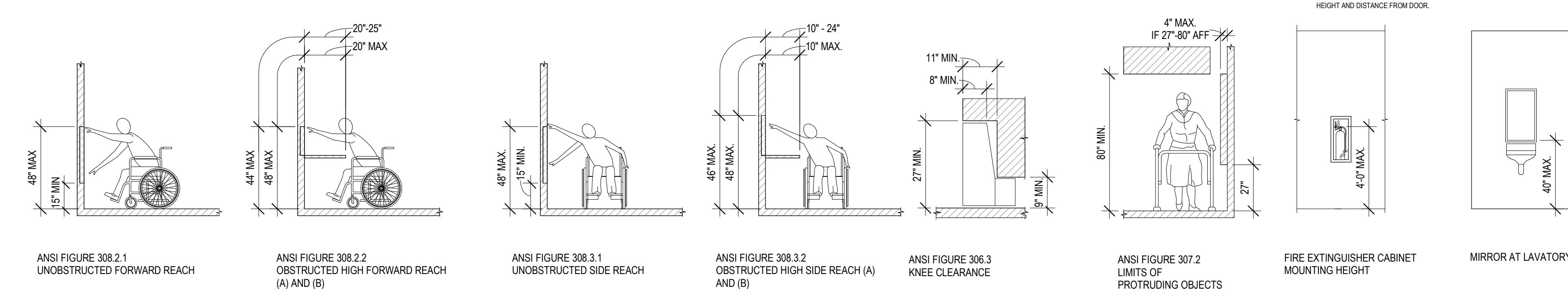
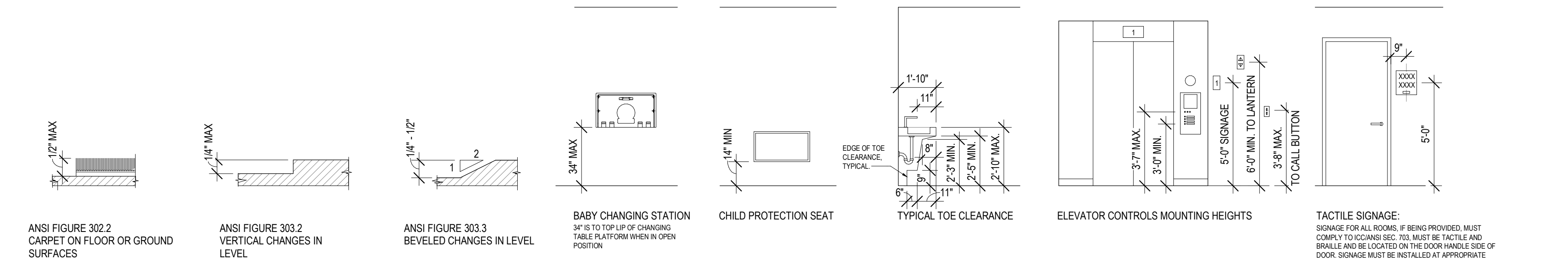
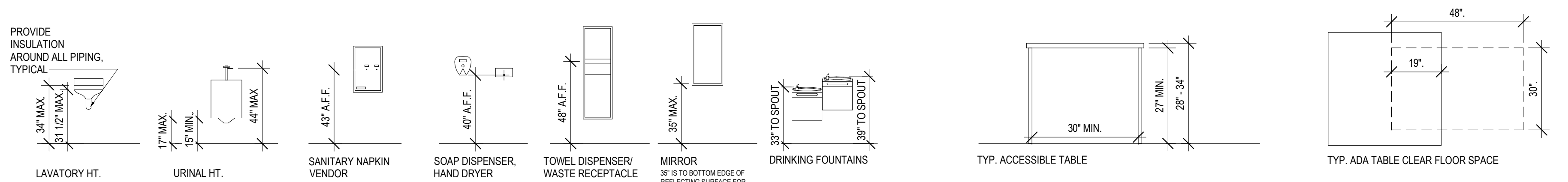
FIRST FLOOR REFLECTED
CEILING FINISH PLAN

PROJECT:

1721

SHEET:

A-320



GENERAL ACCESSIBILITY NOTES:

- PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF LOCAL, STATE AND NATIONAL LAWS FOR ACCESSIBILITY AND THE AMERICANS WITH DISABILITIES ACT, WHERE CODE REQUIREMENTS EXCEEDS THESE AUTHORITIES HAVING JURISDICTION AS THEY PERTAIN TO THE WORK DIFFER, THE MOST STRINGENT OF THE REQUIREMENTS SHALL GOVERN.
2. ALL USES THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CLEARANCES AND DIMENSIONS INDICATED ON THE ACCESSIBILITY STANDARDS DRAWING AND WITHIN THE BALANCE OF THE CONTRACT DOCUMENTS.
3. THE SPECIFIC DIMENSIONS AND/OR RANGES INDICATED IN THE ACCESSIBILITY STANDARDS DRAWING ARE A REGULATORY REQUIREMENT, NO ADDITIONAL TOLERANCES EITHER PLUS OR MINUS WILL BE ACCEPTED.
4. THE FULL TEXT OF THE 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN MAY BE FOUND AT THE WEBSITE: <http://www.adagov/govpo2010/adaStandards/2010ADAStandards.html>
5. ALL NEW OR ALTERED DOORS SHALL BE EASY TO OPERATE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. ALSO TO BE MOUNTED WITHIN REACH RANGES PER ICC/A117.1-2003 CHAPTER3 308 AND 3.309 (IE: 15" TO 48" AFF). SIGNAGE FOR ALL ROOMS IF BEING PROVIDED MUST COMPLY TO ICC/A117.1-2003 SEC 703. MUST BE OF BRAILLE AND TACTILE AND LOCATED ON THE DOOR HANDLE SIDE OF THE DOOR. BE INSTALLED AT APPROPRIATE HEIGHT AND DISTANCE FROM THE DOOR FRAME.
6. ALL NEW OR ALTERED DOORS SHALL PROVIDE PROPER MANEUVERING CLEARANCE AT THE DOOR PER REQUIREMENTS OF LOCAL LAWS FOR ACCESSIBILITY. ADA ACCESSIBILITY: 36" MINIMUM CLEARANCE.
7. ALL NEW OR ALTERED DOORS SHALL HAVE LEVER OPERATED HARDWARE PER ICC/A117.1-2003 CHAPTER 4 404.
8. ALL DOORS IN PUBLIC BUILDINGS, OPENING INTO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, STAIRS OR TO VEHICULAR TRAFFIC AREAS, SHALL HAVE KNURLED HARDWARE PER CBC CHAPTER 18-1.1109.9.5.
9. ALL NEW OR ALTERED DOORS MUST HAVE A 32" CLEAR DIMENSION WHEN MEASURED FROM THE FACE OF DOOR, WHEN IT IS OPENED 90 DEGREES, TO THE DOOR STOP MINIMUM CLEARANCE PER ICC/A117.1-2003 CHAPTER 4 404.
11. ALL PUBLIC AND COMMON AREA INTERIOR DOORS SHALL HAVE A 5 POUNDS MAXIMUM FORCE TO OPEN PER IAC 400.310 (J-1).
12. ALL PUBLIC AND COMMON AREA EXTERIOR DOORS ARE TO HAVE 85 POUNDS MAXIMUM FORCE TO OPEN PER IAC 400.310 (J-1).
13. FORWARD / FRONT APPROACH AND SIDE / PARALLEL APPROACH REACH RANGE FOR ALL CONTROLS AND OPERATING MECHANISMS TO BE 15" TO 48" A.F.F. PER ICC/A117.1-2003 SECTION 302.2.
14. CARPET TILE THICKNESS, MEASURED FROM FINISH FLOOR TO THE TOP OF PILE, SHALL NOT EXCEED 1/2" PER ICC/A117.1-2003 SECTION 302.1 AND SECTION 302.2.
15. ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEMS TO COMPLY FULLY WITH ICC/A117.1-2003 SECTION 7.702. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT.
16. PROVIDE A PORTION OF EACH CLOSET SHELF / ROD AT 48" A.F.F. MAXIMUM PER ICC/A117.1-2003 CHAPTER 702.
17. EXPOSED PIPES AND SURFACES: WATER SUPPLY AND DRAINPIPS UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS, PER ICC/A117.1-2003 SECTION 606.6.
18. PROVIDE ALL NECESSARY BLOCKING FOR GRAB BARS, PLUMBING FIXTURES AND ACCESSORIES.
19. TOILET PAPER DISPENSERS TO BE MOUNTED WITH RELATION TO ALL GRAB BARS PER A117.1-2003, FIGURE 604.7.
20. FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET UNDER SINKS PER A117.1-2003, 604.6 (WIDE SIDE OF TOILET).
21. STANDARD COUNTER TO BE 2'-0" A.F.F. WITH 2" CLEAR UNDERNEATH APART. PROVIDE INSULATION AROUND ALL PIPING AT (1) SINK AND (2) LAVATORY. PER ICC/A117.1-2003 SECTION 606.6.
22. ALL PUBLIC AND COMMON AREA BATHROOMS SHALL PROVIDE GRAB BARS AND HANDRAILS MEETING THE REQUIREMENTS OF THE LOCAL, STATE AND NATIONAL LAWS FOR ACCESSIBILITY, ICC/A117.1-2003 AND THE AMERICANS WITH DISABILITIES ACT.
23. FOR DOORS WHICH ARE EQUIPPED WITH CLOSERS, THE SWEEP PERFORM OF THE CLOSER SHALL BE ADJUSTABLE SUCH THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST THREE (3) SECONDS TO MOVE TO A POSITION OF APPROXIMATELY 12 DEGREES.
24. MINIMUM:
25. TOILET: 5% OF ALL FIXED OR BUILT-IN TABLES, COUNTERS OR WORK SURFACES IN EACH AREA ARE TO BE FULLY ACCESSIBLE WITH AN ACCESSIBLE ROUTE TO THEM PER CBC 18-1.1109.11 AND 18-1.1109.11.1. NOTE: BOOTHS ARE NOT CONSIDERED ACCESSIBLE TABLES. ACCESSIBLE TABLES WILL BE PROVIDED ADJACENT TO BAR COUNTER WITH SAME SERVICE IN LIEU OF ACCESSIBLE BAR COUNTER.
26. TOILET ACCESSORIES SCHEDULE AND MOUNTING HEIGHTS FOR TOILET ROOMS PRIMARILY USED BY ADULTS:
- A. REACH RANGES (ADULT): 9" MINIMUM A.F.F. TO 54" A.F.F. (SIDE APPROACH)
- B. WATER CLOSET: TOILET SEAT HEIGHT = 18" A.F.F., CENTERLINE OF TOILET 18" FROM FACE OF WALL
- C. URINAL: MOUNT AT 15" A.F.F. (RIM HEIGHT)
- D. LAVATORY: MOUNT AT 34" A.F.F. (RIM HEIGHT) WITH 27" A.F.F. MINIMUM AT 8" MINIMUM FROM FRONT OF LAVATORY
- E. TOILET PAPER DISPENSER: MOUNT AT 21" A.F.F. TO CENTERLINE OF UNIT 30" AWAY FROM BACK WALL
- F. SANITARY NAPKIN VENDOR: MOUNT AT 43" A.F.F. TO OPERABLE CONTROLS
- G. SANITARY NAPKIN DISPOSAL: MOUNT AT 25" A.F.F. TO CENTERLINE OF DOOR
- H. TOWEL DISPENSER: MOUNT AT 49" A.F.F. TO SPOUT
- I. TOWEL DISPENSER/WASTE RECEPTACLE: 48" A.F.F. MAXIMUM TO PAPER PULL OR TO HIGHEST OPERABLE POINT
- J. MIRROR: 40" A.F.F. MAXIMUM TO BOTTOM OF MIRROR
- K. GRAB BARS: MOUNT AT 34" A.F.F. TO CENTERLINE OF BAR, 1" OUTSIDE DIAMETER
- L. DRINKING FOUNTAINS: MOUNT AT 34" A.F.F. MINIMUM TO SPOUT, 43" A.F.F. MAXIMUM
- M. BABY CHANGING STATION: MOUNT 60-63" A.F.F.
- N. HAND DRYER: MOUNT AT 40" A.F.F. MAXIMUM TO BOTTOM OF REFLECTING SURFACE
- O. CLOTH HOOKS: MOUNT (1) AT 54" A.F.F. TO TOP (ACCESSIBLE HEIGHT), MOUNT (1) AT 72" A.F.F. TO TOP (STANDARD HEIGHT)

MUNICIPALITY APPROVAL STAMP



1147 WEST OHIO STREET, SUITE 103
CHICAGO, ILLINOIS 60642
PHONE: 312.573.2490 | FAX: 312.573.2491
www.dk-arch.com

MEP ENGINEER

LBG ENGINEERING, LLC

13355 ANNE DR.
LEMONT, IL 60439

CLIENT:

HEY NONNY

10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NAME

10 S VAIL

LOCATION:

10 SOUTH VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

ISSUE #	ISSUED FOR:	DATE
1	SD CLIENT REVIEW #1	2017-07-10
2	SD CLIENT REVIEW - REV. 1	2017-07-12
3	SD CLIENT REVIEW - REV. 2	2017-07-26
4	SD CLIENT REVIEW - REV. 3	2017-07-26
5	SD CLIENT REVIEW - REV. 4	2017-08-11
6	SD CLIENT REVIEW - REV. 5	2017-08-14
7	PLAN COMMISSION REVIEW	2017-09-13
8	SD BUDGET PRICING	2017-09-14
9	PRELIM. VAH MEETING	2017-10-11
10	SUBMISSION TO VAH	2017-10-17

SEAL:

CLIENT APPROVAL

DATE:

TITLE

ACCESSIBILITY STANDARDS AND NOTES

PROJECT

1721

SHEET:

A-002



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

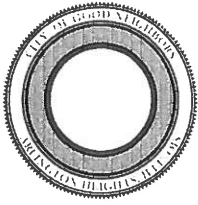
To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Hey Nonny – 10 S Vail Ave.
PC#: 17-011
Date: September 21, 2017

Charles:

I have reviewed the documents submitted for the music venue, and offer the following comments:

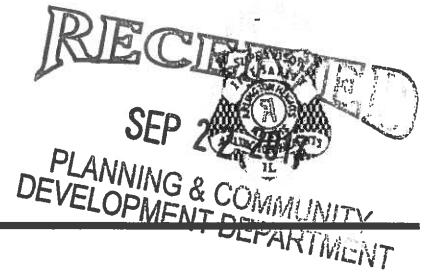
1. This is being reviewed as an A-2.
2. The occupant load of each room (Bar, Bar 2, Dining and Venue) shall be posted.
3. The occupant load calculation for the "Venue" area indicates 5 sf/person. This indicates a standing room only arrangement. Is this the intent of the area for each artist that may be scheduled to play?
4. Provide means of egress details showing proposed exit locations and travel distance based on the calculated occupant load including employees.
5. Calculate the required egress width based on the total occupant load. Two exits are required and should be capable of handling 50% of the occupants at each exit.
6. Provide details on the number of existing restrooms (in the entire building) and indicate the number of each type of fixture (water closets, urinals, lavatories).
7. Provide details on how the total occupant load of Hey Nonny shall be monitored to prevent overcrowding during music events when patrons from surrounding venues disperse through the building.

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DEVELOPMENT DEPARTMENT



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division



Date: 9/22/2017

P.C. Number: 17-011

Project Name: Hey Nonny

Project Location: 10 S. Vail Ave.

Planning Department Contact: Sam Hubbard, Planning and Community Development

The information provided is conceptual only and subject to a formal plan review.

1. Project shall be subject to will be required to comply with all current fire, building and life safety codes and standards adopted by the Village.
2. The path of egress may be problematic for such use. Specific but not all items of concern are: 1) potential occlusion of the path of egress at the front entrance, 2) if exit number 3 will be used for emergency egress the steps could create a problem, 3) the exit discharge of exits 2 and 3 may not be code compliant.
3. A complete NFPA compliant fire suppression system may be required for cooking facilities.
4. Venting for cooking facilities shall be in compliance with the required code regarding but not limited to fire separation requirements.
5. Permits applications shall be provided for changes to the fire suppression system and/or fire alarm system.
6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
7. Exit signs shall be illuminated at all times and have emergency power backup.
8. Buildings and/or tenant spaces shall have approved address numbers.

Because of the type of occupancy (assembly) the following will be required to be addressed:

- a. An approved fire safety and evacuation plan shall be prepared and maintained
- b. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually or when required by the fire code official. Drills shall be designed in cooperation with the local authorities.
- c. Employees shall be trained in fire prevention, evacuation and fire safety.

Date September 22, 2017

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 26, 2017
Subject: 10 S Vail, P.C. #17-011



With regard to the proposed restaurant, I have the following comments:

- 1) When setting up the outside seating any existing electric hand holes or public utility access must remain accessible.
- 2) Outside seating must not impact ADA access around street lights, tree grates, etc. Need to see plans prior to approval.

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
 Petitioner: Harmony Hospitality LLC
 Owner: Hey Nonny Metropolis LLC
 Contact Person: Christopher M. Dungan
 Address: 1211 W. Noyes
Arlington Heights, IL 60005
 Phone #: 847-778-6287
 Fax #: _____
 E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
 Location: 10 S. Vail Ave. Arlington Heights, IL
 Rezoning: _____ Current: B-5 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: Auditorium
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Auditorium/rest
 Site Gross Area: 3974
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

- a. Underground Utilities
 Water _____ X _____
 Sanitary Sewer _____ X _____
 Storm Sewer _____ X _____
 b. Surface Improvement
 Pavement _____ X _____
 Curb & Gutter _____ X _____
 Sidewalks _____ X _____
 Street Lighting _____ X _____
 c. Easements
 Utility & Drainage _____ X _____
 Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

- a. MWRDGC _____ b. IDOT _____
 c. ARMY CORP _____ d. IEPA _____
 e. CCHD _____

3. R.O.W. DEDICATIONS? _____
 4. SITE PLAN ACCEPTABLE? _____
 5. PRELIMINARY PLAT ACCEPTABLE? _____
 6. TRAFFIC STUDY ACCEPTABLE? _____
 7. STORM WATER DETENTION REQUIRED? _____
 8. CONTRIBUTION ORDINANCE EXISTING? _____
 9. FLOOD PLAIN OR FLOODWAY EXISTING? _____
 10. WETLAND EXISTING? _____

YES	NO	COMMENTS
	<u>X</u>	
		<u>N/A</u>
		<u>N/A</u>
		<u>NEEDED</u>
	<u>X</u>	
	<u>X</u>	
	<u>X</u>	
	<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: d+k Architects
 DATE OF PLANS: 8-14-17

James J. Mull 9/21/17
 Director Date

PLAN COMMISSION PC #17-011
Hey Nonny
10 S. Vail Ave.
SU-Restaurant, Variation to waive Parking Study
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Include bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons. See Ordinance #17-037.
13. Engineering is against the variation to waive the parking study. At a minimum, the petitioner should review the traffic report provided for the Metropolis development and issue a technical addendum to that report reflecting the change of use for the space at 10 S. Vail and the traffic impact that will have.


James J. Massarelli, P.E. Date
Director of Engineering

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DEVELOPMENT DEPARTMENT



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-011

Project Name Hey Nonny

Project Location 10 S. Vail

Planning Department Contact Sam Hubbard

General Comments

Round 1

General Comments:

1. It is recommended that a Knox Box be installed on the exterior of the building near the main entrance of the occupancy.
2. The project shall comply with all current codes and standards.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date October 2, 2017 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Big Shots Restaurant
10 S. Vail Av
PC 17-011

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Round 1 Review Comments

09/29/2017

1. Character of use:

The new music venue/restaurant will occupy a vacant space. The character of use is consistent and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

The Downtown area can be crowded at times. Street and garage parking is available for business patrons.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

The Downtown area can be crowded at times. Street and garage parking is available for business patrons. This development may create an increase in traffic volume.

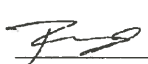
6. General comments:

-If valet service is offered a parking plan should be included that adheres to Village of Arlington Heights Municipal Code: Valet Parking Section 14 Article XXVI.

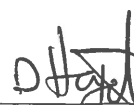
-If there are any plans for outdoor seating, outdoor heaters or fixtures should be secured and/or brought inside each night to deter theft or damage.

-Access to the existing corridor and ramp area should be controlled to limit access to the interior of the building.

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

 #337

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
Petitioner: Harmony Hospitality LLC

Owner: Hey Nonny Metropolis LLC

Contact Person: Christopher M. Dungan
Address: 1211 W. Noyes
Arlington Heights, IL 60005
Phone #: 847-778-6287
Fax #: _____
E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
Location: 10 S. Vail Ave. Arlington Heights, IL
Rezoning: _____ Current: B-5 Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✓ For: Auditorium
Land Use Variation: _____ For: _____

Land Use: _____ Current: Vacant
Proposed: Auditorium/restz
Site Gross Area: 3974
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

Building permit plans must comply with the attached Food Service Plan Review Requirements.

See the attached accessibility comments.

Sean Freres, LEHP

Environmental Health Officer

9/28/17

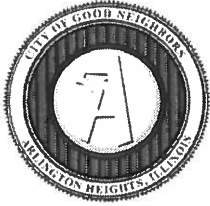
Date

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SEP 29 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

James McCalister

for

9/28/17
Director
Date



Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Service Sanitation Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

- 1. Floor Plan for Operation.** Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).
 - 2. General Layout.** Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.
 - 3. Food Service Equipment.** All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.
 - 4. Plumbing fixtures.** Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.
 - 5. Sinks.** Sinks that are mandatory to be installed include:
 - three compartment sink with integral drain boards
 - mop/utility sink
 - hand sink in preparation areas (including bars) and dish areas (more than one may be required)
 - food prep sink (depending on type of operation)
- Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.
- 6. Ventilation Requirements.** Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.
 - 7. Floors, Walls, and Ceilings.** The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.
 - 8. Lighting.** Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.
 - 9. Dry Storage Areas.** A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air is provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

Plan Review

Address: Hey Nonny - Music Venue/Restaurant
10 S. Vail Avenue
Special Use Permit for Music Venue/Restaurant,
Variation to Waive Parking Traffic Study requirement

P.C. #17-011 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: September 27, 2017

Re: Illinois Accessibility Code (IAC), Effective April 1997
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

IAC Section 400.510(a)(2): No alteration shall be undertaken that decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

Sheet SK-01.2

1. 16 X 12 Stage: Provide an accessible route (wheelchair ramp or platform lift) to the stage per IAC Section 400.310(a).
2. Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height..., a portion of the main counter and bar measuring a minimum 60 inches in length shall be provided in compliance with IAC Section 400.310(w)(2-4) or service shall be provided at accessible tables in the same area per IAC Sec. 400.320(l)(1 and 2) and 400.310(w)(2-4). (See attached illustrations "National Restaurant Assoc.'s "Restaurant Design Requirements").

Note: Accessible counters, bars, and tables are those that provide a clear knee space measuring: 27-inches from the floor to the bottom edge of the table, bar or counter. 30-inches wide between table legs or table supports. 19 inches deep from the table edge to support post or table leg and table top heights of 28 to 34 inches high.

3. Men's and Women's Single User-Restrooms: The existing restrooms are not accessible per the requirements of IAC 400.310(n) and 400. Illustration B., Figures: 3, 25, 28, and 29.

*See: "National Restaurant Association" Attachment

Restaurant Design Requirements

Fixed or Built-in Seating or Tables

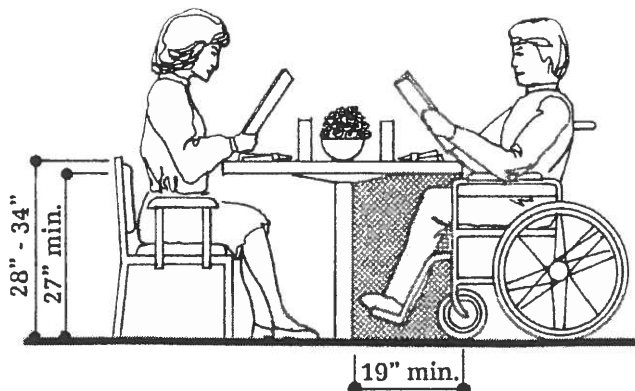
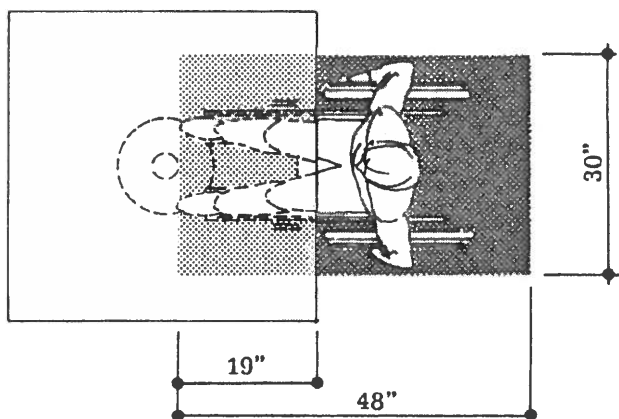
Number and Distribution [ADAAG 5.1]

Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5%, but not less than one, of the fixed tables (or a portion of the counter) must be accessible (requirements are listed below).

In restaurants that have separate smoking and non-smoking sections, the required number of accessible fixed tables (or counters) must be proportionally distributed in both sections. In new construction, and wherever feasible in alterations, accessible tables must be distributed throughout the space or facility.

Clear Floor Space [ADAAG 4.32.2]

If seating spaces for people using wheelchairs are provided at fixed tables or counters, a clear floor space of 30 inches by 48 inches must be provided. This clear floor space must not overlap with knee space by more than 19 inches.



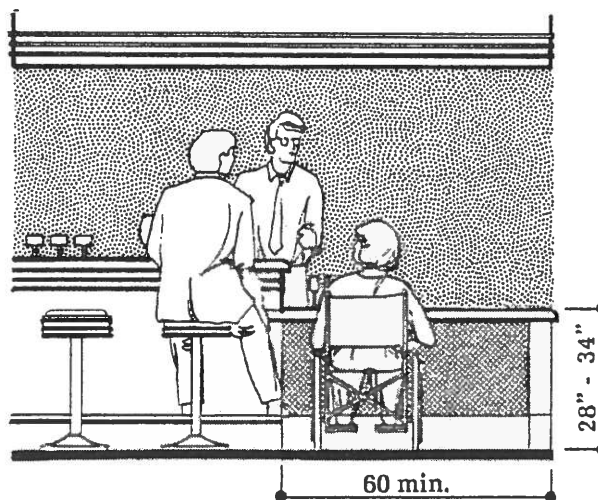
Knee Clearance [ADAAG 4.32.3]

If seating for people using wheelchairs is provided at tables or counters, knee spaces at accessible tables or counters must be at least 27 inches high, 30 inches wide, and 19 inches deep.

Table or Counter Height [ADAAG 4.32.4]

The tops of accessible tables and counters must be from 28 inches to 34 inches above the finished floor or ground (see illustration).

Counters and Bars



Height and Knee Clearance [ADAAG 5.2]

Where food or drink is served at counters that are more than 34 inches in height, a portion of the counter must be provided which is at least 60 inches in length, from

Planning & Community Development Dept. Review

October 2, 2017



REVIEW ROUND 1

Project: 10 S. Vail Avenue N. Arlington Heights Rd.
St. Edna's PUD Amendment

Case Number: PC 17-010

General:

7. The Plan Commission must review and approve the following action:
 - Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
 - A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space.
 - A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.
8. As it has been determined that a Variation is needed to waive the requirement for a parking and traffic study, please provide a response to the criteria for Variation approval, specifically:
 - That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
 - The plight of the owner is due to unique circumstances.
 - The variation, if granted, will not alter the essential character of the locality.
9. How many employees do you anticipate? How many of these employees will be present at any one time (peak shift)?
10. Please ensure that all plans to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan/Building:

11. The Plat of Condominium shows that the space is 3,974 sq. ft. in area. Please have the architect include this information on the floor plan.
12. The square footage of each area on the floor plans do not match. Specifically, the "Proposed Floor Plan" (Sheet A-100) shows different square footage sizes as compared to the "Revised First Floor Space Plan" (Sheet Sk-01.2). Please confirm which plan is accurate with relation to overall square footage and make revisions as necessary.
13. Please prepare a separate exhibit showing the boundaries of each separate occupancy area, including their square footage. An example of what we're looking for can be provided.
14. Please include a note on the floor plan relative to the overall square footage of the seating area just for the restaurant portion of the business. Will the seating for the restaurant ever extend beyond the proposed 76 seats? For example, if your brunch menu becomes very popular and demand for standard dining 76 seats, would additional restaurant seating be provided, or would it be capped at 76 seats?

15. Does the space have a dedicated grease trap, or will a new one be installed? If so, where will the grease trap be installed?
16. Has an option for kitchen venting been determined? Please acknowledge that any exterior venting protrusions must comply with all screening requirements for such equipment.
17. Will a new grease trap be installed as part of this development, or does the petitioner propose to tie into the existing grease trap that serves the building? If a new grease trap will be provided, where will it be located? If the petitioner is proposing to tie into the existing grease trap that serves the building, is there sufficient capacity within that grease trap to accommodate for the needs of all users that discharge into the grease trap? Will permission from the other building owners be necessary to tie into the existing grease trap?

Use/Noise:

18. What percentage of the time do you anticipate the venue space being used with the chairs/table versus as all standing room?
19. Do the windows along Vail Avenue open? How will sound be regulated from overflowing into the street?
20. Does the building contain any soundproofing between floors and/or units? Will sound/vibration overflow into the Metropolis Ballroom, Metropolis Theater, Big Shots, or Armand's become a problem?

Parking:

21. Staff is aware of a perception that the Vail Avenue garage is at or near capacity during peak times on Friday and Saturday evenings. These are the times when Hey Nonny will be experiencing its peak parking demand. Staff will need to verify if the Vail Avenue garage has sufficient capacity to accommodate the estimated 220 patrons (160 standing room capacity + 60 chairs within restaurant side) that are expected within the establishment during peak times.

Prepared by:



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-011
 Petitioner: Harmony Hospitality LLC
 Owner: Hey Nonny Metropolis LLC
 Contact Person: Christopher M. Dungan
 Address: 1211 W. Noyes
Arlington Heights, IL 60005
 Phone #: 847-778-6287
 Fax #: _____
 E-Mail: cmdungan@gmail.com

P.I.N.# 03-29-346-036-1002
 Location: 10 S. Vail Ave. Arlington Heights, IL
 Rezoning: _____ Current: B-5 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: Auditorium
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Vacant
 Proposed: Auditorium/rest
 Site Gross Area: 3974
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

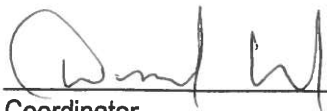
LANDSCAPE & TREE PRESERVATION:

1. Complies with Tree Preservation Ordinance
2. Complies with Landscape Plan Ordinance
3. Parkway Tree Fee Required
(See below.)

YES	NO
<u>N/A</u>	_____
<u>N/A</u>	_____
_____	<u>X</u>

Comments:

- 1) A separate application must be submitted for the outdoor dining. The outdoor dining must comply with the requirements per Chapter 28 which include decorative planters along the perimeter of the dining area. In addition five feet of clearance must be maintained between the dining area and any obstruction (benches, light poles, tree grates etc.) At the time of application, the insurance must be provided as outlined in the outdoor dining requirements.

 10/3/17
 Coordinator Date

RECEIVED
OCT 19 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



HEY NONNY

LIVE MUSIC + LOCAL KITCHEN

October 18, 2017

Charles Witherington-Perkins
Director, Department of Planning and Community Development
Village of Arlington Heights

Re: Staff Comments re PC# 17-011 Hey Nonny Special Use Permit Application

Dear Charles:

We appreciate the comments from various Village departments that your Department has forwarded to us for response. Our responses are provided below:

Building & Life Safety Department

1. This is being reviewed as an A-2.

RESPONSE: Agreed.

2. The occupant load of each room (Bar, Bar 2, Dining and Venue) shall be posted.

RESPONSE: Agreed.

3. The occupant load for the "Venue" area indicates 5 sf/person. This indicates a standing room only arrangement. Is this the intent of the area for each artist that may be scheduled to play?

RESPONSE: The Venue area is designed flexibly, to permit several different configurations for concert attendance. But it is designed as a "listening room." For that predominant purpose, we anticipate that the standard configuration will be for approximately 120 people, arranged as follows:

- 16 seats at high-top tables next to the window.
- 64 seats at 16 cocktail tables arrayed in front of the stage.
- 20 seats (no table) behind the cocktail tables
- 20 standing room

There may be shows where a predominantly standing room arrangement is appropriate, and in that case the arrangement would be for up to 160 people (7 SF/occupant):

- 16 seats at high-top tables next to the window
- 144 standing room

The code requirement for the venue space, as designed and under the current occupancy classification of A-2, is for 7 SF/occupant. The maximum occupant load for the space, as well as capacity of exit discharge, reflect the larger occupant load total.

4. Provide means of egress details showing proposed exit locations and travel distance based on the calculated occupant load including employees.

RESPONSE: Refer to sheet A-001 in the submitted drawings for specific exit locations, occupant load and travel distance. There are (2) exits with a maximum capacity of 180 occupants per exit. Each exits' actual capacity, based on the occupant load of the space being 259 occupants, is 130 occupants.

5. Calculate the required egress width based on the total occupant load. Two exits are required and should be capable of handling 50% of the occupants at each exit.

RESPONSE: Refer to sheet A-001 in the submitted drawings for specific exit locations, occupant load and travel distance. There are (2) exits with a maximum capacity of 180 occupants per exit. Each exits' actual capacity, based on the occupant load of the space being 259 occupants, is 130 occupants.

6. Provide details on the number of existing restrooms (in the entire building) and indicate the number of each type of fixture (water closets, urinals, lavatories).

RESPONSE:

- | | |
|-------------------------|---|
| Basement (Big Shot): | Women's: 2 water closets; 2 lavatories.
Men's: 2 water closets (1 toilet; 1 urinal); 2 lavatories. |
| Ground Floor: | Women's: 3 water closets; 2 lavatories.
Men's: 3 water closets (1 urinal; 2 toilets);
2 lavatories. |
| Second Floor (Ballroom) | Women's: 3 water closets; 2 lavatories. |

Men's: 3 water closets (1 urinal; 2 toilets);
2 lavatories.

The applicable requirements for restrooms and fixtures, and how the Hey Nonny plan will satisfy those requirements, is addressed in a supplemental answer prepared by d+k Architects, and attached to this letter as Appendix A.

7. Provide details on how the total occupant load of Hey Nonny shall be monitored to prevent overcrowding during music events when patrons from surrounding venues disperse through the building.

RESPONSE: With two exceptions, music events at Hey Nonny will be ticketed events, sold through a ticketing system. Each show is entered into the system with a designated number of available tickets in the various attendance categories (see answer to Comment #3 above). The system will not allow sales beyond the designated capacity, and no one will be admitted without a ticket. Thus, the ticketing system will strictly monitor and limit audience size. This will be the exclusive arrangement for evening hours when there are patrons at surrounding venues. For Friday and Saturday afternoons, we anticipate having non-ticketed music available in the establishment. While we do not anticipate large crowds for those afternoons, we will monitor by hand count the number of people in the venue and restaurant to assure that we do not exceed allotted capacity. On Friday and Saturday afternoons, there are not generally patrons from surrounding venues dispersing through the building. Finally, we plan that our Sunday brunch (and perhaps Saturday brunch) will include non-ticketed music. But these events will involve table seating, not standing room, and as such attendance will be limited by the number of tables at well below "crowding" levels.

Fire Safety Division

1. Project shall be subject to will be required to comply with all current fire, building and life safety codes and standards adopted by the Village.

RESPONSE: Agreed.

2. The path of egress may be problematic for such use. Specific but not all items of concern are: 1) potential occlusion of the path of egress at the front entrance; 2) if exit number 3 will be used for emergency egress the steps could create a problem; 3) the exit discharge of exits 2 and 3 may not be code compliant.

RESPONSE: Exit 3 is not required to be an exit based on maximum calculated occupancy of the space and overall exit capacity of Exits 1 and 2. The end-users of the space will need to ensure that Exit 1 stays clear from an operational perspective as there are no built elements impeding exit discharge as currently designed. Specific

concerns about exit discharge at Exit 2 will need to be further defined in order to address any outstanding concerns from the Village.

3. A complete NFPA compliant fire suppression system may be required for cooking facilities.

RESPONSE: All new elements to the fire suppression system, as well as adjustments to the existing fire suppression system in the space and commercial kitchen, will follow all current building code requirements adopted by local, state and federal agencies.

4. Venting for cooking facilities shall be in compliance with the required code regarding but not limited to fire separation requirements.

RESPONSE: Venting will be code compliant and designed accordingly based upon the requirements from all current, adopted health and building codes.

5. Permit applications shall be provided for changes to the fire suppression system and/or fire alarm.

RESPONSE: Agreed, as required by current applicable codes.

6. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

RESPONSE: Agreed and currently in place.

7. Exit signs shall be illuminated at all times and have emergency power back-up.

RESPONSE: Agreed, as required by current applicable codes.

8. Building and/or tenant spaces shall have approved address numbers.

RESPONSE: Agreed, as required by current applicable codes.

Because of the type of occupancy (assembly) the following will be required to be addressed:

- a. An approved fire safety and evacuation plan shall be prepared and maintained.
- b. Emergency evacuation drills complying with the provisions of the Fire Code shall be conducted at least annually or when required by the fire code official. Drills shall be designed in cooperation with the local authorities.
- c. Employees shall be trained in fire prevention, evacuation and fire safety.

RESPONSE: Agreed, as required by current applicable codes.

Public Works

1. When setting up the outside seating any existing electric hand holes or public utility access must remain accessible.

RESPONSE: Agreed, as required by current applicable codes.

2. Outside seating must not impact ADA access around street lights, tree grates, etc. Need to see plans prior to approval.

RESPONSE: Agreed, as required by current applicable codes. The current sidewalk seating arrangement takes these requirements into account per the Village of Arlington Heights' requirements.

Engineering

1. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

RESPONSE: Agreed and accepted.

2. Include bicycle racks in development plan to encourage alternate modes of transportation for employees and patrons. See Ordinance #17-037.

RESPONSE: There is an existing bike rack immediately across the street. An additional rack could be put in the parking garage with Village approval. Otherwise, there is no space for a bike rack on the premises (putting one in the service ally would be a hazard to both delivery people and cyclists).

3. Engineering is against the variation to waive the parking study. At a minimum, the petitioner should review the traffic report provided for the Metropolis development and issue a technical addendum to that report reflecting the change of use for the space at 10 S. Vail and the traffic impact that will have.

RESPONSE: We understand that the Department of Planning and Community Development is analyzing parking availability in the adjacent garage. Our observation is

that there is usually abundant unused parking at the top of the garage, even on Friday and Saturday nights, but that people find it frustrating to find/use those spaces.

Fire Department

1. It is recommended that a Knox Box be installed on the exterior of the building near the main entrance of the occupancy.

RESPONSE: There is one presently in place.

2. The project shall comply with all current codes and standards.

RESPONSE: Agreed.

Police Department (Comments 1-5 do not seem to invite a response)

6. General Comments:

- If valet service is offered a parking plan should be included that adheres to Village of Arlington Heights Municipal Code: Valet Parking Section 14 Article XXVI.

RESPONSE: Agreed, however there is no current plan for a valet service to be provided at the bar/restaurant/music venue.

- If there are any plans for outdoor seating, outdoor heaters or fixtures should be secured and/or brought inside each night to deter theft or damage.

RESPONSE: Agreed.

- Access to the existing corridor and ramp area should be controlled to limit access to the interior of the building.

RESPONSE: We will limit access to the ramp area generally, but it is a pathway to the bathrooms outside of the premises and an emergency egress route. The stairs to the hallway are an important general public access point for people already in the building. Neither the ramp area or the hallway lead to any non-public areas. Nonetheless, we will not permit people to loiter in the ramp hallway, for many reasons.

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

RESPONSE: Agreed.

Health Services Department

1. Building permit must comply with the attached Food Service Plan Review Requirements. See attached accessibility comments.

RESPONSE: Agreed.

Planning & Community Development Department

7. The Plan Commission must review and approve the following actions

- Amendment to Planned Unit Development (PUD) Ordinances 98-061, 99-028, and 13-032 to allow certain changes to the approved floor plan for the Metropolis Mixed Use Development.
- A Special Use Permit to allow a 3,974 sq. ft. restaurant and auditorium space.
- A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

RESPONSE: Agreed.

8. As it has been determined that a Variation is needed to waive the requirements for a parking and traffic study, please provide a response to the criteria for Variation approval, specifically:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations for that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

RESPONSE: The variation to waive the requirement for a parking and traffic study is appropriate as follows:

- The costs for planning and building Hey Nonny will be well over \$1 million (not including real estate costs), even without a parking and traffic study. As presently budgeted, business operations will generate only a small profit, but far less than a normal business rate of return. Adding the cost of a parking and traffic study only exacerbates this problem. Thus, it is true that the property in question cannot yield a reasonable rate of return if permitted to be used only if there is first and traffic and parking study.
- The owners of Hey Nonny do not view their situation as a "plight," but there are many "unique circumstances" attendant to the Hey Nonny plan. First and foremost, it is a business model that has not been attempted at this quality level in the Northwest Suburbs. That is true because it is expensive and complicated to pull it off. Our attempt is unique in our area. Second, the location of Hey Nonny for this business plan is unique: in an existing dining and entertainment building, including the community performing arts center, and immediately across the street from a park that is the community's summer home for music events,

and immediately adjacent to the Village's largest parking garage. Third, Hey Nonny will be the heart of the Village's efforts to create a dining and entertainment district with an urban feel in a suburban setting. Finally, Hey Nonny represents a significant cultural arts asset for the Village, conducted in a for-profit mode that requires no Village investment. We hope that the Village will find it useful to foster the development of such an arts asset.

- The parking and traffic study variation, if granted to Hey Nonny, will not alter the essential character of the locality. The locality is the downtown business district, which has a lively mix of dining options plus a limited array of entertainment. Excusing Hey Nonny from conducting a parking and traffic study will not in any way alter the nature of Arlington Heights' central business district.

9. How many employees do you anticipate? How many of these employees will be present at any one time (peak shift)?

RESPONSE: While we do not have a detailed staffing plan at this time, we anticipate that, at peak usage, as many as 20 employees might be present on premises. We anticipate a total of approximately 25 employees.

10. Please ensure that all plans to be resubmitted as a result of Round 1 Department review comments include a revision date;

RESPONSE: Agreed.

11. The Plat of Condominium shows that the space is 3,974 sq. ft. in area. Please have the architect include this information in the floor plan.

RESPONSE: The plans have been updated to reference the Plat of Condominium defining the space as 3,974 SF in area.

12. The square footage of each area on the floor plans do not match. Specifically, the "Proposed Floor Plan" (Sheet A-100) shows different square footage sizes as compared to the "Revised First Floor Space Plan (Sheet Sk-01.2). Please confirm which plan is accurate with relation to overall square footage and make revisions as necessary.

RESPONSE: Please refer to sheets A-001 and A-100 in the resubmitted documents for the current square footage(s) of the spaces in the proposed establishment. The likely variation between plans referenced in the question above had to do with values not being updated in the SK-01.2 space plan compared to the more recent A-100 plan.

13. Please include a note on the floor plan relative to the overall square footage of the seating area just for the restaurant portion of the business. Will the seating for the restaurant ever extend beyond the proposed 76 seats? For example, if your brunch menu becomes very popular and demand for standard dining [exceeds] 76 seats, would additional restaurant seating be provided, or would it be capped at 76 seats?

RESPONSE: The premises are designed to be flexible, including for dining service. To comply with the requirements for a Class AA liquor license, there will always be at

least 76 seats available for dining service. Because Sunday brunches (and perhaps Saturday too) will include music, we anticipate that more than 16 seats for dining service will be available in the venue room, so that the number of seats available for dining service in the whole establishment will be greater than 76. There may be other events in which more than 16 seats will be available for food service in the venue room, though we do not expect that to be a regular occurrence.

15. Does the space have a dedicated grease trap, or will a new one be installed? If so, where will the grease trap be installed?

RESPONSE: The existing shared grease trap shared by the whole building will be utilized. The MEP engineer will review existing conditions in relation to code requirements and ascertain if any adjustments to the plan are required.

16. Has an option for kitchen venting been determined? Please acknowledge that any exterior venting protrusions must comply with all screening requirements for such equipment.

RESPONSE: A venting plan for the kitchen has not yet been determined, but it is acknowledged that exterior venting protrusions must comply with applicable screening requirements for such equipment, as well as clearance requirements for access to fresh air in relation to existing equipment.

17. Will a new grease trap be installed as part of this development, or does the petitioner propose to tie into the existing grease trap that serves the building? If a new grease trap will be provided, where will it be located? If the petitioner is proposing to tie into the existing grease trap that serves the building, is there sufficient capacity within that grease trap to accommodate the needs of all users that discharge into the grease trap? Will permission from the other building owners be necessary to tie into the grease trap?

RESPONSE: As noted above, Petitioner anticipates using the existing grease trap. That grease trap is part of the common area resources for the building, and therefore use does not require permission from other condominium owners. That said, the other condominium owners are aware of, and supportive of, Petitioner's plan. Petitioner's MEP engineers will review the existing grease trap to determine whether there is sufficient capacity to permit adding Petitioner's use. If there is not, the condominium association will take steps necessary to ensure that capacity is expanded.

18. What percentage of time do you anticipate the venue space being used with the chairs/table versus all standing room?

RESPONSE: We anticipate that at least 90% of shows will be in the chairs/table arrangement

19. Do the windows along Vail Avenue open? How will sound be regulated from overflowing into the street?

RESPONSE: We do not have a final plan for the windows, but it is our intent to have windows that open. For evening shows, windows in the venue room will remain closed at all times (we're charging for music; we're going to try not to give it away through open windows). On Friday and Saturday afternoons, windows may be open, but we anticipate having low volume acoustic-type performances at those times.

20. Does the building contain any soundproofing between floors and/or units? Will sound/vibration overflow into the Metropolis Ballroom, Metropolis Theater, Big Shots, or Armand's become a problem?

RESPONSE: There is substantial space and mass separating the venue room from the Metropolis Theater, Big Shots, and Armand's. They present no sound bleed issues. The Metropolis Ballroom, however, is a far different story. The ceiling above the Hey Nonny space is the floor of the main ballroom upstairs, which consists of wooden flooring over 2 1/2" of concrete. There is no soundproofing, and there is in the present configuration an unacceptable level of sound bleed between the Ballroom and the Hey Nonny Venue space. As a result, Petitioner has retained the sound engineering firm Soundscape Engineering LLC of Chicago to design a sound attenuation plan for the spaces. That plan will involve (a) some fireproof baffling between the ceiling joists, (b) two or more layers of acoustic controlling drywall suspended on vibration-dampening hangers, which will be the new Hey Nonny venue ceiling, and (c) organizing the HVAC and fire suppression systems below the drywall so as to preserve the sound-dampening integrity of the drywall sound barrier.

21. Staff is aware of a perception that the Vail Avenue garage is at or near capacity during peak times on Friday and Saturday evenings. These are the times when Hey Nonny will be experiencing its peak parking demand. Staff will need to verify if the Vail Avenue garage has sufficient capacity to accommodate the estimated 220 patrons (160 standing room capacity + 60 chairs within restaurant side) that are expected within the establishment during peak times.

RESPONSE: Agreed.

Planning & Community Development Department

1. A separate application must be submitted for the outdoor dining. The outdoor dining must comply with the requirements per Chapter 28 which include decorative planters along the perimeter of the dining area. In addition, five feet of clearance must be maintained between the dining area and any obstruction (benches, light poles, tree grates, etc). At the time of application, the insurance must be provided as outlined in the outdoor dining requirements.

RESPONSE: Agreed.

Thank you for your assistance.

Harmony Hospitality LLC

d/b/a HEY NONNY

By: 

Malcolm H. Brooks, Member



HEY NONNY

LIVE MUSIC + LOCAL KITCHEN

October 24, 2017

Charles Witherington-Perkins
Director, Department of Planning and Community Development
Village of Arlington Heights

Re: Staff Comments re PC# 17-011 Hey Nonny Special Use Permit Application

Dear Charles:

In our response to Village Departmental comments last week, we inadvertently failed to provide responses to the issues raised by David Robb, Disability Services Coordinator. We appreciate Sam bringing that to our attention today. Our responses to David's comments are set out below.

Disability Services Coordinator

IAC Section 400.510(a)(2): No alternation shall be undertaken that decreases or has the effect of decreasing accessibility or usability of a building or facility below the requirements for new construction at the time of alteration.

RESPONSE: The proposed Hey Nonny construction does not decrease accessibility or usability of the building below the requirements for new construction at the time of alteration.

1. 16x12 Stage. Provide an accessible route (wheelchair ramp or platform lift) to the stage per IAC Section 400.31(a).

RESPONSE: The Hey Nonny stage is not a public area (a separate "floor" or "mezzanine") to which the requirements of Section 400.310(a) apply. The public is not invited or permitted on the stage. That said, Hey Nonny is open to disabled and non-disabled performers alike, and a disabled performer is booked to perform, Hey Nonny will provide an accessible route (wheelchair ramp or platform lift) to the stage.

2. Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height. . . ., a portion of the main counter and bar measuring a minimum of 60 inches shall be provided in compliance with IAC Section 400.310(w)(2-4) or service shall be provided at accessible tables in the same area per IAC Sec. 400.320(l)(1 and 2) and 400.310(w)(2-4). (See attached illustrations "National Restaurant Assoc's "Restaurant Design Requirements").

Note. Accessible counters, bars, and tables are those that provide a clear knee space measuring: 27-inches from the floor to the bottom edge of the table, bar, or counter. 30-inches wide between table legs or table supports. 19 inches deep from the table edge to support post or table leg and table top heights of 28 to 34 inches high.

RESPONSE: Accessible tables complying with the above standards will be available in the bar area.

3. Men's and Women's Single User-Restrooms: The existing restrooms are not accessible per the requirements of IAC 400.310(n) and 400. Illustration B, Figures: 3, 25, 28, and 29.

RESPONSE: See Appendix A to Hey Nonny's original responses, attached again below, which includes an analysis of compliance with accessibility requirements for restrooms. In addition, the following responds to the specific illustration requirements relating to the IAC, and how they coordinate with the existing publicly accessible toilet rooms:

Illustration B, Figure 3: 60" diameter turning radius. Existing public toilet rooms have clear turning radius.

Illustration B, Figure 25: Clear door push and pull clearances. Existing public toilet room doors have required clearances.

Illustration B, Figure 28: Clearances at water closet. Existing public toilet room ADA stalls have required minimum floor clear areas.

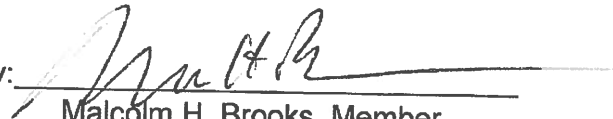
Illustration B, Figure 29: Grab bars at water closets. Existing public toilet room ADA stalls have code-required grab bars.

Thank you for your assistance.

Harmony Hospitality LLC

d/b/a HEY NONNY

By:


Malcolm H. Brooks, Member

APPENDIX A TO PC#17-011

MEMORANDUM FROM d+k ARCHITECTS RE BATHROOMS FOR HEY NONNY

October 24, 2017

BACKGROUND.

Hey Nonny is a restaurant/bar/music venue planned for 10 S. Vail Ave., Arlington Heights. As part of the design work, it has been determined the required number of toilet rooms and any associated fixtures for the premises, as well as the proper availability of ADA-compliant toilet rooms. Because these are important issues, the project team is setting out here the determination, how it was arrived at, and how it relates to the design for the Hey Nonny premises. In the context of performing this, the project team has reviewed the ADA Standards for Accessible Design (2010 edition), Illinois Accessibility Code and the associated International Building Code(s) that have been adopted by the Village of Arlington Heights and the associated village amendments. In addition, on September 27, 2017 d+k spoke to Felicia Burton (an accessibility specialist for the Illinois Capital Development Board) regarding ADA requirements. Finally, d+k worked with the owners of Hey Nonny to determine realistic maximum occupant loads, which they understand will be converted into occupancy limits.

REQUIRED FIXTURE COUNT.

As it has developed, the Hey Nonny design is to operate primarily as a restaurant with a significant music component. The premises will be operated as a single business. Many times, the operable partition will be open and the spaces will be physically one space. Thus, at those times, the music will be available throughout the premises. Further, whether the partition is open or closed, food service will be available in both sides of the premises at all times (in at least 16 seats in the venue room; sometimes throughout that room). Further, the owners report that between 65%-70% of revenue is expected to come from food service and beverage service related to dining (the remaining 30%-35% of revenue will come from concert ticket sales and beverage service related to concert attendance without food service). Per Chapter 3, sections 302 and 303 of the 2009 International Building Code, the project team has determined that an A-2 occupancy classification as the space "includes assembly uses intended for food and/or drink consumption including, but not limited to: banquet halls, casinos, nightclubs, restaurants, cafeterias, taverns and bars."

Because a portion of the toilet rooms to be used at Hey Nonny are in the public, common space of the condominium and shared with Armand's restaurant, the requirements for Hey Nonny must be analyzed taking into consideration the maximum occupant load for all occupants. The project team has analyzed the three dining spaces used in the Armand's operation and have calculated a maximum occupant load for the Armand's space at 175 people. Based on the

conversations with Hey Nonny ownership, d+k calculated the maximum occupant load for the Hey Nonny space at 259 occupants (patrons, performers and employees). Thus, the combined load is 434 occupants. For calculation purposes, we assumed 217 men and 217 women, per standard calculation rules.

The project team did not include the upstairs Metropolis Ballroom, or the downstairs Big Shot Piano Lounge in our calculations, because those spaces each have their own toilet rooms that serve their clientele.

Per the Illinois Plumbing Code requirements, the applicable rules require 2 water closets for 101-300 occupants and 3 lavatories for 201-400 occupants for men. Thus, 217 men would require 2 water closets and 3 lavatories.

Per the Illinois Plumbing Code requirements, the applicable rules require 4 water closets for 101-300 occupants and 3 lavatories for 201-400 occupants for women. Thus, 217 women would require 4 water closets and 3 lavatories.

The existing first floor common area toilet rooms each contain 3 water closets and 2 lavatories. Thus, Hey Nonny must add at least 1 lavatory for men, and 1 water closet and 1 lavatory for women to achieve compliance. While Hey Nonny is not required to add water closets and lavatories above and beyond those requirements, the facility will be adding fixtures for ease of access and use within the space. These additional toilet rooms will be sufficient to permit Hey Nonny to meet all applicable numerical plumbing requirements.

ADA COMPLIANT TOILET ROOMS

The common area bathrooms each contain ADA-compliant facilities. The path to each of these rooms from Hey Nonny is approximately 160 feet from the most remote point within Hey Nonny to the public, common toilet rooms. These ADA-compliant facilities meet Hey Nonny's requirement for ADA toilet rooms.

The original Hey Nonny plan had one non-ADA men's toilet room, one non-ADA women's toilet room, and one unisex ADA compliant toilet room. In our conversation with Felecia Burton with the State of Illinois, she said that having a unisex ADA toilet room on premises would not be acceptable: if there is one more facility than required, then there must be an equal number of men's and women's ADA compliant toilet rooms. She did not view a unisex toilet room as meeting this requirement.

There is not enough room in the premises to add another ADA bathroom (if there is to be enough seating to make the venture financially viable). Also, there is not enough room to expand the two non-ADA men's and women's toilet rooms into ADA compliant toilet rooms. Therefore, the choice was to either take out the large unisex toilet room in the plans, or to recharacterize it as either non-ADA unisex or an additional women's toilet room. The owners

felt that the on-premises toilet room would be a benefit to guests and, even though it is not required to meet numerical requirements, have opted to retain it, and to retain it in its present size. Thus, while it will not be characterized as an ADA compliant toilet room, it could still serve handicapped and non-handicapped guests alike.

d+k Architects
1147 W. Ohio St. Suite 103
Chicago, Illinois 60642