



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 22, 2014
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Hillside Auto Body & Towing - 25 E. University Dr. - T1468
Land Use Variation
- B. Arlington Beer Company - 3 N. Hickory Avenue - T1479
Land Use Variation
- C. Arlington Beer Company - 19 N. Hickory Avenue - T1480
Land Use Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Hillside Auto Body & Towing - 25 E. University Dr. - T1468

Department: Planning & Community Development

REQUESTED ACTION

A Land Use Variation to allow Major Repair in the M-2 district.

VARIATIONS IDENTIFIED

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 18 parking spaces instead of the required 47 spaces.

RECOMMENDATION

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

1. The petitioner must submit a written response to the following land use variation criteria:
 - 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; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance and floor plan must be provided as part of the formal submittal.
3. The vehicle storage area must be clearly delineated on the plans and details of the proposed fence must be provided
4. Petitioner shall cease all non-conforming operations at the 200 E. Palatine Road property by a specific date to be determined by the Village
5. The 200 E. Palatine Road property shall be cleaned and restored within 6 months of

ceasing operations.

6. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Petitioner Response to Additional Zoning Information	Correspondence
Supporting Documents	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 22, 2014
Date Prepared: October 17, 2014
Project Title: Hillside Auto Body and Towing
Address: 25 E. University Drive

BACKGROUND INFORMATION

Petitioner: James and Mark Balek
Address: 200 E. Palatine Road
 Arlington Heights, IL 60004

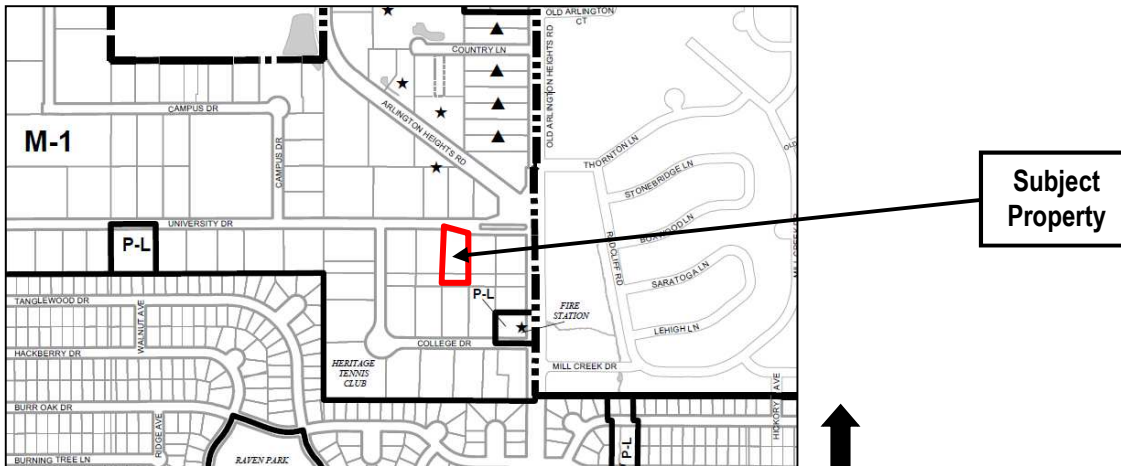
Existing Zoning: M-1, Research, Development and Light Manufacturing District

Requested Action:

- A Land Use Variation to allow Major Repair in the M-2 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 18 parking spaces instead of the required 47 spaces.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development, & Light Manufacturing District	Industrial, Warehouse (Pro Fastening System, Public Storage)	R&D, Mfg., Warehouse
South	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Bancare)	R&D, Mfg., Warehouse
East	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Leonard's Guide – Logistics Company)	R&D, Mfg., Warehouse
West	M-1, Research, Development, & Light Manufacturing District	Industrial/Commercial (Buckeridge Door)	R&D, Mfg., Warehouse

Background

The subject property is approximately 1.28 acres in area with a free-standing building totaling approximately 15,110 square feet in area. At this time, there does not appear to be a striped parking area for this building. The petitioner, Hillside Auto Body and Towing has their primary location at 200 E. Palatine Road. In 2004, the petitioner received a land use variation to allow Motor Vehicle Repair, Major Facility and Motor Vehicle Towing Service in the M-1 Research, Development and Light Manufacturing District at 120 W. University Drive. The petitioner would like to operate a Major Motor Vehicle Repair Facility at this location and will be occupying the entire tenant space.

Per the Zoning Ordinance, "Major motor vehicle repair" is defined as "engine rebuilding or major reconditioning of worn or damaged motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; and overall painting of vehicles." Hillside Auto Body and Towing has indicated that they recently entered into two new contracts to provide auto body and mechanical repair services to a fleet of vehicles owned by a national rental company, and an inventory of vehicles for a local dealership. To accommodate the additional space for its expanding repair operations, they are requesting a land use variation to allow major motor vehicle repair at 25 E. University Dr.

Major Motor Vehicle Repair is permitted in the "B-3" and "M-2" districts. Therefore, a land use variation would be necessary to allow this use at this location.

Hillside Auto Body and Towing has indicated that they anticipate hiring two to five new employees immediately, and more employees as their operations continue to expand. The number of vehicles that will be stored for auto or mechanical repair, on any given day, will be 10 to 15 vehicles. The facility would operate on Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 8:00 a.m. to 12:00 p.m.

Hillside Auto Body and Towing had anticipated fully transitioning its operations (towing and repair) from 200 E. Palatine Road to 120 W. University Drive. However, as operating out of a single location is no longer feasible for them, they are seeking a land use variation for their repair operations at this site. Hillside Auto Body and Towing has indicated that if the land use variation is granted, they will commence operations at this site immediately. As part of their formal Plan Commission submittal, the petitioner must provide a specific time frame within which operations at the 200 E. Palatine Road location will cease. As a condition of the land use variation, a condition regarding a specific date by which non-conforming operations at the 200 E. Palatine Road site must cease will be included.

Zoning and Comprehensive Plan

The site is currently zoned M-1 Research, Development, & Light Manufacturing District. Because the use is not permitted in the M-1 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as 'R&D, Mfg., Warehouse'. The proposed use is not consistent with the Comprehensive Plan.

Building, Site and Landscape Related Issues

The Petitioner is not proposing any exterior modifications to the building; therefore Design review is not required. Per the Zoning Ordinance, within the M-1 district, all research, business, production, servicing and processing must take place within completely enclosed buildings unless otherwise specified. All storage must be in completely enclosed buildings or structures if located within 150 feet of a residence district. Storage located elsewhere in this district may be open to the sky but must be enclosed by solid walls or fences (including solid doors or gates thereto) at least eight feet high, but in no case lower in height than the enclosed storage and suitably landscaped. Since the proposed property is not within 150 feet of a residence district, the vehicle storage area must be enclosed by a solid wall or fence, at least 8 feet in height. At this time, there is an existing chain link fence in the rear of the property.

The applicant has indicated that all vehicles stored for auto body or mechanical repairs will be stored either inside the building or in the back of the building, fully enclosed by a fence, with limited public visibility. The vehicle storage area must be clearly delineated on the plans and details of the proposed fence must be provided.

Traffic & Parking Related Issues

At this time, there are no clearly striped parking spaces for this property. The petitioner has indicated that for their new contracts, they (Hillside) will be responsible for transporting the vehicles to and from the owner's facility and therefore they do not anticipate an increased need for customer parking.

The petitioner has provided a sketch plan with accessible parking proposed on the east side of the front driveway, directly in front of the building's entrance. Six parallel customer parking spaces are proposed on the driveway on the west side of the building. Parallel parking spaces must be 9 feet x 21 feet in dimension with a 24-foot two-way drive aisle. From the plan, it does not appear that these dimensional standards can be met as proposed. Eleven employee parking spaces are delineated in the rear of the building. A detailed, dimensioned parking plan must be provided to determine whether that all dimensional standards for parking spaces can be met.

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	Code Use	Square Footage (SF)/Bays	Parking Square Footage (SF)	Parking Standard	Employees	Vehicles	Required Parking
Office	Business and Professional Offices	1800 SF	1800	1 space/ 300 SF			6
Service Area	Automobile Service Station	12 bays	13,310	One space for each employee plus three spaces for each service bay	5		41
Total			15,110				47
					Spaces available		18
					Surplus/(Deficit)		(29)

Staff does not support the variation from the required number of parking spaces as there is adequate room on the site to provide the required parking. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance must be provided as part of the formal submittal.

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. Staff supports a variation to not require a traffic study and parking analysis.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 18 parking spaces instead of the required 47 spaces.**

The petitioner must submit a response to the variation hardship criteria.

Recommendation

The Staff Development Committee is generally supportive of the Land Use Variation subject to the following:

1. The petitioner must submit a written response to the following land use variation criteria:

- 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; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance and floor plan must be provided as part of the formal submittal.
 3. The vehicle storage area must be clearly delineated on the plans and details of the proposed fence must be provided
 4. Petitioner shall cease all non-conforming operations at the 200 E. Palatine Road property by a specific date to be determined by the Village
 5. The 200 E. Palatine Road property shall be cleaned and restored within 6 months of ceasing operations.
 6. These are preliminary comments only. Additional comments may be provided during formal review.

October 17, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads



200 E. Palatine Road, Arlington Heights, Illinois 60004
120 W. University Drive, Arlington Heights, Illinois 60004
25 E. University Drive, Arlington Heights, Illinois 60004
(847) 253-0183 Phone (847) 253-1658 Fax
markb@hillside towing.net

October 13, 2014

Via Personal Delivery and E-Mail

Ms. Latika V. Bhide
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Hillside Auto Body & Service, Inc.
25 E. University Drive, Arlington Heights, Illinois
Temporary File No. T1468

Dear Ms. Bhide:

Thank you for your letter dated September 22, 2014, with respect to our request for a land use variance, Major Motor Vehicle Repair, for 25 E. University Drive, Arlington Heights ("25 E. University"). Please accept this letter as a response to your general comments.

Background

As you are aware, Hillside Auto Body & Service, Inc. ("Hillside") has operated a towing and repair facility in Arlington Heights since the 1920s. Our primary location is 200 E. Palatine Road, Arlington Heights ("200 E. Palatine"). In or around 2003, we purchased undeveloped property at 120 W. University Drive, Arlington Heights ("120 W. University"), to develop into a new location for our towing and auto repair operations. 120 W. University is located in an M-1 District, and required a Major Motor Vehicle Repair variance. The Village of Arlington Heights ("Village") subsequently granted this variance to Hillside.

Hillside has fully developed 120 W. University with a state of the art auto repair facility secured by a 12-foot fence. Hillside began operating some of its repair services out of this location in 2012.

As you are also aware, Hillside had anticipated fully transitioning its operations (towing and repair) from 200 E. Palatine to 120 W. University. Notwithstanding, Hillside recently entered into two new contracts to provide auto body and mechanical repair services to a fleet of vehicles owned by a national rental company, and an inventory of vehicles for a



HILLSIDE AUTO BODY & SERVICE, INC. * HILLSIDE TRANSPORTATION, LLC *

local dealership. Accordingly, operating out of a single location is no longer feasible, as Hillside will need additional space for its expanding repair operations.

25 E. University Drive

We purchased 25 E. University in July 2013. The building had been vacant and unused since 2010. Indeed, the property taxes had not been paid on this building and were already sold to a third-party. The building and lot were in utter disrepair.

Since purchasing 25 E. University, we have made significant improvements to the property and building. We have cleaned and repainted the exterior of the building. We obtained a permit from the Village, and replaced the front and side driveways with 8 inch concrete. In addition, inside the building, the floor was sinking, but we were able to mud-jack the floors back into position. We also updated all of the offices.

Request for Variance and Proposed Operations

Prior to construction at 120 W. University, the Village granted Hillside a Major Motor Vehicle Repair variance to operate its auto body and mechanical repair center. 25 E. University, is conveniently located right down the street from 120 W. University in the same M-1 District, and, therefore, an ideal location for Hillside to expand its operations. If granted, we will begin operating out of 25 E. University almost immediately, which will mark the first time in four years this property has been in use. Further, the rear of the property is already secured by a fence, and the building can be easily converted to a repair facility without major renovation.

Hillside anticipates hiring two to five new employees immediately, and more employees as operations continue to expand. Hillside also anticipates this operation will generate increased sales tax revenue for auto parts purchased in the course of repair services.

Please find enclosed a survey of 25 E. University. All vehicles stored for auto body or mechanical repairs will be stored inside or in the back of the building, fully enclosed by a fence, with limited public visibility. We anticipate the number of vehicles that will be stored for auto or mechanical repair, on any given day, will be 10 to 15 vehicles. 25 E. University would operate concurrently with our 120 W. University location, Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturdays, 8:00 a.m. to 12:00 p.m.

On the enclosed survey, we have identified proposed parking for customers and employees. On the east side of the front driveway, directly in front of the building's entrance, there will be handicapped parking spots. Along the side driveway on the west side of the building, there will be 6 spots designated customer parking. Please note, at least for these new contracts, we will be responsible for transporting the vehicles to and from the



owner's facility, thus, do not anticipate an increased need for customer parking. Employees will park in the rear of the building. We have designated 11 spots for employee parking.

Failure to grant this variance will result in a great hardship to Hillside. Hillside will be forced to look outside Arlington Heights for a new location which, undoubtedly, will be further away from its current operations. Consequently, 25 E. University will be left vacant until a tenant or purchaser can be found.

This is also a unique situation wherein Hillside has already obtained an identical variance for 120 W. University – less than a block away from 25 E. University – which is located in the same M-1 District.

Finally, the variance, if granted would not alter the character of this district, especially since the Village has already granted an identical variance in this district to Hillside. Rather, Hillside's operations will only enhance business in this location and bring a vacant, unused property back into the stream of commerce. Indeed, Hillside has already made tremendous improvements, rendering the property more aesthetically pleasing to the public. Moreover, vehicles awaiting repair will be parked inside the building or in the back of the building, which has limited visibility from the street.

Thank you for your time and assistance in this matter. We look forward to presenting our request to the Plat and Subdivision Committee. Please feel free to call or email me with any questions or comments.

Kind regards,

James Balek, Jr.

Mark Balek

cc. Colleen J. Balek (cjbalek@gmail.com w/o enclosures)



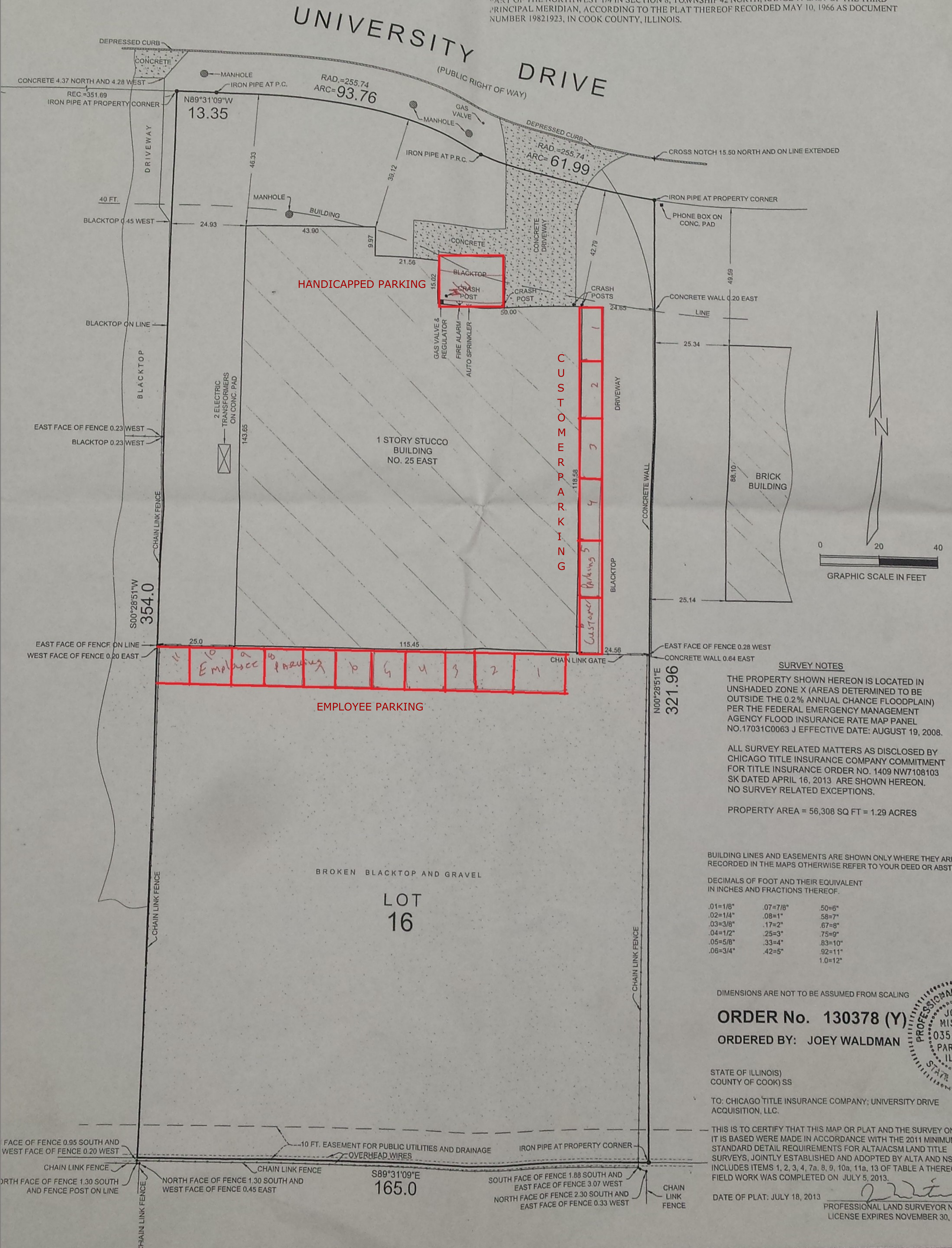
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email: surveys@certifiedsurvey.com

ALTA/ACSM LAND TITLE SURVEY

LOT 16 IN RESUBDIVISION OF PART OF LOT 1 AND ALL OF LOTS 2 THRU 5 INCLUSIVE IN ARLINGTON INDUSTRIAL AND RESEARCH CENTER UNIT 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1966 AS DOCUMENT NUMBER 19821923, IN COOK COUNTY, ILLINOIS.



SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO.17031C0063 J EFFECTIVE DATE: AUGUST 19, 2008.

ALL SURVEY RELATED MATTERS AS DISCLOSED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1409 NW7108103 SK DATED APRIL 16, 2013 ARE SHOWN HEREON. NO SURVEY RELATED EXCEPTIONS.

PROPERTY AREA = 56,308 SQ FT = 1.29 ACRES

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	.50=6"
.02=1/4"	.08=1"	.58=7"
.03=3/8"	.17=2"	.67=8"
.04=1/2"	.25=3"	.75=9"
.05=5/8"	.33=4"	.83=10"
.06=3/4"	.42=5"	.92=11"
		1.0=12"

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 130378 (Y)

ORDERED BY: JOEY WALDMAN

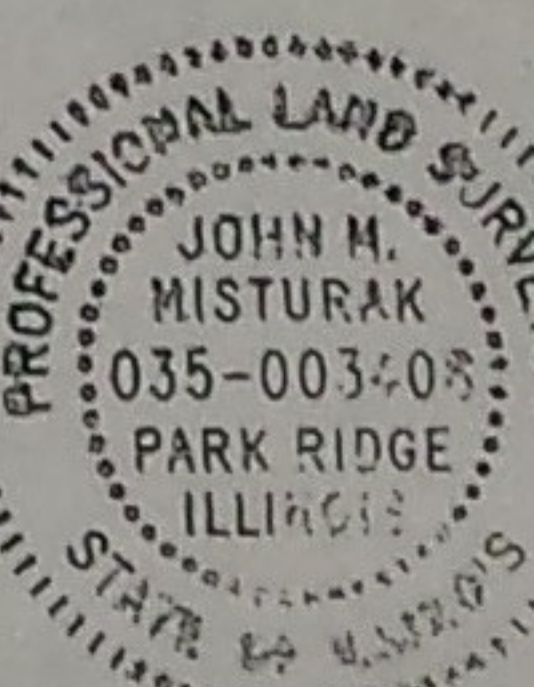
STATE OF ILLINOIS
COUNTY OF COOK) SS

TO: CHICAGO TITLE INSURANCE COMPANY; UNIVERSITY DRIVE ACQUISITION, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10a, 11a, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 5, 2013.

DATE OF PLAT: JULY 18, 2013

PROFESSIONAL LAND SURVEYOR NO. 3408
LICENSE EXPIRES NOVEMBER 30, 2014





200 E. Palatine Road, Arlington Heights, Illinois 60004
120 W. University Drive, Arlington Heights, Illinois 60004
25 E. University Drive, Arlington Heights, Illinois 60004
(847) 253-0183 Phone (847) 253-1658 Fax
markb@hillside towing.net

October 13, 2014

Via Personal Delivery and E-Mail

Ms. Latika V. Bhide
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Hillside Auto Body & Service, Inc.
25 E. University Drive, Arlington Heights, Illinois
Temporary File No. T1468

Dear Ms. Bhide:

Thank you for your letter dated September 22, 2014, with respect to our request for a land use variance, Major Motor Vehicle Repair, for 25 E. University Drive, Arlington Heights ("25 E. University"). Please accept this letter as a response to your general comments.

Background

As you are aware, Hillside Auto Body & Service, Inc. ("Hillside") has operated a towing and repair facility in Arlington Heights since the 1920s. Our primary location is 200 E. Palatine Road, Arlington Heights ("200 E. Palatine"). In or around 2003, we purchased undeveloped property at 120 W. University Drive, Arlington Heights ("120 W. University"), to develop into a new location for our towing and auto repair operations. 120 W. University is located in an M-1 District, and required a Major Motor Vehicle Repair variance. The Village of Arlington Heights ("Village") subsequently granted this variance to Hillside.

Hillside has fully developed 120 W. University with a state of the art auto repair facility secured by a 12-foot fence. Hillside began operating some of its repair services out of this location in 2012.

As you are also aware, Hillside had anticipated fully transitioning its operations (towing and repair) from 200 E. Palatine to 120 W. University. Notwithstanding, Hillside recently entered into two new contracts to provide auto body and mechanical repair services to a fleet of vehicles owned by a national rental company, and an inventory of vehicles for a



HILLSIDE AUTO BODY & SERVICE, INC. * HILLSIDE TRANSPORTATION, LLC *

local dealership. Accordingly, operating out of a single location is no longer feasible, as Hillside will need additional space for its expanding repair operations.

25 E. University Drive

We purchased 25 E. University in July 2013. The building had been vacant and unused since 2010. Indeed, the property taxes had not been paid on this building and were already sold to a third-party. The building and lot were in utter disrepair.

Since purchasing 25 E. University, we have made significant improvements to the property and building. We have cleaned and repainted the exterior of the building. We obtained a permit from the Village, and replaced the front and side driveways with 8 inch concrete. In addition, inside the building, the floor was sinking, but we were able to mud-jack the floors back into position. We also updated all of the offices.

Request for Variance and Proposed Operations

Prior to construction at 120 W. University, the Village granted Hillside a Major Motor Vehicle Repair variance to operate its auto body and mechanical repair center. 25 E. University, is conveniently located right down the street from 120 W. University in the same M-1 District, and, therefore, an ideal location for Hillside to expand its operations. If granted, we will begin operating out of 25 E. University almost immediately, which will mark the first time in four years this property has been in use. Further, the rear of the property is already secured by a fence, and the building can be easily converted to a repair facility without major renovation.

Hillside anticipates hiring two to five new employees immediately, and more employees as operations continue to expand. Hillside also anticipates this operation will generate increased sales tax revenue for auto parts purchased in the course of repair services.

Please find enclosed a survey of 25 E. University. All vehicles stored for auto body or mechanical repairs will be stored inside or in the back of the building, fully enclosed by a fence, with limited public visibility. We anticipate the number of vehicles that will be stored for auto or mechanical repair, on any given day, will be 10 to 15 vehicles. 25 E. University would operate concurrently with our 120 W. University location, Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturdays, 8:00 a.m. to 12:00 p.m.

On the enclosed survey, we have identified proposed parking for customers and employees. On the east side of the front driveway, directly in front of the building's entrance, there will be handicapped parking spots. Along the side driveway on the west side of the building, there will be 6 spots designated customer parking. Please note, at least for these new contracts, we will be responsible for transporting the vehicles to and from the



owner's facility, thus, do not anticipate an increased need for customer parking. Employees will park in the rear of the building. We have designated 11 spots for employee parking.

Failure to grant this variance will result in a great hardship to Hillside. Hillside will be forced to look outside Arlington Heights for a new location which, undoubtedly, will be further away from its current operations. Consequently, 25 E. University will be left vacant until a tenant or purchaser can be found.

This is also a unique situation wherein Hillside has already obtained an identical variance for 120 W. University – less than a block away from 25 E. University – which is located in the same M-1 District.

Finally, the variance, if granted would not alter the character of this district, especially since the Village has already granted an identical variance in this district to Hillside. Rather, Hillside's operations will only enhance business in this location and bring a vacant, unused property back into the stream of commerce. Indeed, Hillside has already made tremendous improvements, rendering the property more aesthetically pleasing to the public. Moreover, vehicles awaiting repair will be parked inside the building or in the back of the building, which has limited visibility from the street.

Thank you for your time and assistance in this matter. We look forward to presenting our request to the Plat and Subdivision Committee. Please feel free to call or email me with any questions or comments.

Kind regards,

James Balek, Jr.

Mark Balek

cc. Colleen J. Balek (cjbalek@gmail.com w/o enclosures)





Item: Arlington Beer Company - 3 N. Hickory Ave. - T1479

Department: Planning & Community Development

REQUESTED ACTION

A Land Use Variation for manufacturing, bottling and distributing alcoholic beverages in the R-7 district.

VARIATIONS IDENTIFIED

Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.

Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the required 4 spaces.

RECOMMENDATION

The Staff Development Committee would request additional details regarding tours and tastings, prior to providing a recommendation on that portion of the request. The Staff Development Committee is generally supportive of the Land Use Variation to allow the manufacture, bottling and distribution of alcoholic beverages subject to the following:

1. The petitioner must submit a written response to the following land use variation criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

2. The petitioner must submit a written response to the following variation criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

3. The Land Use Variation will be limited to the applicant and last only for the term of their lease at this location.

4. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance and detailed floor plan must be provided.
5. Additional details regarding the tastings and tours, such as tour/tasting hours, estimated number of people attending, etc. must be provided and coordinated with the Village Manager's office regarding liquor license.
6. Staff does not support the variation from Chapter 28, Section 11.4, Schedule of Parking Requirements.
7. The petitioner shall provide parking counts over a three day period at their existing Itasca site to determine the impact of "tours/tastings" on the parking.
8. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Location Map	Exhibits
Supporting Documents	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 22, 2014
Date Prepared: October 17, 2014
Project Title: Arlington Beer Company
Address: 3 N. Hickory Avenue

BACKGROUND INFORMATION

Petitioner: Kathleen Egan
Address: 3 N. Hickory Avenue
 Arlington Heights, IL 60004

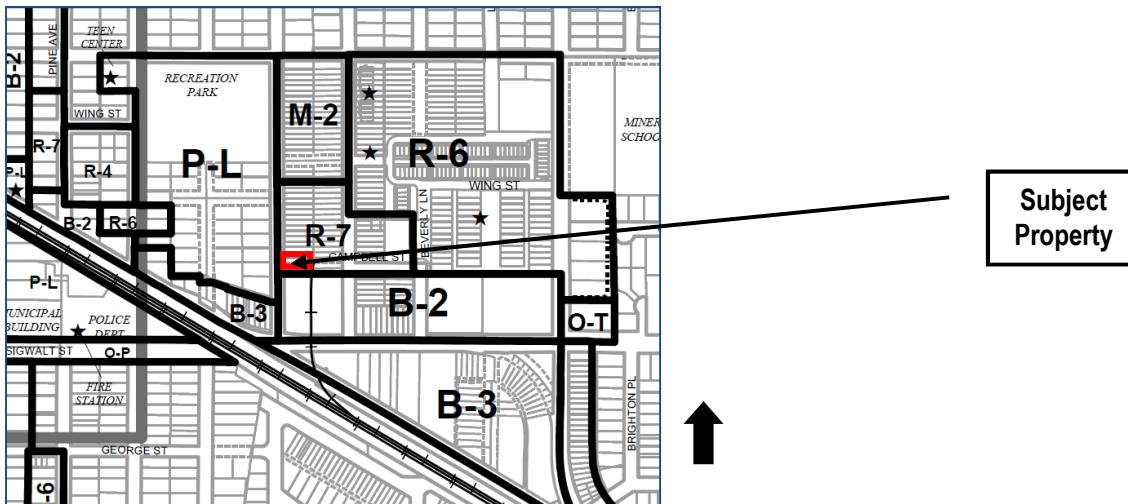
Existing Zoning: R-7, Multiple Family Dwelling District

Requested Action:

- A Land Use Variation for manufacturing, bottling and distributing alcoholic beverages in the R-7 district

Variations Identified:

- Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the required 4 spaces.

**Surrounding Properties**

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-7, Multiple Family Dwelling District	Reese Automotive	High Density Multi Family
South	B-2, General Business District	Parkside Auto Body	Mixed Use
East	R-7, Multiple Family Dwelling District	Parking (Beverly Lanes)	Single Family Attached
West	R-7, Multiple Family Dwelling District	Vacant	High Density Multi Family

Background

The subject property is approximately 6,534 square feet in area with a free-standing building totaling approximately 2,470 square feet in area. The petitioner will be occupying approximately 1,690 square feet at this location. At this time, there does not appear to be a striped parking area for this building. The petitioner, Arlington Beer Company would like to open a production microbrewery at this location. The petitioner is proposing to manufacture craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars. Along with the brewing operation, the applicant would also like to provide brewery tours to customers on designated dates and times. During these tours, customers can “taste” the products brewed. Within the tenant space, the brewery area will be approximately 1,490 SF in area, the office area will be approximately 150 SF and the storage area will be approximately 50 SF. The petitioner has indicated that there will be 6 employees, including 2 brewers on site.

On July 23, 2012, communication regarding the zoning of the property was sent to the petitioner stating that the property as zoned was permitted for a brewery. Unfortunately, this was a mistake and is not correct. Per the Zoning Ordinance, manufacturing of “Beverages: Non-Alcoholic” is permitted in the M-2 district. But the production of alcoholic beverages is not permitted.

It should be noted that the property is located in the Hickory Kensington Overlay District. It was previously zoned M-2, Limited Heavy Manufacturing District. Buildings constructed prior to adoption of the Zoning Ordinance, in areas zoned M-2 as set forth on the Village's Zoning Map, dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District, as outlined in Ordinance. However, manufacturing of alcoholic beverages is not permitted in the M-2 district, or in current R-7 zoning district, therefore requiring a land use variation.

Tax Increment Financing District

The petitioner should be aware that the subject site is part of a Tax Increment Financing (TIF) District and is designated for redevelopment. The site may be redeveloped at a future date, pursuant to the approved redevelopment plan.

Zoning and Comprehensive Plan

The site is currently zoned R-7, Multiple Family Dwelling District. Because the use is not permitted in the R-7 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village's Comprehensive Plan designates this property as ‘High Density Multi-Family’. The proposed use is not consistent with the Comprehensive Plan. The plan for this area envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings no taller than 5 floors.

Building, Site and Landscape Related Issues

Details have not been provided on whether the petitioner is proposing any exterior modifications to the building. If exterior modifications are proposed, then a Design review will be required. Details must be provided regarding where spent grain will be stored. If it is proposed to be stored outdoors, then appropriate screening shall be required.

Traffic & Parking Related Issues

At this time, there are no clearly striped parking spaces for this property. Parking can be provided on the east side of the building to the rear of the property. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance must be provided as part of the formal submittal.

Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	CODE USE	SF/ Employees/ Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Brewery	Establishments engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	6 ^ employees	6 employees	1 space/2 employees + 1/vehicle used in the conduct of the Enterprise	3*
Office	Offices	150 SF	150 SF	1space/300 SF	1
Total					4
<i>Total Provided</i>					<i>0</i>
Surplus / (Deficit)					(4)

^ It must be verified whether the total 6 employees includes both the 3 N. Hickory and 19 N. Hickory locations.

* The number of the vehicles used in the conduct of the enterprise must be verified.

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation that are not adjacent to a major or secondary arterial street as defined by the Village's Thoroughfare Plan. Staff supports a variation to not require a traffic study and parking analysis. However, the petitioner must provide parking counts over a three day period at their Itasca site to determine the impact of "tours/tastings" on the parking. As it appears that there is room on the site to provide the required parking, staff does not support the variation from the required number of parking spaces.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the required 4 spaces.**

The petitioner must submit a response to the variation hardship criteria.

Analysis

Due to the fact that this is a small (1,690 SF) portion of the existing building, other comparable uses could go in the building under the M-2 provision, and incorrect information was provided to the petitioner, the Staff Development Committee is supportive of the Land Use Variation subject to receiving additional details.

Liquor License

The Village Manager's office has indicated that a liquor license is not required for brewing beer and bottling for wholesale. Because the petitioner is proposing to give out "tastings" of the product during tours, therefore, a liquor license would be needed. The petitioner shall coordinate with the Village Manager's office regarding obtaining the appropriate liquor license.

Recommendation

The Staff Development Committee would request additional details regarding tours and tastings, prior to providing a recommendation on that portion of the request. The Staff Development Committee is generally supportive of the Land Use Variation to allow the manufacture, bottling and distribution of alcoholic beverages subject to the following:

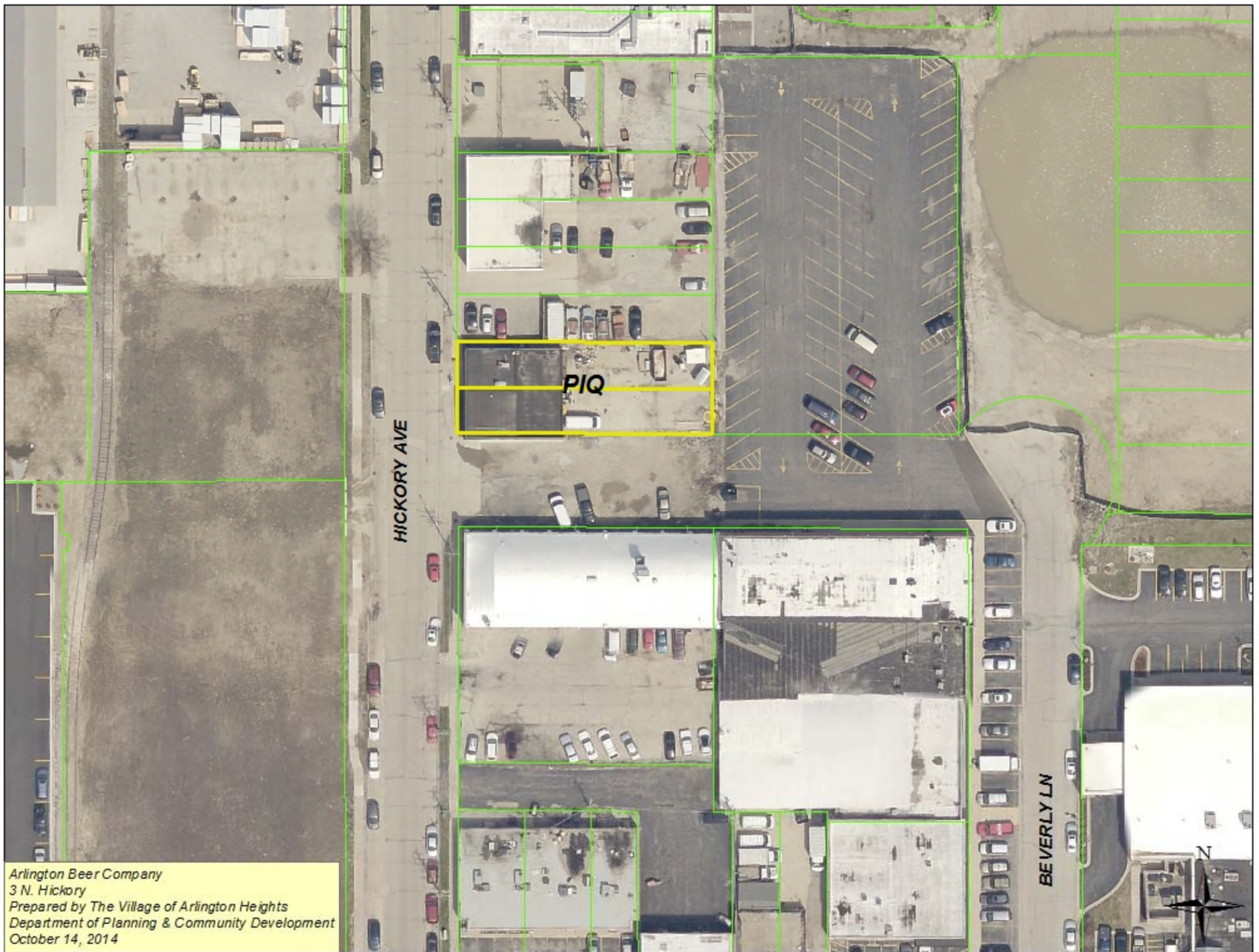
1. The petitioner must submit a written response to the following land use variation criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and

- The variation, if granted, will not alter the essential character of the locality.
- 2. The petitioner must submit a written response to the following variation criteria:
 - 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; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
- 3. The Land Use Variation will be limited to the applicant and last only for the term of their lease at this location.
- 4. A fully dimensioned detailed site plan, delineating parking and meeting the landscaping requirements of the Ordinance and detailed floor plan must be provided.
- 5. Additional details regarding the tastings and tours, such as tour/tasting hours, estimated number of people attending, etc. must be provided and coordinated with the Village Manager's office regarding liquor license.
- 6. Staff does not support the variation from Chapter 28, Section 11.4, Schedule of Parking Requirements.
- 7. The petitioner shall provide parking counts over a three day period at their existing Itasca site to determine the impact of "tours/tastings" on the parking.
- 8. These are preliminary comments only. Additional comments may be provided during formal review.

October 17, 2014

Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads



Arlington Beer Company
3 N. Hickory
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 14, 2014

Arlington Beer Company, Inc.

Production Brewery: 3 N. Hickory & 19 N. Hickory Arlington Heights

Statement of Purpose:

Arlington Beer Company, Inc. is a production microbrewery that will be located at 3 N. Hickory and 19 N. Hickory in the well established Village of Arlington Heights, Illinois. Our main brewing system is a one of a kind 7bbl brewhouse with a built in decoction vessel. We will manufacture our products on site at both of our locations which will afford us the flexibility to create small batch specialty ales as well as larger batched staple products. The combined brewing systems will enable us to create unique products on a consistent basis including craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars.

We will be penetrating a market where craft beer is highly sought after yet no microbreweries exist within an approximate 25 mile radius. The community of Arlington Heights is business friendly with a well established population of over 75,000 residents, and a medium household income of \$77,121. These demographics will contribute to the success of our business. This section of Arlington Heights, given it's proximity to the downtown area, creates a strategic advantage for the distribution of our products on a local basis.

We will have six employees on site, including two brewers who have many years of hands-on brewing experience as well as holding an International Brewing Degree from Siebel Institute of Technology. Together our brewers have an extensive catalog of unique recipes. These award winning recipes have set them apart from other microbrewers and will help to put Arlington Heights on the map as a premier destination for craft beer connoisseurs.

Kathleen Egan - President
Arlington Beer Company, Inc.
(773)899-4998

RECEIVED

OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Beer Company, Inc.

Tasting Room: 3 N. & 19 N. Hickory Arlington Heights, Illinois 60004

Overview:

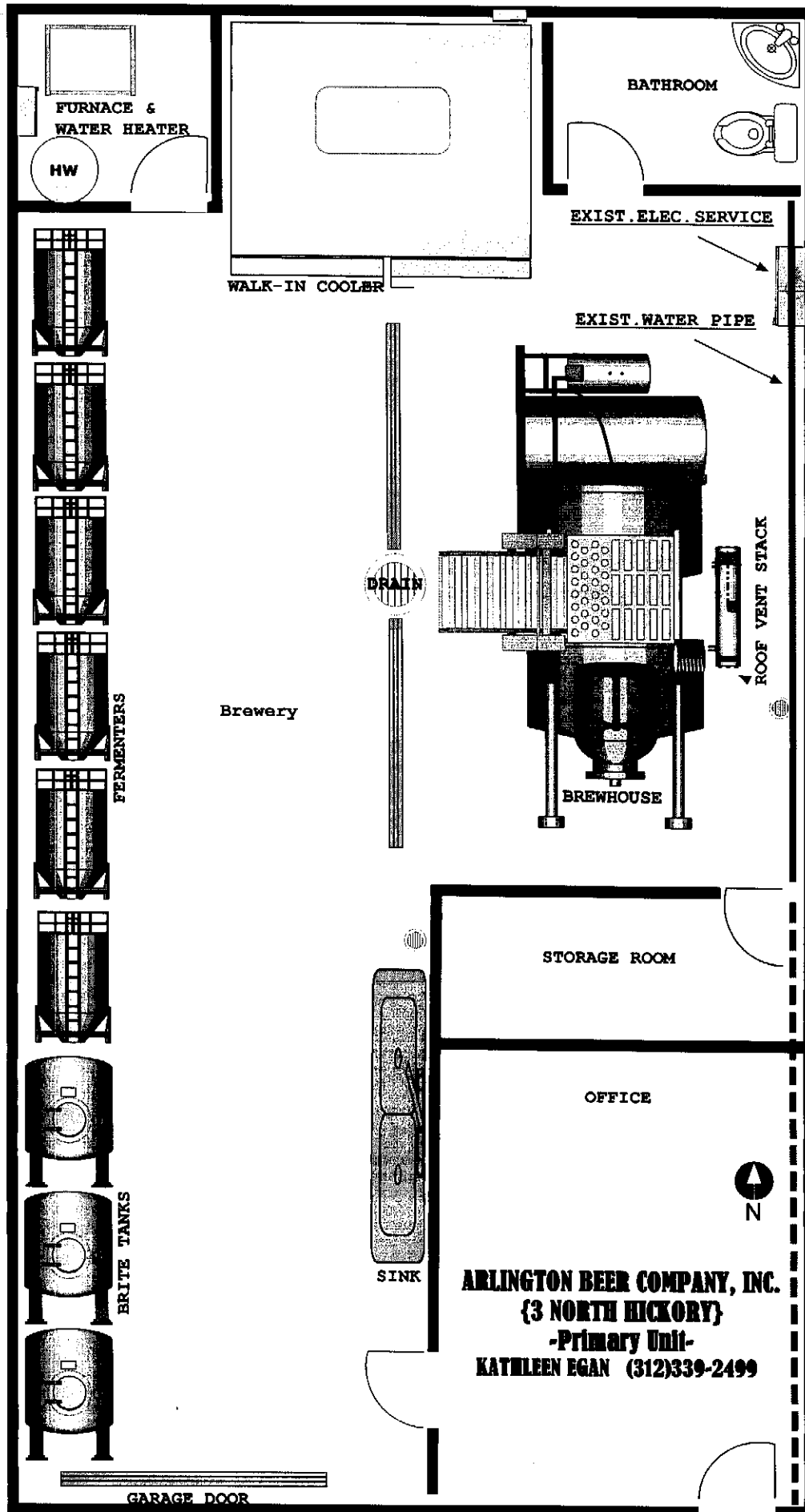
We would like to offer brewery tours to our customers on designated dates and times. During these tours we would like to give out “tastings” of our products. A taste would constitute no more than allowed per the local liquor ordinances. The tasting will be a supervised presentation of our crafted beer products to the public for the purpose of disseminating product information and education.

Kathleen Egan – President
Arlington Beer Company, Inc.
(773)899-4998

23' 5"

44' 5"

44' 5"



23' 5"

26' 0"

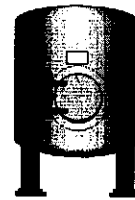
FURNACE

FERMENTER



Brewery Storage Area

BRITE TANK



ARLINGTON BEER COMPANY, INC.
{3 NORTH HICKORY}
-SW Unit-
KATHLEEN EGAN (312)339-2499

GARAGE DOOR

26' 0"

25' 0"

25' 0"



Item: Arlington Beer Company - 19 N. Hickory Ave. - T1480

Department: Planning & Community Development

REQUESTED ACTION

1. A Land Use Variation for manufacturing, bottling and distributing alcoholic beverages in the R-7 district.
2. A Land Use Variation for retail sales of liquor in the R-7 District.
3. A Land Use Variation for a "tap room"/bar in the R-7 District.

VARIATIONS IDENTIFIED

1. Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
2. Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the 43 required spaces.

RECOMMENDATION

The Staff Development Committee is not supportive of the land use variation to allow retail sales of alcohol and a tap room at this location. The Staff Development Committee would request additional details regarding tours and tastings and odors generated due to the brewing process, prior to providing a recommendation on the manufacturing, bottling and distributing alcoholic beverages.

The following must be addressed:

1. The petitioner must submit a written response to the following land use variation criteria:

- 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; and
- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

2. The petitioner must submit a written response to the following variation criteria:

- 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; and

- The plight of the owner is due to unique circumstances; and
- The variation, if granted, will not alter the essential character of the locality.

3. If recommended by the Staff Development Committee the Land Use Variation for the brewery will be limited to the applicant for a specific time period to be determined.

4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.

5. The petitioner shall provide additional information regarding any odors that may be generated during the brewing process.

6. A fully dimensioned detailed site plan, delineating any on-site parking and meeting the landscaping requirements of the Ordinance and detailed floor plan must be provided.

7. Additional details regarding the tastings and tours, such as tour/tasting hours, estimated number of people attending, etc. must be provided.

8. The petitioner shall provide parking study and analysis including counts over a three day period at their existing Itasca site to determine the impact of "tours/tastings" on the parking.

9. These are preliminary comments only. Additional comments may be provided during formal review.

ATTACHMENTS:

Description	Type
Staff Report	Report
Location Map	Exhibits
Supporting Documents	Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Latika Bhide, Development Planner
Meeting Date: October 22, 2014
Date Prepared: October 17, 2014
Project Title: Arlington Beer Company
Address: 19 N. Hickory Avenue

BACKGROUND INFORMATION

Petitioner: Kathleen Egan
Address: 19 N. Hickory Avenue
 Arlington Heights, IL 60004

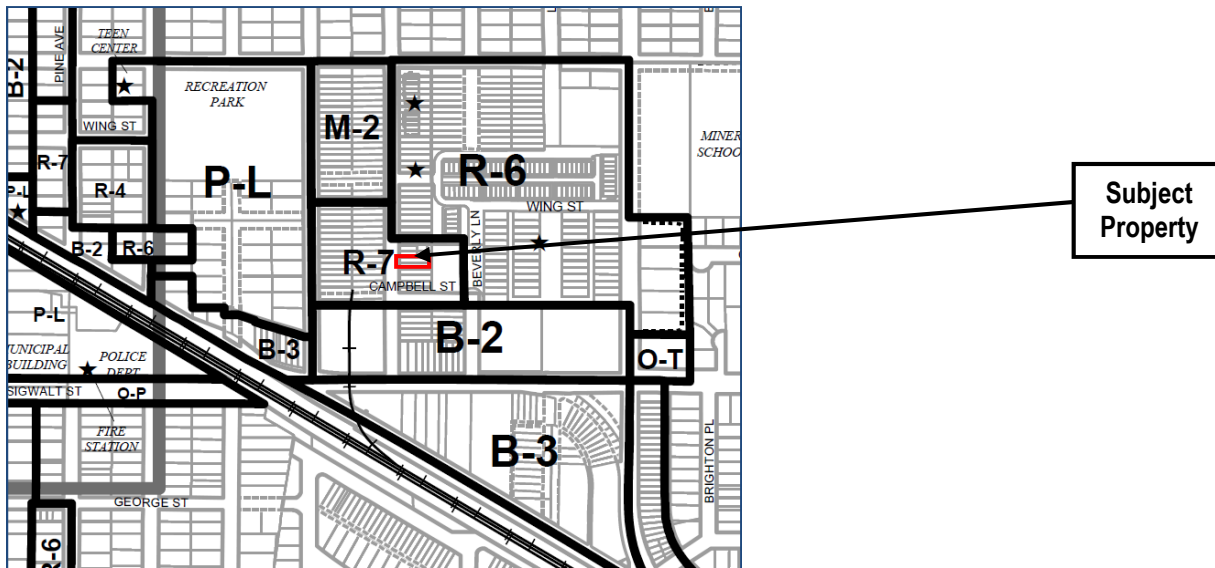
Existing Zoning: R-7, Multiple Family Dwelling District

Requested Action:

- A Land Use Variation for manufacturing, bottling and distributing alcoholic beverages in the R-7 district.
- A Land Use Variation for retail sales of liquor in the R-7 district.
- A Land Use Variation for a "tap room"/bar in the R-7 district.

Variations Identified:

- Chapter 28, Section 6.12-1(3) Traffic Engineering Approval, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.
- Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the 43 required spaces.



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-7, Multiple Family Dwelling District	Montclare Scientific Glass	Single Family Attached
South	R-7, Multiple Family Dwelling District	Knights of Columbus	High Density Multi Family
East	R-6, Multiple Family Dwelling District	Vacant	Single Family Attached
West	R-7, Multiple Family Dwelling District	Heller Lumber Co	High Density Multi Family

Background

The subject property is approximately 6,750 square feet in area with two free-standing building totaling approximately 4,144 square feet tenant space. The petitioner will be occupying the entire premises at this location. At this time, there does not appear to be a striped parking area for this building. The petitioner, Arlington Beer Company would like to open a production microbrewery at this location. The petitioner is proposing to manufacture craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars. Along with the brewing operation, the applicant would also like to provide brewery tours to customers on designated dates and times. During these tours, customers can “taste” the products brewed.

Along with the microbrewery, the petitioner is also interested in operating a “Tap Room” or Bar at this location. No kitchen is proposed along with the tap room, which is against Village Code. The Petitioner is also requesting that food trucks be permitted to park on the premises for extended periods of time, which would be inconsistent with the code pertaining to the food trucks, and live music permitted during business hours. The petitioners are also requesting retail sales of the products manufactured on the premises for consumption on premises as well as retail sales of products in their original packaging for carry out. The business is proposed to be open from Monday through Thursday from 12 p.m. to 10 p.m., Friday and Saturday from 12 p.m. to 12 a.m. and on Sunday from 12 p.m. to 10 p.m.

Within the tenant space, the brewery area (located within the front and rear buildings) will be approximately 2,266 SF and the tap room/bar (located on the first and second floor of the front building) will be 1,800 SF and will have 73 seats. The petitioner has indicated that there will be 6 employees, including 2 brewers on site.

Per the Zoning Ordinance, manufacturing of “Beverages: Non-Alcoholic” is permitted in the M-2 district, but the production of alcoholic beverages is not permitted. It should be noted that the property is located in the Hickory Kensington Overlay District. It was previously zoned M-2, Limited Heavy Manufacturing District. Buildings constructed prior to adoption of the Zoning Ordinance, in areas zoned M-2 as set forth on the Village’s Zoning Map, dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District, as outlined in Ordinance. However, manufacturing of alcoholic beverages or retail sales of liquor are not permitted in the M-2 district or in current R-7 zoning district, therefore requiring a land use variation. The petitioner will also require a land use variation to allow retail sales of liquor and a tap room/bar. Liquor Stores are only permitted in the B-1, B-2, B-3 and B-5 districts. A Tap Room is not listed as a permitted or special use in the Permitted Uses Table.

Tax Increment Financing District

The petitioner should be aware that the subject site is part of a Tax Increment Financing (TIF) District and is designated for redevelopment. The site may be redeveloped at a future date, pursuant to the approved redevelopment plan.

Zoning and Comprehensive Plan

The site is currently zoned R-7, Multiple Family Dwelling District. Because the use is not permitted in the R-7 district; therefore the petitioner must submit a written justification based on the following hardship criteria:

- **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; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Village’s Comprehensive Plan designates this property as ‘Moderate Density Multi-Family’. The proposed use is not consistent with the Comprehensive Plan and the Hickory Kensington Area Plan for this site. The retail sales of alcohol and the impacts of the tap room are inconsistent with the residential zoning and proposed future uses along the north portion of Hickory Avenue. The plan for this area envisions moderate density multi-family housing, mixing row townhomes with multifamily buildings no taller than 5 floors along Hickory Avenue from just north of Wing Street to Campbell Street. Also, the building is in close proximity to the Arlington Market/ Arlington Crossings residential development.

Building, Site and Landscape Related Issues

Details have not been provided on whether the petitioner is proposing any exterior modifications to the building. If exterior modifications are proposed, then a Design review will be required. Details must be provided regarding where spent grain will be stored. If it is proposed to be stored outdoors, then appropriate screening shall be required.

The proposed site is located adjacent to townhomes to the east as well as townhomes located north on Hickory Avenue. Additional information regarding potential odors that may be generated during the brewing process must be provided.

Additional information regarding the tastings and tours, such as tour/tasting hours, estimated number of people attending, etc. must be provided.

The Building Division will provide a determination whether the proposed business is considered a “change in use” and what code improvements will be necessary as a result.

Traffic & Parking Related Issues

At this time, there are no clearly striped parking spaces for this property. Per the Zoning Code, the parking requirements for this use are calculated as follows:

Use	CODE USE	SF/ Employees/ Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Brewery	Establishments engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development	6 [^] employees	6 employees	1 space/2 employees + 1/vehicle used in the conduct of the Enterprise	3*
Tap Room - 2 nd floor	Restaurant	1,500 SF	1,430 SF	1/45 SF of seating area	32
Tap Room - 1 st floor	Restaurant	378 SF	378 SF	1/45 SF of seating area	8
Total					43
<i>Total Provided</i>					<i>0</i>
Surplus / (Deficit)					(43)

[^] It must be verified whether the total 6 employees includes both the 3 N. Hickory and 19 N. Hickory locations.

* The number of the vehicles used in the conduct of the enterprise must be verified.

Some on-site parking may be able to be provided on the south side of the building; however it appears that the required number of parking spaces cannot be accommodated on site. A fully dimensioned detailed site plan, delineating any parking that can be provided on-site and meeting the landscaping requirements of the Ordinance must be provided as part of the formal submittal.

Per the Zoning Ordinance, a Traffic study and Parking analysis is required for projects seeking a Land Use Variation. The variation requested from the traffic study portion appears reasonable, however an analysis/study of parking should be provided with the Plan Commission submittal.

Additional information regarding the number of parking required, the impact of “tasting/tours” on the required parking, deliveries, parking supply, etc. must be provided before staff can make a determination on the parking variation.

The following variations are requested:

- **Chapter 28, Section 6.12-1(3) *Traffic Engineering Approval*, to waive the requirement for a traffic study and parking analysis from a Certified Traffic Engineer.**
- **Chapter 28, Section 11.4, Schedule of Parking Requirements, to allow 0 parking spaces instead of the required 43 spaces.**

The petitioner must submit a response to the variation hardship criteria.

Liquor License

There are several issues concerning the liquor license for this proposed use.

- a) The Village Manager's office has indicated that a liquor license is not required for brewing beer and bottling for wholesale.
- b) Because the petitioner is proposing to give out "tastings" of the product during tours, a liquor license would be needed.
- c) A tap room/bar is not permitted by code and no liquor license category exists for that use. A new liquor classification would also be required for the tap room. The petitioner shall coordinate with the Village Manager's office to discuss the concept and process to obtain the appropriate liquor license. However, the Village has not allowed the sale of alcohol without a complete kitchen and menu.

Analysis

The Staff Development Committee expressed concerns regarding the tap room/bar, no kitchen/menu, retail sales and possible odors at this location. In addition, the Building Department has indicated that substantial building improvements may be necessary for the proposed use. Such changes would not be consistent with the Hickory Kensington Redevelopment Plan or the M-2 accommodations adopted. The petitioner has verbally indicated that they may consider eliminating the tap room/bar. If this were to occur, the Staff Development Committee requests information on possible odors and other information on tastings and tours prior to rendering a final recommendation.

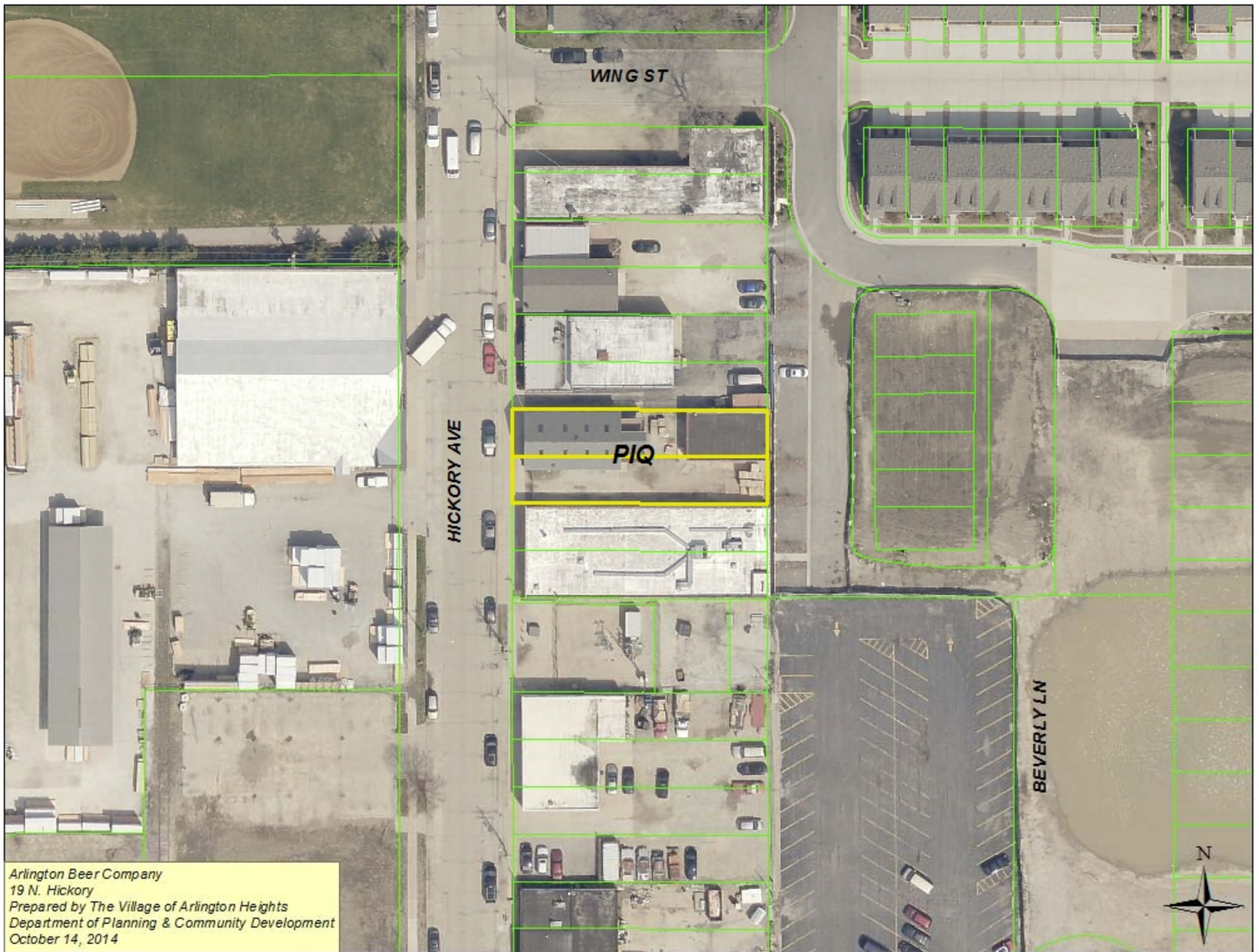
Recommendation

The Staff Development Committee is not supportive of the land use variation to allow retail sales of alcohol and a tap room at this location. The Staff Development Committee would request additional details regarding tours and tastings and odors generated due to the brewing process, prior to providing a recommendation on the manufacturing, bottling and distributing alcoholic beverages at this location. The following must be addressed:

1. The petitioner must submit a written response to the following land use variation criteria:
 - 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; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
2. The petitioner must submit a written response to the following variation criteria:
 - 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; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
3. If recommended by the Staff Development Committee, the Land Use Variation for the Brewery will be limited to the applicant for a specific time period to be determined.
4. A neighborhood meeting shall be required prior to scheduling a public hearing of the Plan Commission.
5. The petitioner shall provide additional information regarding any odors that may be generated during the brewing process.
6. A fully dimensioned detailed site plan, delineating any on-site parking and meeting the landscaping requirements of the Ordinance and detailed floor plan must be provided.
7. Additional details regarding the tastings and tours, such as tour/tasting hours, estimated number of people attending, etc. must be provided.
8. The petitioner shall provide parking study and analysis including counts over a three day period at their existing Itasca site to determine the impact of "tours/tastings" on the parking.
9. These are preliminary comments only. Additional comments may be provided during formal review.

_____, October 17, 2014
Bill Enright, Deputy Director of Planning and Community Development

C: Diana Mikula, Interim Village Manager
All Department Heads



Arlington Beer Company
19 N. Hickory
Prepared by The Village of Arlington Heights
Department of Planning & Community Development
October 14, 2014

Arlington Beer Company, Inc.

Production Brewery: 3 N. Hickory & 19 N. Hickory Arlington Heights

Statement of Purpose:

Arlington Beer Company, Inc. is a production microbrewery that will be located at 3 N. Hickory and 19 N. Hickory in the well established Village of Arlington Heights, Illinois. Our main brewing system is a one of a kind 7bbl brewhouse with a built in decoction vessel. We will manufacture our products on site at both of our locations which will afford us the flexibility to create small batch specialty ales as well as larger batched staple products. The combined brewing systems will enable us to create unique products on a consistent basis including craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars.

We will be penetrating a market where craft beer is highly sought after yet no microbreweries exist within an approximate 25 mile radius. The community of Arlington Heights is business friendly with a well established population of over 75,000 residents, and a medium household income of \$77,121. These demographics will contribute to the success of our business. This section of Arlington Heights, given it's proximity to the downtown area, creates a strategic advantage for the distribution of our products on a local basis.

We will have six employees on site, including two brewers who have many years of hands-on brewing experience as well as holding an International Brewing Degree from Siebel Institute of Technology. Together our brewers have an extensive catalog of unique recipes. These award winning recipes have set them apart from other microbrewers and will help to put Arlington Heights on the map as a premier destination for craft beer connoisseurs.

Kathleen Egan - President
Arlington Beer Company, Inc.
(773)899-4998

RECEIVED

OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Beer Company, Inc.

Tap Room: 19 N. Hickory Arlington Heights, Illinois 60004

Overview:

In August of 2014, over 53% of all U.S. brewing facilities were microbreweries. The trend has shifted from the brewpub model to the microbrewery tap room model for several reasons. Legislative changes have made it possible for direct sales to customers. A tap room provides a close connection to the production process that makes craft beer resonate with beer enthusiasts. No kitchen is necessary with the emergence of food trucks and a tap room provides the brewer the ability to focus on being a publican verses a chef or restaurateur. The Village's long range vision for the immediate vicinity of our location is to create a vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable pedestrian friendly environment. We feel our business model compliments this ideal and would be easily incorporated in proposed future development of the area.

Mission:

The Arlington Beer Company, Inc. plans on providing a community-centric tap room that provides not only a stable menu of style selections, but also a rotating tap selection that provides some extremely creative beers which will delight the most discerning palate. We are not concerned with creating a beer that appeals to the masses. We are striving to provide people with an experience every time one of our beers is poured. We want our beers to help foster a sense of community pride and progressiveness. We are interested in creating a beer that makes us excited as craft beer aficionados and advocates. Arlington Beer Company, Inc. plans to bring new products to the local market and become an established part of the community.

Personnel:

Our comprised skill sets consist of business management, product development and marketing, beverage and distribution specialists, as well as two highly experienced brewers who are residents of Arlington Heights.

Operation:

We are requesting authorization for the retail sale of our products manufactured on the premises for consumption on the premises, as well the retail sale of our products in their original packaging for carry out. We are requesting a new class of liquor license which would permit us to operate a tap room without a kitchen component. Hence, we are requesting that food trucks be permitted to park for extended periods of time on our property. We also request that it be allowed to have live music during business hours.

We will be open for business: Monday thru Thursday - 12pm to 10pm, Friday thru Saturday - 12pm to 12am, and Sunday - 12pm to 10pm.

Kathleen Egan – President
Arlington Beer Company, Inc.
(773)899-4998

Arlington Beer Company, Inc.

Tasting Room: 3 N. & 19 N. Hickory Arlington Heights, Illinois 60004

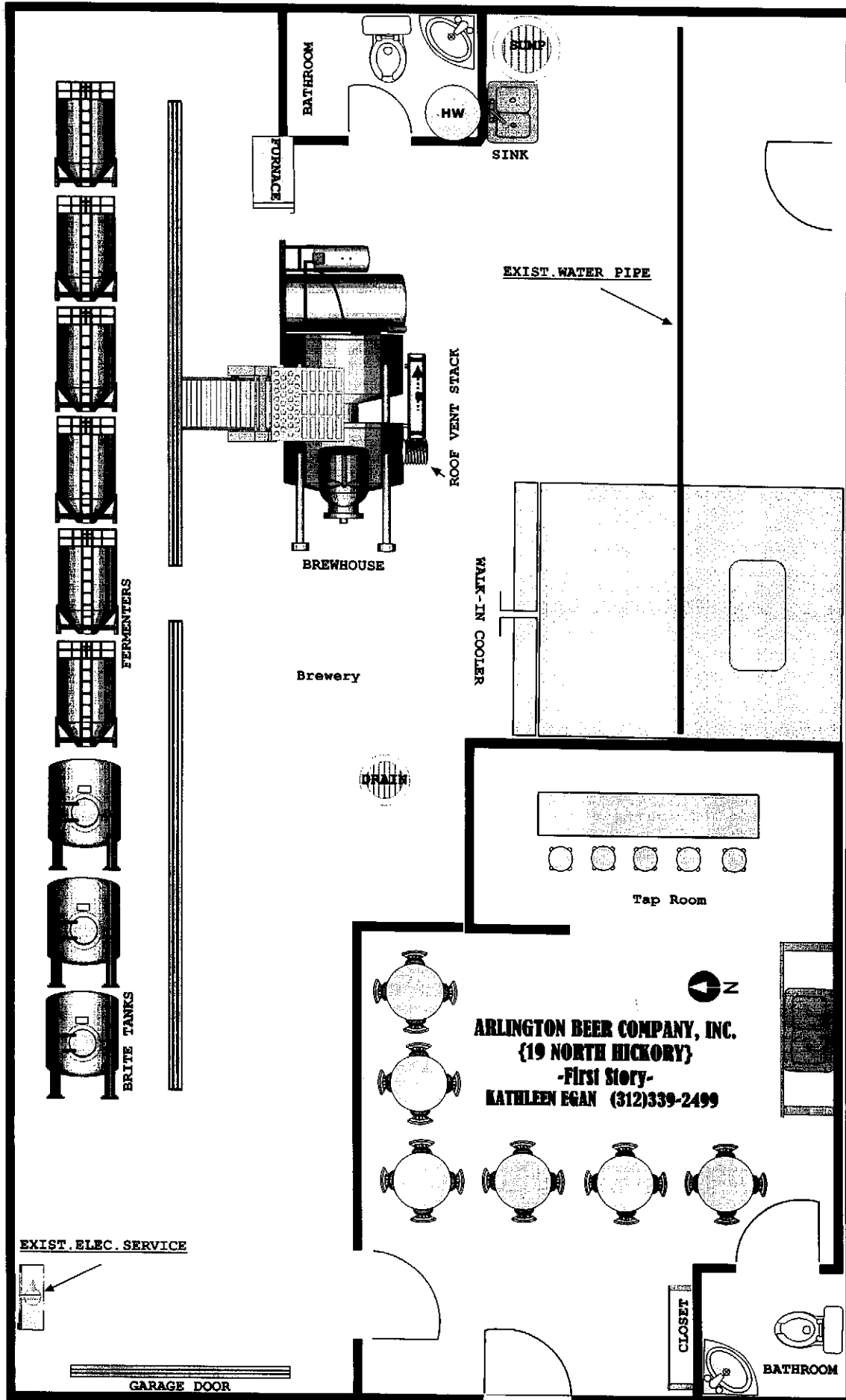
Overview:

We would like to offer brewery tours to our customers on designated dates and times. During these tours we would like to give out “tastings” of our products. A taste would constitute no more than allowed per the local liquor ordinances. The tasting will be a supervised presentation of our crafted beer products to the public for the purpose of disseminating product information and education.

Kathleen Egan – President
Arlington Beer Company, Inc.
(773)899-4998

30' 0"

50' 0"

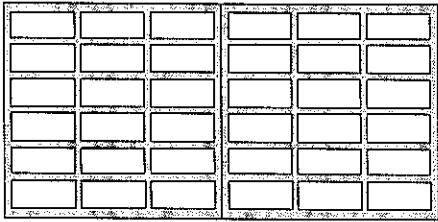


50' 0"

30' 0"

ARLINGTON BEER COMPANY, INC.
{19 NORTH HICKORY}
-First Story-
KATHLEEN EGAN (312)339-2499

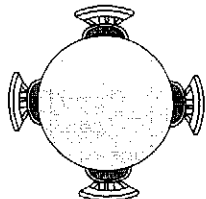
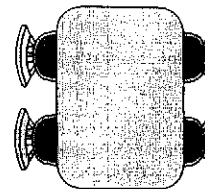
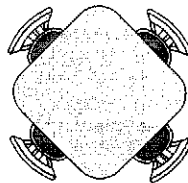
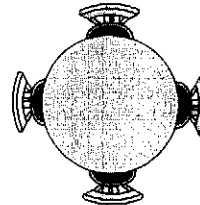
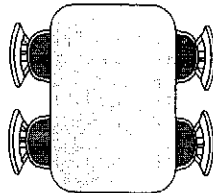
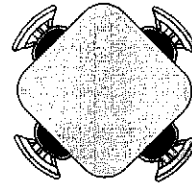
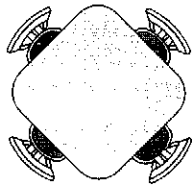
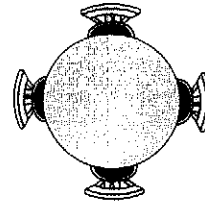
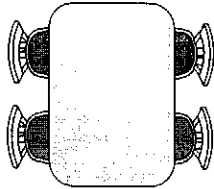
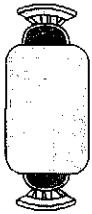
30' 0"



[Access via WOOD DECK Rear Stairs]

Brewery Storage Area

Tap Room Additional Seating



ARLINGTON BEER COMPANY, INC.
{19 NORTH HICKORY}
-Second Story-
KATHLEEN EGAN (312)339-2499



30' 0"

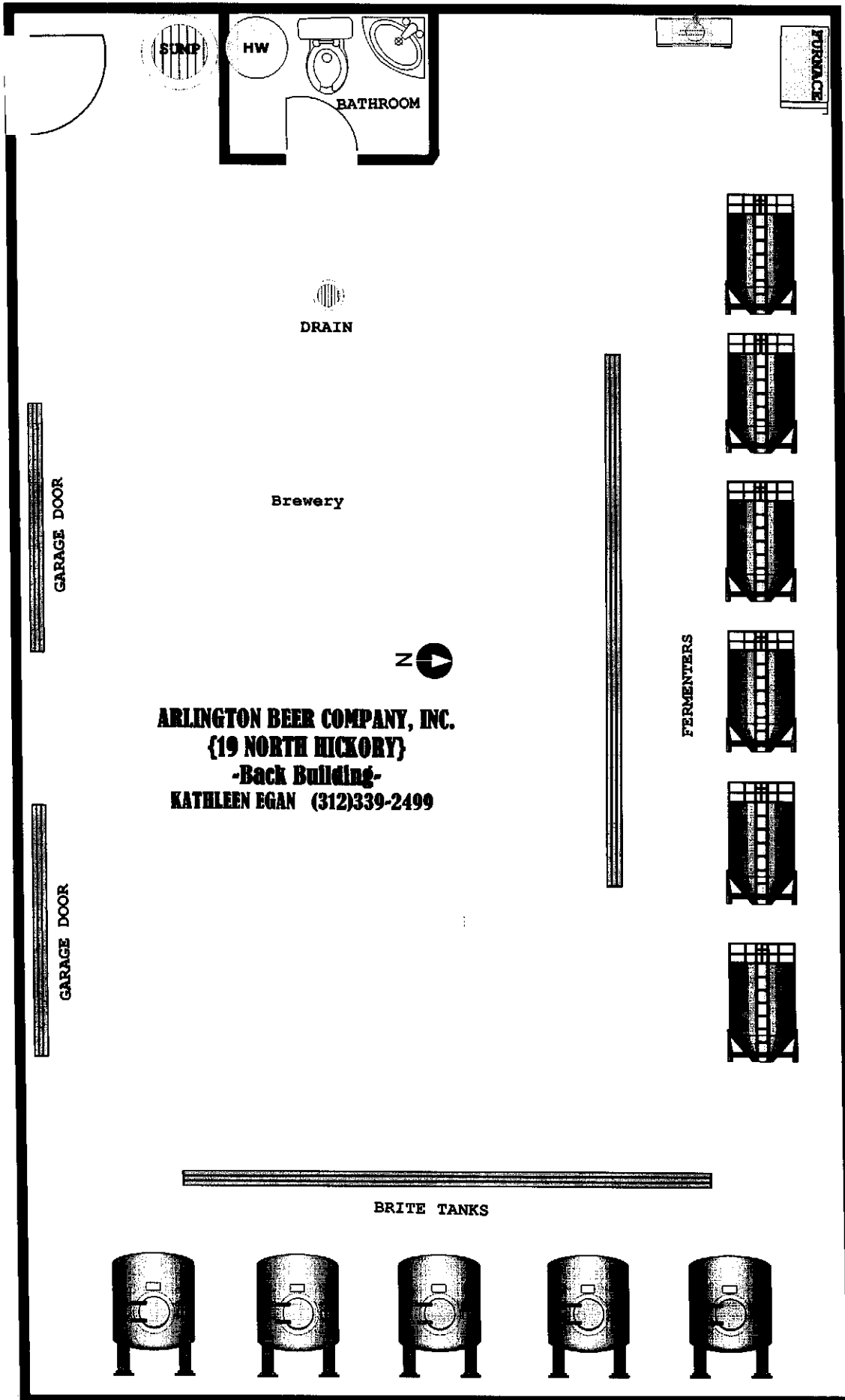
50' 0"

50' 0"

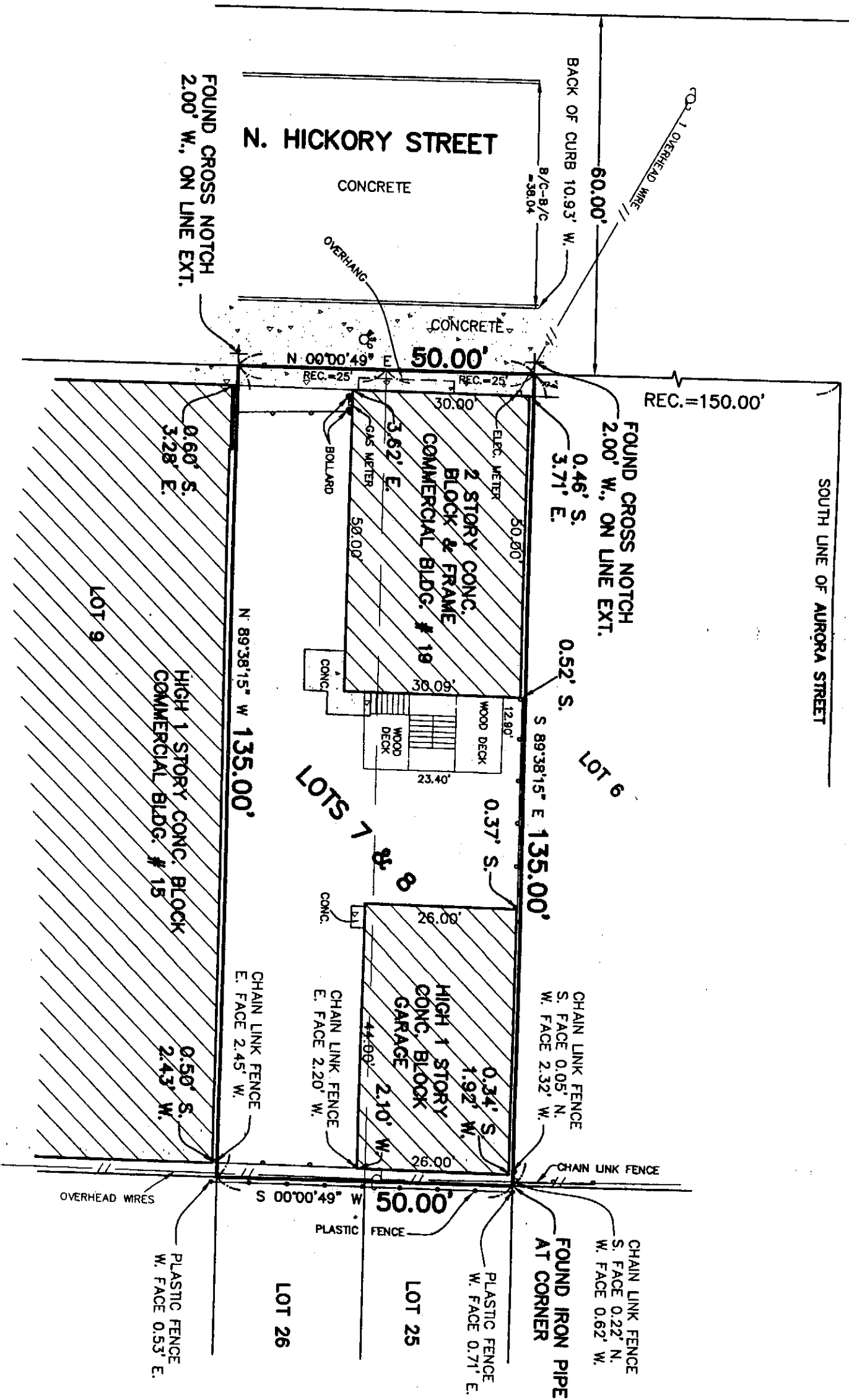
26' 0"

44' 0"

44' 0"



26' 0"



RECEIVED

OCT 10 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT