



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

October 4, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 9/19/2016
- B. Village Board 9/19/2016

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 9/30/2016

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of October 4, 2016

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Sea & Wave Corporation, dba Seoul KKakdugi, located at 234 E. Golf Road (International Plaza)

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

- A. Paver Brick 2016 Improvements
- B. 2016 Pavement Management Program
- C. Sodium Chloride (Road Salt) Purchase 2016 - State Contract

CONSENT LEGAL

- A. An Ordinance Amending Planned Unit Development Ordinance Numbers 06-043, 07-007, 07-077 and 14-015, and Granting a Special Use Permit and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(Kensington School, 840 East Kensington Road)
- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "AA" liquor license)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Destruction of Recordings from the Closed Session Meetings of 8/14/14, 10/20/14, 12/15/14, 1/5/15, 2/2/15 as per State Statute.

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - American Cancer Society

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Arlington Ale House - 111 W. Campbell St.-3rd Floor - PC#16-019
Special Use for Restaurant, Land Use Variation

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS**XVI. PETITIONS AND COMMUNICATIONS****XVII.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: Committee of the Whole 9/19/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 9/19/16	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 19, 2016
7:45 PM

I. CALL TO ORDER

Mayor Hayes called the meeting to order at 7:55 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula; Village Attorney Mark Burkland

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to HC Operating Company, LLC, dba Gail's Carriage Place, located at 306 E. Rand Road

The applicant, Gail Janczak was reached by cell phone and indicated she was running late and was unable to make it in time for the Committee-of-the-Whole liquor license interview.

The Village Board consulted with Village Attorney Mark Burkland and he indicated that the Village Board could conduct the liquor license interview at the regular Village Board meeting.

The Village Board agreed to table this item to the regular Village Board meeting this evening.

V. OTHER BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:57 PM.

Recorded by: Diane Staggs, Administrative Assistant II



Item: Village Board 9/19/2016

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board 9 19 16

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

September 19, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Sidor, Farwell, LaBedz, Glasgow, Tinaglia, Rosenberg, Scaletta, Blackwood.

Also present were: Randy Recklaus, Diana Mikula, Scott Shirley, Bill Enright, Robin Ward, Mark Burkland and Becky Hume

IV. APPROVAL OF MINUTES

A. Committee of the Whole 9/6/16 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Farwell, Scaletta

B. Village Board 9/6/16 Approved

Trustee Bert Rosenberg moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Farwell, Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 9/15/16 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 9/15/16 in the amount of \$2551,850.99. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of Richard Boyle as Police Commander

President Hayes administered the Oath of Office to Mr. Boyle.

- B. Swearing in of Shawn Gyorke as Police Commander

President Hayes administered the Oath of Office to Mr. Gyorke.

- C. Presentation by the Muscular Dystrophy Association Chicago (MDA) to the Fire Department and Arlington Heights Firefighters Association Local 3105 for fundraising efforts

Amanda Konopka and Sarah Coleman from the Chicago Muscular Dystrophy Association thanked the Arlington Heights Fire Department for their *Fill the Boot* event which raised \$46,078. The Department has raised \$165,418 since 2010. Ms. Coleman thanked the community for the support and Firefighter Ted Peterson spearheading the effort.

- D. Presentation of "One Book, One Village" Community reading event by Arlington Heights Memorial Library Executive Director Jason Kuhl

Arlington Heights Memorial Library Executive Director Jason Kuhl introduced the *One Book, One Village* selection for this year; The Geography of Genius by Eric Weiner. It's a community reading event and the Library is encouraging all residents to read the book and share it.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of Approved September 19, 2016

Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to HC Operating Company, LLC, dba Gail's Carriage Place, located at 306 E. Rand Road

The petitioner was delayed and unable to appear at the Committee of the Whole meeting. Therefore, the consideration of the issuance of a Class "AA" liquor license was conducted. Gail Janczak was sworn in by President Hayes. Ms. Mikula said the petition is for Gail's Carriage Place located at 306 Rand Road in the Northpoint Shopping Center. "AA" licensing allows for full liquor sales. Edward Chen owns 80% of the business and Gail Janczak has 20% ownership. The background checks were completed with no concerns or outstanding issues.

President Hayes asked if the previous business had a liquor license. Ms. Mikula said Honeyberry did not, but the establishment before it did. Ms. Janczak said there would be no layout changes to the building but they are considering opening for dinner. It is primarily a breakfast restaurant. They open at 6:30 a.m. every day and close at 3:00 p.m. The business will not sell alcohol until 8 a.m. Monday-Saturday and 10 a.m. on Sunday. There are 30 employees all of whom are Basset trained and have food handling licenses. They performed their Basset training online. President Hayes asked if there had been any liquor violations at any of Ms. Janczak's other restaurants, she answered no.

Trustee Blackwood asked what was driving the decision to extend the hours into lunchtime and add liquor. Ms. Janczak said the restaurant was hoping to build its business and attract more lunch business. Trustee Blackwood asked if having lunch service was contingent upon having a liquor license, Ms. Janczak said no.

Trustee Scaletta said he saw the alcohol as an amenity to the business and thanked Ms. Janczak for her liquor compliance at the other locations.

Trustee John Scaletta moved to recommend to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Gail's Carriage Place. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Street Sweeper Rental 2016 Approved

Trustee Joe Farwell moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT LEGAL

- A. An Ordinance Granting a Land Use Variation Approved
(YMA Taekwondo & Krav Maga, 110 E. Central Road)

Trustee Robin LaBedz moved to approve 16-043. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

- B. An Ordinance Amending Chapters 7, 8, 9, 11, 14, Approved
20, 28 and 30 of the Arlington Heights Municipal
Code
(Amendments, additions and deletions of various sections)

Trustee Robin LaBedz moved to approve 16-044. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - WINGS Program, Inc.

Approved

Trustee Robin LaBedz moved to approve. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Kensington School - 840 E. Kensington Rd. -
PC# 16-007
Special Use for Daycare, Amendment to PUD
Ordinance

Approved

Mr. Enright said the utility companies have expressed no concerns regarding shrinking the easements or abrogating them on the northeast side of the property. This feedback from the utility companies was a condition prior to the issuance of a building permit. The engineering firm has evaluated the drive aisle and said shrinking it to less than 35 feet, which will allow for additional landscaping along Dryden Avenue, will still accommodate fire apparatus. Staff originally had concerns regarding the change of the property from a retail use to daycare. After speaking with two real estate commercial brokers, it was learned that while the site is viable for commercial, it is not a top notch site and it might be a number of years before this would occur. Even if a commercial use did come, there are often shopping center businesses that are service based and do not generate as much sales tax as traditional commercial businesses. Staff thinks this is a good use of the site. There is a need for additional day care in this part of the Village. The property is also part of the Hickory/Kensington TIF District and so it is good to get the property on the tax rolls.

Barbara Marlas said the business has 9 schools in the western suburbs. Charles Marlas said the site is two acres with a 15,000 sq. ft. school. There is water detention on site.

Trustee Rosenberg asked if the school was for profit, Mr. Marlas said yes. Trustee Rosenberg asked if the detention, which was original to the site, had factored in that a building would be on the site. Mr. Enright said yes and that the original plan had more impervious space than what is being proposed.

Trustee Farwell asked why the company has chosen Arlington Heights. Mr. Marlas said the company is looking to explore new markets and areas. He said they want to be in the kind of community that Arlington Heights is and it has a lot of similarities to the other communities they serve.

Trustee Labedz said this is a good foundation for the corner because of its proximity to residential neighborhoods. She said she liked that the building is made for children and it is not being retrofitted and hoped it will help to jump-start movement in that area.

Trustee Scaletta said a lot of work and thought went into the proposal by the other Commissions and staff members. He cited the multiple meetings with Planning, the Plan Commission and the Design Commission and the many rounds of comments that occurred.

Trustee Jim Tinaglia moved to approve, saying this is a great fit for the Village. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia

XIII.LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said that in conducting interviews for Police Commander Position, Sergeants Boyle and Gyorke stood out, but he was very impressed by all the candidates. The Police Department has a deep bench which bodes well for the future.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Farwell said the Katie Project will occur November 5th. He said when the clocks turn back it's time to check batteries in fire alarms. If residents need their smoke detectors checked or would like to volunteer call Nancy Kluz at 847/368-5104.

- A. Request for Closed Session per 5 ILCS 120/2(c) (21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS 120/2(c)(11): litigation, when an action against, affecting or on behalf of the Village has

been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVIIADJOURNMENT

Trustee Thomas Glasgow moved to adjourn to Closed Session at 9:00 p.m.

Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia



Item: Warrant Register of 9/30/2016

Department: Village Board

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register of 9/30/16

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 9 - 30 - 2016

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$359,052.05
211	Motor Fuel Tax Fund	\$442,591.68
215	CDBG Fund	\$18,529.22
227	Foreign Fire Ins Tax Fund	\$6,373.40
231	Criminal Investigation Fd	\$464.56
235	Municipal Parkg Opr Fund	\$31,445.40
251	TIF I South Fund	\$737.50
263	TIF IV	\$525,910.25
301	Debt Service Fund	\$802.50
401	Capital Projects Fund	\$691,394.81
431	Public Building Fund	\$194,660.94
435	EAB Fund	\$24,496.00
505	Water and Sewer Fund	\$338,948.12
511	Solid Waste Fund SWANCC	\$86,815.42
515	Arts,Entert & Events Fund	\$2,323.01
605	Health Insurance Fund	\$7,237.00
606	Retiree Health Ins Fund	\$513.00
611	General Liability Ins Fnd	\$7,576.53
615	Workers Compensation Ins	\$18,096.90
621	Fleet Operations Fund	\$25,085.83
625	Technology Fund	\$27,385.77
715	Guaranty Deposits Fund	\$4,100.00
721	Escrow Deposits Fund	\$1,000.00
TOTAL ALL FUNDS		\$2,815,539.89

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
201934	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$2,129.85	\$2,129.85
201940	715-0000-220.93-00	APFELBAUM, RUTH	REFUND BOND	\$200.00	\$200.00
201947	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES	\$36.28	\$36.28
201955	715-0000-220.93-00	BEAUTIFUL STONE CO	REFUND BOND	\$200.00	\$200.00
201956	101-0000-421.05-00	TATIANA BELLO	REFUND VEHICLE STICKER	\$30.00	\$30.00
201963	101-0000-433.14-00	SYLWIA BRONDER	REFUND AMBULANCE CLAIM	\$10.00	\$10.00
201964	715-0000-220.93-00	BURKE, DAN	REFUND BOND	\$200.00	\$200.00
201968	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINT. MAILROOM B/	\$7.06	\$7.06
202001	715-0000-220.93-00	CORKLIN, CHRIS	REFUND BOND	\$200.00	\$200.00
202005	715-0000-220.93-00	DIEQUERICH, THOMAS	REFUND BOND	\$200.00	\$200.00
202007	715-0000-220.93-00	DIOL, DAVID	REFUND BOND	\$200.00	\$200.00
202016	715-0000-220.93-00	FARRELL, SCOTT	REFUND BOND	\$200.00	\$200.00
202030	715-0000-220.93-00	GATLER, JOHN	REFUND BOND	\$100.00	\$100.00
202070	715-0000-220.93-00	KNOEPFLE, RINN	REFUND BOND	\$200.00	\$200.00
202071	606-0000-471.10-00	RUTH LALISH	REFUND 8-2016 PREMIUM	\$513.00	\$513.00
202079	715-0000-220.93-00	LEMES, PAUL	REFUND BOND	\$200.00	\$200.00
202088	101-0000-422.10-00	DAVID MC GIBBON	REFUND PERMIT	\$189.00	\$189.00
	101-0000-422.15-00		REFUND PERMIT	\$90.00	\$90.00
	101-0000-422.30-00		REFUND PERMIT	\$60.00	\$60.00
	101-0000-432.08-00		REFUND PERMIT	\$70.00	\$70.00
202090	715-0000-220.93-00	MCLENAHAN, DANA	REFUND BOND	\$200.00	\$200.00
202115	715-0000-220.93-00	O'BRIEN, MARTIN & LINDA	REFUND BOND	\$100.00	\$100.00
202122	101-0000-421.99-00	PARENTI & RAFFAELLI LTD	REFUND BUSINESS LICENSE	\$65.00	\$65.00
202123	101-0000-421.05-00	RASIK PATEL	REFUND VEHICLE STICKER	\$15.00	\$15.00
202131	715-0000-220.93-00	PINK, TOM	REFUND BOND	\$200.00	\$200.00
202138	101-0000-421.05-00	VEGA RAMIREZ	REFUND VEHICLE STICKER	\$40.00	\$40.00
202149	715-0000-220.93-00	S & H PAVING	REFUND BOND	\$200.00	\$200.00
202151	721-0000-221.10-08	SAVA TREE	REIMBURSEMENT WATER METER	\$1,000.00	\$1,000.00
202153	715-0000-220.93-00	SCHREIBER, ANDREA	REFUND BOND	\$150.00	\$150.00
202157	505-0000-452.42-00	JEREMY/SHANNON SHERIFF	REFUND FINAL WATERBILL	\$41.64	\$41.64

Check Date: 2016 - 9 - 30

Date: Wednesday, September 28, 2016
Page 2

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202179	505-0000-452.42-00	DOROTHY TOCKEY	REFUND FINAL WATERBILL	\$75.00	\$75.00
202187	715-0000-220.93-00	TROCKI, IRENE	REFUND BOND	\$200.00	\$200.00
202188	715-0000-220.93-00	TURF INDUSTRIES INC	REPLACE CK 199748	\$200.00	\$200.00
202189	715-0000-220.93-00	TURF INDUSTRIES INC	REFUND BOND	\$200.00	\$200.00
202190	715-0000-220.93-00	TURF INDUSTRIES INC	REFUND BOND	\$200.00	\$200.00
202196	715-0000-220.93-00	VAVAUE, PETER & LAURA	REFUND BOND	\$150.00	\$150.00
202205	505-0000-452.42-00	KATHERINE WAGNER	REFUND PAYMENT IN ERROR	\$46.49	\$46.49
202215	715-0000-220.93-00	WOOD, KEVIN	REFUND BOND	\$200.00	\$200.00
202220	715-0000-220.93-00	ZEGLER, PENNY	REFUND BOND	\$200.00	\$200.00
202222	235-0000-435.65-03	ARNOLD ZULLOW	REFUND PARKING PERMIT	\$90.00	\$90.00
801581	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	TRANSIT PROGRAM	\$691.75	\$691.75
Total Division:				\$9,300.07	
Total Department:				\$9,300.07	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
202083	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
Total Division:				\$4,500.00	
Total Department:				\$4,500.00	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
202065	101-0201-502.30-01	JOURNAL & TOPICS NEWSPAPERS	NEWSPAPER SUBSCRIPTION	\$33.00	\$33.00
202116	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$35.97	\$475.64
			OFFICE SUPPLIES	\$55.06	
			OFFICE SUPPLIES	\$384.61	
Total Division:				\$508.64	
Total Department:				\$508.64	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002Date: Wednesday, September 28, 2016
Page 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
201942	101-0301-503.20-05	ARLINGTON HTS MEMORIAL LIBRARY	MEETING ROOM RESERVATION	\$10.00	\$10.00
202028	615-0301-552.20-70	GALLAGHER ARTHUR J & CO	ANNUAL AUDIT W/C	\$10,175.00	\$10,175.00
202029	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$2,861.72	\$2,861.72
	615-0301-552.42-80		CLAIMS - W/C	\$4,174.66	\$4,174.66
202044	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	ATD	\$249.00	\$249.00
	101-0301-503.30-01		KWE*KIPLINGER EDITORS	\$59.00	\$59.00
202106	615-0301-552.20-50	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$112.50	\$882.50
			DRIVER TRAINING	\$330.00	
			DRIVER TRAINING	\$110.00	
			DRIVER TRAINING	\$330.00	
202110	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$2,002.00	\$7,237.00
			SERVICE HEALTH TESTING	\$2,719.00	
			SERVICE HEALTH TESTING	\$2,050.00	
			SERVICE HEALTH TESTING	\$466.00	
202116	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$775.90	\$800.29
			OFFICE SUPPLIES	\$24.39	
	615-0301-552.30-05		OFFICE SUPPLIES	\$3.02	\$3.02
Total Division:				\$26,452.19	
Total Department:				\$26,452.19	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 6

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
201968	101-0401-503.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	\$222.50	\$222.50
201976	101-0401-503.21-65	CHICAGO TITLE COMPANY LLC	SERVICE MISCELLANEOUS	\$60.00	\$60.00
201981	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$81.25	\$81.25
202017	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$30.15	\$30.15
202050	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
202145	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$630.00	\$630.00
202177	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$292.22	\$292.22
Total Division:				\$4,316.12	
Total Department:				\$4,316.12	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
2063	101-0501-503.22-05	DIRECT RESPONSE RESOURCE	POSTAGE - VEH STICKERS	\$13,737.41	\$13,737.41
201938	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$5,827.06	\$5,827.06
202029	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$7,576.53	\$7,576.53
202044	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	\$481.50	\$481.50
202065	101-0501-503.30-01	JOURNAL & TOPICS NEWSPAPERS	RENEWAL # 150164	\$33.00	\$33.00
202116	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$61.17	\$238.46
			OFFICE SUPPLIES	\$6.78	
			OFFICE SUPPLIES	\$9.99	
			OFFICE SUPPLIES	\$2.39	
			OFFICE SUPPLIES	\$9.99	
			OFFICE SUPPLIES	\$44.58	
			OFFICE SUPPLIES	\$37.55	
			OFFICE SUPPLIES	\$66.01	
202121	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$39.15	\$39.15
202135	101-0501-503.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	PRINTING SERVICES	\$531.60	\$531.60
202147	101-0501-503.30-25	RYDIN SIGN & DECAL	INSPECTION DECALS	\$711.20	\$711.20
202217	101-0501-503.22-15	XEROX CORPORATION	PAPER, OFFICE, MAILROOM	\$52.00	\$52.00
Total Division:				\$29,227.91	
Total Department:				\$29,227.91	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
201936	625-0601-553.20-39	AMERICANEAGLE INC	VAH.COM WEBSITE	\$180.00	\$180.00
201973	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS, DP & WORD PROC.	\$4,521.00	\$4,521.00
201986	625-0601-553.21-65	COMCAST PROCESSING CENTER	INV 45844213	\$5,249.50	\$5,249.50
202044	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GEORGRAPHIC I	\$440.00	\$440.00
	625-0601-553.33-05		IN *SOURCE, INC	\$360.00	\$360.00
	625-0601-572.50-10		AMAZON MKTPLACE PMTS	\$39.97	\$71.95
			AMAZON MKTPLACE PMTS	\$31.98	
202116	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$51.39	\$81.77
			OFFICE SUPPLIES	\$30.38	
202172	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS, DP & WORD PROC.	\$15,256.02	\$15,256.02
202200	625-0601-553.21-65	VERIZON WIRELESS	INV 9772217432	\$616.45	\$616.45
202201	625-0601-553.21-65	VERIZON WIRELESS	INV 9770953345	\$510.60	\$510.60
202203	625-0601-553.21-65	VERIZON WIRELESS	INV 9771862588	\$98.48	\$98.48
Total Division:				\$27,385.77	
Total Department:				\$27,385.77	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 9

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 8					
202169	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENTS (2	\$1,100.00	\$1,100.00
Total Division:				\$1,100.00	
Division: 18					
201945	515-1018-525.40-55	ARLINGTON RENTAL INC	AUTUMN HARVEST RENTALS	\$1,158.90	\$1,158.90
202026	515-1018-525.40-55	STEVEN FROMM	AUTUMN HARVEST	\$74.70	\$74.70
202199	515-1018-525.40-55	EFRED VEGA	BALLOON TWISTING FOR AUTU	\$440.00	\$440.00
Total Division:				\$1,673.60	
Total Department:				\$2,773.60	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 10

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
202100	515-2005-525.50-55	MUSIC FILING & STORAGE SYSTEMS	FURNITURE, OFFICE	\$649.41	\$649.41
Total Division:				\$649.41	
Total Department:				\$649.41	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
201930	101-3001-511.22-03	JEFFREY C AIELLO	TRAINING	\$95.00	\$95.00
201939	101-3001-511.22-03	VALERIE ANDREWS	TRAINING	\$15.00	\$45.00
			TRAINING	\$30.00	
201946	101-3001-511.21-02	ARLINGTON SECURITY CO LLC	EQUIPMENT MAINTENANCE	\$190.00	\$190.00
201959	101-3001-511.22-03	ANDREW BLEVINS	TRAINING	\$100.00	\$100.00
201960	101-3001-511.22-03	JUSTIN BOISVERT	TRAINING	\$30.00	\$30.00
201961	101-3001-511.22-03	LORI BRAY	TRAINING	\$30.00	\$30.00
201966	101-3001-511.22-03	RYAN BUTCHER	TRAINING	\$45.00	\$45.00
201971	101-3001-511.22-03	CASTILLO, EDSON	TRAINING	\$60.00	\$60.00
201982	101-3001-511.22-03	BRIAN CLARKE	TRAINING	\$75.00	\$201.00
			TRAINING	\$15.00	
			TRAINING	\$111.00	
202002	101-3001-511.22-03	COWSERT MICHAEL	TRAINING	\$163.79	\$163.79
202012	101-3001-511.22-03	KRISTIN EBY	TRAINING	\$15.00	\$15.00
202013	101-3001-511.22-03	SEAN EDMONDSON	TRAINING	\$60.00	\$60.00
202019	101-3001-511.22-03	FINNERTY RAYMOND	TRAINING	\$45.00	\$60.00
			TRAINING	\$15.00	
202023	101-3001-511.30-35	ANDREW FLENTGE	CLOTHING REIMBURSEMENT	\$279.73	\$279.73
202027	101-3001-511.22-03	PIOTR GACEK	TRAINING	\$15.00	\$45.00
			TRAINING	\$30.00	
202032	101-3001-511.22-03	TARYN GOMBAR	TRAINING	\$15.00	\$75.00
			TRAINING	\$60.00	
202040	101-3001-511.22-03	DANIEL HALTER	TRAINING	\$30.00	\$30.00
	235-3001-532.30-35		CLOTHING REIMBURSEMENT	\$72.00	\$72.00
202044	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	SAFE KIDS WORLDWIDE	\$85.00	\$170.00
			SAFE KIDS WORLDWIDE	\$85.00	
	101-3001-511.30-05		AMAZON MKTPPLACE PMTS	\$189.99	\$189.99
	101-3001-511.33-25		ARMS UNLIMITED	\$35.00	\$434.20
			SPECIAL OLYMPICS ILLIN	\$50.00	
			COMMONCENTSEMSSUPPL	\$254.25	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202044...	101-3001-511.33-25...	HARRIS TRUST & SAVINGS BANK...	AMAZON MKTPLACE PMTS	\$94.95	\$434.20...
202057	101-3001-511.22-03	IL LAW ENFORCEMENT TRAINING &	REGISTRATION	\$785.00	\$785.00
202062	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$161.25	\$316.25
			UNIFORM CLOTHING	\$155.00	
202073	101-3001-511.21-65	LAW OFFICE OF JOAN VASQUEZ	SERVICE PROFESSIONAL	\$1,187.50	\$1,187.50
202074	101-3001-511.21-65	LAW OFFICE OF RANDIE K BRUNO	PROFESSIONAL SERVICES	\$500.00	\$500.00
202092	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$64.00	\$64.00
202099	101-3001-511.22-03	JOSEPH MURPHY	TRAINING	\$45.00	\$45.00
202104	101-3001-511.22-03	NELSON ALEXANDRA	TRAINING	\$75.00	\$75.00
	101-3001-511.30-35		CLOTHING REIMBURSEMENT	\$231.08	\$231.08
202107	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$480.00	\$480.00
202113	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	\$50.00	\$50.00
202116	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$55.56	\$108.69
			OFFICE SUPPLIES	\$47.74	
			OFFICE SUPPLIES	\$5.39	
202117	101-3001-511.22-03	OMNI YOUTH SERVICES INC	REGISTRATION	\$40.00	\$40.00
202120	101-3001-511.22-03	RYAN PACYGA	TRAINING	\$30.00	\$30.00
202127	101-3001-511.22-03	KIM PETERSON	TRAINING	\$15.00	\$15.00
202128	101-3001-511.21-65	PETTY CASH/POLICE	SUPPLIES	\$8.50	\$8.50
	101-3001-511.22-03		TRAINING	\$40.00	\$77.00
			TRAINING	\$37.00	
	101-3001-511.33-25		SUPPLIES	\$40.00	\$92.34
			SUPPLIES	\$16.56	
			SUPPLIES	\$23.78	
			SUPPLIES	\$12.00	
202132	101-3001-511.22-03	ADAM PLAWER	TRAINING	\$60.00	\$60.00
202135	101-3001-511.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	SERVICE PRINTING	\$48.00	\$48.00
202137	101-3001-511.22-03	RADEK TODD	TRAINING	\$1,445.12	\$1,445.12
202139	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$34.45	\$1,064.85
			UNIFORM CLOTHING	\$548.00	
			UNIFORM CLOTHING	\$482.40	
202152	101-3001-511.22-03	TIMOTHY SCANLAN	TRAINING	\$75.00	\$135.00
			TRAINING	\$30.00	
			TRAINING	\$30.00	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002Date: Wednesday, September 28, 2016
Page 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202155	101-3001-511.40-67	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$60.99	\$227.42
			CANINE UNIT PROGRAM	\$105.44	
			CANINE UNIT PROGRAM	\$60.99	
202158	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.99	\$9.99
202186	101-3001-511.22-03	TRI-RIVER POLICE TRAINING REGION	REGISTRATION	\$700.00	\$700.00
202193	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT/INSTALL 2 VEH	\$10,932.16	\$10,932.16
202197	101-3001-511.30-35	VCG UNIFORM LTD	UNIFORM CLOTHING	\$334.65	\$389.55
			UNIFORM CLOTHING	\$54.90	
202198	101-3001-511.22-03	VEENSTRA RICK	TRAINING	\$15.00	\$15.00
	101-3001-511.30-35		CLOTHING REIMBURSEMENT	\$139.10	\$139.10
202202	101-3001-511.21-65	VERIZON WIRELESS	INV 9770873455	\$244.53	\$244.53
Total Division:				\$21,906.79	
Division: 3					
201982	231-3003-511.40-11	BRIAN CLARKE	TRAINING	\$75.00	\$75.00
201985	231-3003-511.40-11	CMS ACCOUNTING	SERVICE PROFESSIONAL	\$139.56	\$139.56
202049	231-3003-511.40-03	HILLSIDE AUTO BODY SERVICES	TOWING FEE	\$250.00	\$250.00
Total Division:				\$464.56	
Total Department:				\$22,371.35	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
201944	101-3501-512.31-60	ARLINGTON POWER EQUIPMENT	1 QT FUEL CANS	\$104.85	\$104.85
201951	101-3501-512.21-65	AVI-SPL	ANNUAL SUBSCRIPTION 7/201	\$1,487.19	\$1,487.19
201974	101-3501-512.30-05	CDW GOVERNMENT INC	PRIVACY FILTER	\$127.08	\$127.08
202009	101-3501-512.31-65	DUO SAFETY LADDER CORP	NUMBER STICKERS	\$26.45	\$26.45
202020	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$215.25	\$556.85
			TURNOUT GEAR REPAIR	\$341.60	
202056	101-3501-512.32-80	IL FIRE INSPECTORS ASSOC	ACADEMY FAE BOOKS	\$949.68	\$949.68
202062	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$75.85	\$5,819.50
			CLOTHING & APPAREL	\$75.85	
			BADGES & OTHER ID EQUIP.	\$499.50	
			CLOTHING & APPAREL	\$133.00	
			CLOTHING & APPAREL	\$150.00	
			CLOTHING & APPAREL	\$175.95	
			CLOTHING & APPAREL	\$175.95	
			CLOTHING & APPAREL	\$137.50	
			CLOTHING & APPAREL	\$70.00	
			CLOTHING & APPAREL	\$3,990.00	
			SHOES AND BOOTS	\$66.00	
			SHOES AND BOOTS	\$230.00	
			CLOTHING & APPAREL	\$19.95	
			CLOTHING & APPAREL	\$19.95	
202064	101-3501-512.22-03	DAVID JOHNSON	TUITION REIMBURSEMENT	\$552.26	\$552.26
202067	101-3501-512.33-05	KAESER AND BLAIR INC	PULIC EDUCATION MATERIAL	\$200.72	\$200.72
202072	101-3501-512.31-65	ANDREW LARSON	SUPPLIES REIMBURSEMENT	\$73.59	\$73.59
202091	101-3501-512.31-65	MES	MEDICAL SUPPLIES	\$20.00	\$2,586.65
			MEDICAL SUPPLIES	\$192.00	
			AIR PACK HELMETS	\$2,374.65	
202109	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP EMS OFFICE	TRAINING	\$46.00	\$46.00
202116	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$113.78	\$230.56
			OFFICE SUPPLIES	\$51.99	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 15

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202116...	101-3501-512.30-05...	OFFICE DEPOT...	OFFICE SUPPLIES	\$64.79	\$230.56...
	101-3501-512.31-65		OFFICE SUPPLIES	\$13.56	\$13.56
202119	101-3501-512.31-65	OSI BATTERIES INC	BATTERIES	\$148.27	\$148.27
202125	101-3501-512.30-35	PAUL FAWLEY	PASSPORT TAGS	\$93.10	\$93.10
202130	101-3501-512.33-50	PHYSIO CONTROL INC	MEDICAL SUPPLIES	\$663.52	\$663.52
202181	101-3501-512.21-65	TRACE ANALYTICS INC	AIR TEST KIT /ANALYSIS	\$912.80	\$912.80
202194	101-3501-512.22-03	UNIV OF IL	FIRE INVESTIGATOR CERTIFI	\$600.00	\$600.00
202217	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
202224	101-3501-512.21-65	24-7 & ASHI EMS REMITTANCE	EMS SOFTWARE	\$1,366.14	\$1,366.14
Total Division:				\$16,643.77	
Total Department:				\$16,643.77	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
201957	227-3701-512.22-03	DANIEL BENNETT	TUITION REIMBURSEMENT	\$718.60	\$718.60
202062	227-3701-512.30-35	JG UNIFORMS	BADGES & OTHER ID EQUIP.	\$52.00	\$52.00
202069	227-3701-512.22-03	JASON KEDROK	TUITION REIMBURSEMENT	\$1,242.24	\$1,242.24
202105	227-3701-512.22-03	PETER NEWMAN	TUITION REIMBURSEMENT	\$1,350.41	\$1,350.41
202140	227-3701-512.30-35	RED WING SHOE STORE	DEPARTMENT BOOT PURCHASE	\$653.82	\$2,397.34
			DEPARTMENT BOOT PURCHASE	\$653.82	
			DEPARTMENT BOOT PURCHASE	\$217.94	
			DEPARTMENT BOOT PURCHASE	\$217.94	
			DEPARTMENT BOOT PURCHASE	\$217.94	
			DEPARTMENT BOOT PURCHASE	\$435.88	
202148	227-3701-512.22-03	CHRISTOPHER RYMUT	TUITION REIMBURSEMENT	\$612.81	\$612.81
Total Division:				\$6,373.40	
Total Department:				\$6,373.40	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
201965	101-4001-521.40-40	BUSINESS XPANSION JOURNAL	ADVERTISING	\$750.00	\$750.00
201977	101-4001-521.40-41	CHICAGO TRIBUNE	ADVERTISING	\$865.52	\$865.52
201984	101-4001-521.30-05	CLIFFORD WALD	OFFICE SUPPLIES	\$229.11	\$229.11
	101-4001-521.33-05		OFFICE SUPPLIES	\$86.53	\$86.53
202033	101-4001-521.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	\$1,372.00	\$2,716.00
			SERVICE PROFESSIONAL	\$1,344.00	
202050	251-4001-571.20-05	HOLLAND & KNIGHT LLP	PROFESSIONAL SERVICES	\$737.50	\$737.50
202078	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$542.65	\$542.65
202116	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$6.38	\$6.38
	101-4001-521.33-05		OFFICE SUPPLIES	\$166.15	\$166.15
202121	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$74.25	\$1,138.05
			ADVERTISING	\$112.05	
			ADVERTISING	\$82.35	
			ADVERTISING	\$139.05	
			ADVERTISING	\$85.05	
			ADVERTISING	\$86.40	
			ADVERTISING	\$83.70	
			ADVERTISING	\$93.15	
			ADVERTISING	\$85.05	
			ADVERTISING	\$86.40	
			ADVERTISING	\$113.40	
			ADVERTISING	\$97.20	
	101-4001-521.40-41		ADVERTISING	\$600.00	\$1,997.20
			ADVERTISING	\$37.20	
			ADVERTISING	\$1,260.00	
			ADVERTISING	\$100.00	
202210	101-4001-521.40-41	WGN AM	ADVERTISING	\$1,250.00	\$2,500.00
			ADVERTISING	\$1,250.00	
901180	263-4001-571.50-25	FIRST AMERICAN TRUST FSB	PURCHASE-4665 S.AH ROAD	\$525,910.25	\$525,910.25

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$537,645.34	
Total Department:				\$537,645.34	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
201943	215-4101-522.41-16	ARLINGTON HTS PARK DISTRICT	CDBG PROGRAM	\$2,035.00	\$2,035.00
202004	215-4101-522.41-01	DICKSON CONTRACTORS INC	CDBG PROGRAM	\$4,155.00	\$4,155.00
202014	215-4101-522.41-62	ESCORTED TRANSPORTATION SERV	CDBG PROGRAM	\$735.00	\$735.00
202015	215-4101-522.41-70	FAITH COMMUNITY HOMES	CDBG PROGRAM	\$400.00	\$400.00
202111	215-4101-522.41-15	NORTHWEST COMPASS INC	CDBG PROGRAM	\$4,113.80	\$4,976.72
			CDBG PROGRAM	\$862.92	
202141	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG PROGRAM	\$612.50	\$612.50
202170	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	CDBG PROGRAM	\$3,960.00	\$3,960.00
202180	215-4101-522.41-54	TOWNSHIP HIGH SCHOOL DIST #214	CDBG PROGRAM	\$430.00	\$430.00
202213	215-4101-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	\$1,225.00	\$1,225.00
Total Division:				\$18,529.22	
Total Department:				\$18,529.22	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building					
Division: 1					
202034	101-4501-523.20-05	GOVTEMPSUSA LLC	TEMP EMPLOYMENT	\$1,288.00	\$4,894.40
			TEMP EMPLOYMENT	\$1,030.40	
			TEMP EMPLOYMENT	\$1,288.00	
			TEMP EMPLOYMENT	\$1,288.00	
202038	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG.REVIEW 515 W.RAND	\$460.00	\$460.00
202103	101-4501-523.22-02	NATL FIRE PROTECTION ASSOC	MEMBERSHIP P.DUMAIS	\$175.00	\$175.00
202116	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$52.58	\$52.58
202135	101-4501-523.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	SERVICE PRINTING	\$2,238.90	\$2,238.90
202165	401-4501-572.50-10	SOUTHERN COMPUTER WAREHOUSE	IPAD FIRE SAFETY D. LAY	\$1,942.36	\$2,121.18
			IPAD PRO PENCILS (2) D. LAY	\$178.82	
202176	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$1,028.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$952.00	
202217	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Total Division:				\$11,055.06	
Division: 2					
201943	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$648.30	\$3,331.60
			CAP CHILDREN AT PLAY	\$2,683.30	
202018	101-4502-523.33-10	FFF ENTERPRISES INC	FLU VACCINE	\$171.10	\$171.10
202021	101-4502-523.21-10	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$85.00	\$170.00
			SERVICE MISCELLANEOUS	\$85.00	
202044	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.30-05		AMAZON MKTPLACE PMTS	\$35.54	\$35.54
202066	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$279.00	\$279.00
202080	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$100.00
202116	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$186.88	\$186.88
202162	101-4502-523.20-25	SMEBAKKEN LTD	COUNSELING	\$190.00	\$190.00

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 21

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$4,474.12	
Division: 3					
202043	101-4503-523.21-65	HARPER COLLEGE	HARPER INSTRUCTIONAL FEES	\$500.00	\$500.00
202044	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	PADDLE PALACE TABLE TE	\$97.90	\$97.90
202102	101-4503-523.22-02	NATL COUNCIL ON THE AGING	ANNUAL NCOA MEMBERSHIP	\$145.00	\$145.00
202116	101-4503-523.31-65	OFFICE DEPOT	OFFICE SUPPLIES & CAFE SUPPLIES	\$62.35	\$216.31
			CAFÉ SUPPLIES	\$153.96	
202178	101-4503-523.22-40	THREE O THREE TAXI FLASH CAB	303 TAXI PROGRAM	\$30.00	\$30.00
202217	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
Total Division:				\$1,007.81	
Total Department:				\$16,536.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
201935	101-5001-524.22-02	AMERICAN SOCIETY OF CIVIL ENG	MEMBERSHIP DUES	\$1,080.00	\$1,080.00
201948	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSULTING	\$614,882.20	\$614,882.20
201954	401-5001-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	\$14,800.00	\$14,800.00
202000	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE ENGINEERING	\$14,915.00	\$28,514.95
			SERVICE ENGINEERING	\$13,599.95	
202006	401-5001-571.50-30	DAVID DIOL	DRIVEWAY REIMBURSEMENT	\$279.39	\$279.39
202035	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP PLAN REVIEWER	\$854.00	\$1,568.00
			TEMP PLAN REVIEWER	\$714.00	
202041	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$16,896.15	\$16,896.15
202063	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSULTING	\$442,591.68	\$442,591.68
202116	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$684.32	\$935.32
			OFFICE SUPPLIES	\$251.00	
Total Division:				\$1,121,547.69	
Total Department:				\$1,121,547.69	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
201926	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	SUPPLIES	\$623.00	\$623.00
201927	101-7101-531.31-65	ADDISON BUILDING MATERIAL CO	SUPPLIES	(\$31.94)	\$7.35
			SUPPLIES	\$39.29	
201928	101-7101-531.31-55	ADDISON BUSINESS SYSTEMS	SUPPLIES	\$15.65	\$15.65
201929	101-7101-531.21-11	AFTERMATH	BUILDING MAINTENANCE	\$105.00	\$420.00
			BIO-HAZARDOUS CLEANING	\$105.00	
			BIO-HAZARDOUS CLEANING	\$105.00	
			BIO-HAZARDOUS CLEANING	\$105.00	
201932	101-7101-531.30-05	AMAZON.COM CREDIT	DESK CHAIRS	\$236.97	\$520.38
			BOOKCASE	\$143.42	
			BOOKCASE	\$139.99	
	101-7101-531.31-65		AUDIO JACK	\$99.00	\$117.99
			CLAMP MOUNT	\$18.99	
	101-7101-531.31-85		RATCHET DRIVE SETS	\$323.64	\$323.64
201933	101-7101-531.21-11	AMERICAN DOOR & DOCK	OVERHEAD DOOR CABLE REPLA	\$697.21	\$697.21
201937	101-7101-531.31-55	ANDERSON LOCK	DOOR CLOSER	\$505.75	\$505.75
201945	101-7101-531.21-36	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	\$475.69	\$475.69
201948	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$8,888.88	\$50,972.12
			STREET/SIDEWALK SUPPLIES	\$7,868.16	
			STREET/SIDEWALK SUPPLIES	\$9,689.60	
			STREET/SIDEWALK SUPPLIES	\$5,759.88	
			STREET/SIDEWALK SUPPLIES	\$763.00	
			STREET/SIDEWALK SUPPLIES	\$7,903.72	
			STREET/SIDEWALK SUPPLIES	\$9,128.24	
			STREET/SIDEWALK SUPPLIES	\$970.64	
201958	101-7101-531.31-55	BERKHEIMER CO INC	BUILDING SUPPLIES	\$58.91	\$103.98
			BUILDING SUPPLIES	\$45.07	
201967	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$2,760.00	\$36,798.02
			RENTAL/LEASE EQUIPMENT	\$1,006.52	
			RENTAL/LEASE EQUIPMENT	\$33,031.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201967...	101-7101-531.21-62	C C CARTAGE INC...	SERVICE DISPOSAL	\$2,599.20	\$2,599.20
201978	101-7101-531.21-11	CINTAS CORP	MAT CLEANING	\$87.01	\$188.87
			MAT CLEANING	\$25.32	
			MAT CLEANING	\$55.17	
			MAT CLEANING	\$21.37	
201983	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	\$24,496.00	\$24,496.00
201987	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009	\$387.07	\$387.07
201988	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3291084013	\$3,274.02	\$3,274.02
201994	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$22.93	\$22.93
201995	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$108.30	\$108.30
201998	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4321662000	\$1,185.86	\$1,185.86
202003	101-7101-531.33-05	DECO RAILING COMPANY	SUPPLIES	\$464.60	\$464.60
202008	101-7101-531.31-55	DREISILKER ELECTRIC MOTORS INC	BUILDING SUPPLIES	\$143.39	\$143.39
202011	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,463.18	\$1,463.18
202025	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN SERVICE	\$825.00	\$825.00
202036	101-7101-531.31-55	GPM SYSTEMS	HIGHPRESSURE HOSE	\$327.00	\$327.00
202037	401-7101-572.50-15	GRAND FRAME INC	FRAMING SUPPLIES	\$206.67	\$206.67
202039	401-7101-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSULTING	\$16,000.00	\$16,000.00
202042	101-7101-531.21-15	HARD ROCK CONCRETE CUTTERS INC	SERVICE CONSTRUCTION	\$14,400.00	\$14,400.00
202044	101-7101-531.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$157.99	\$157.99
	101-7101-531.31-55		AMAZON MKTPLACE PMTS	\$447.69	\$447.69
	101-7101-531.31-65		YORK INT L CHICAGO	\$188.11	\$188.11
202045	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$428.50	\$3,836.28
			EQUIPMENT MAINTENANCE	\$269.00	
			EQUIPMENT MAINTENANCE	\$362.71	
			EQUIPMENT MAINTENANCE	\$829.00	
			EQUIPMENT MAINTENANCE	\$781.50	
			EQUIPMENT MAINTENANCE	\$498.50	
			EQUIPMENT MAINTENANCE	\$509.50	
			EQUIPMENT MAINTENANCE	\$157.57	
	401-7101-571.50-20		COMPRESSOR REPLACEMENT	\$3,170.26	\$3,170.26
202047	101-7101-531.31-90	HELLER LUMBER CO	ACQ TREATED	\$16.29	\$16.29
202048	101-7101-531.31-55	HENNING BROTHERS INC	TRI-FLOW LUBRICANT	\$25.10	\$25.10
202052	101-7101-531.21-50	HOMEFIELD ENERGY	3291084013	\$10,387.27	\$10,387.27

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202058	101-7101-531.22-15	IL PAPER COMPANY	COPY MAINTENANCE	\$1,108.10	\$1,108.10
202060	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL SERVICE	\$432.00	\$432.00
202061	101-7101-531.31-55	JC LICHT	BUILDING SUPPLIES	\$253.82	\$253.82
202068	101-7101-531.30-35	ASHLEY KARR	UNIFORM REIMBURSEMENT	\$110.97	\$110.97
202076	101-7101-531.30-39	LEAHY WOLF CO	MOTOR OIL	\$971.52	\$971.52
202082	101-7101-531.31-55	LORCHEM TECHNOLOGIES INC	CLEANERS	\$999.76	\$999.76
202084	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	BUILDERS SUPPLIES	\$9.88	\$0.00
			BUILDERS SUPPLIES	(\$9.88)	
	101-7101-531.31-65		HARDWARE SUPPLIES	\$10.78	\$1,397.80
			BUILDERS SUPPLIES	\$26.26	
			HARDWARE SUPPLIES	\$35.85	
			HARDWARE SUPPLIES	\$1,324.91	
	101-7101-531.31-85		HARDWARE SUPPLIES	\$41.99	\$350.58
			HAND TOOLS-POWER/NON POW	\$274.43	
			HAND TOOLS-POWER/NON POW	\$34.16	
202086	101-7101-531.31-40	LURVEY LANDSCAPE SUPPLY	TOP SOIL	\$239.60	\$239.60
202093	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	\$528.00	\$993.00
			EQUIPMENT MAINTENANCE	\$465.00	
202106	101-7101-531.22-03	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$112.50	\$497.50
			DRIVER TRAINING	\$165.00	
			DRIVER TRAINING	\$55.00	
			DRIVER TRAINING	\$165.00	
202114	401-7101-571.50-30	NUTOYS LEISURE PRODUCTS	GALLON LINERS	\$488.00	\$488.00
202116	101-7101-531.30-05	OFFICE DEPOT	CHAIR	\$85.00	\$376.21
			CHAIR	\$179.98	
			OFFICE SUPPLIES	\$56.00	
			OFFICE SUPPLIES	\$2.09	
			OFFICE SUPPLIES	\$26.81	
			OFFICE SUPPLIES	\$19.99	
			OFFICE SUPPLIES	\$6.34	
202126	101-7101-531.31-40	PESCHES FLOWER SHOP	AGRICULTURAL SUPPLIES	\$1,754.85	\$1,754.85
202129	235-7101-571.50-25	PF CONSTRUCTION	SERVICE BLDG MAINT	\$12,250.00	\$12,250.00
202133	101-7101-531.21-65	PRECISE MRM LLC	OTHER SERVICES	\$63.85	\$63.85
202140	101-7101-531.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$199.95	\$199.95

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202144	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	SUPPLIES	\$14,320.88	\$14,320.88
202150	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	WEED SPRAYING	\$1,894.00	\$1,894.00
202154	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$62,618.75	\$62,618.75
202158	101-7101-531.31-55	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	\$30.95	\$30.95
	101-7101-531.31-65		JANITORIAL SUPPLIES	\$10.99	\$35.46
			JANITORIAL SUPPLIES	\$18.98	
			HARDWARE SUPPLIES	\$5.49	
	101-7101-531.31-85		HARDWARE SUPPLIES	\$7.98	\$7.98
202160	235-7101-571.50-25	SIMONS, DOUGLAS	SERVICE BLDG MAINT	\$7,250.00	\$7,250.00
202161	101-7101-531.21-02	SIMPLEX GRINNELL	ALARM TESTING	\$572.00	\$572.00
202163	101-7101-531.22-70	SOUND INCORPORATED	WARRANTY EXTENSION	\$72.73	\$72.73
202164	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	PUMP	\$458.15	\$458.15
202166	101-7101-531.30-39	SPEEDWAY LLC	FUEL	\$58.84	\$58.84
202168	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	SUPPLIES	\$52.45	\$202.70
			SUPPLIES	\$92.07	
			SUPPLIES	\$9.73	
			SUPPLIES	\$48.45	
202171	101-7101-531.21-36	SUNBELT RENTALS	LIFT RENTAL	\$872.82	\$872.82
202173	101-7101-531.31-65	TENACIOUS BRANDS	PROMO HATS	\$937.36	\$937.36
202175	101-7101-531.21-02	TGF ENTERPRISES INC	EQUIPMENT MAINTENANCE	\$294.00	\$4,206.92
			EQUIPMENT MAINTENANCE	\$47.50	
			EQUIPMENT MAINTENANCE	\$350.42	
			EQUIPMENT MAINTENANCE	\$2,156.23	
			EQUIPMENT MAINTENANCE	\$287.50	
			EQUIPMENT MAINTENANCE	\$125.99	
			IRRIGATION SERVICE	\$489.28	
			IRRIGATION SERVICE	\$456.00	
202182	101-7101-531.21-01	TRAFFIC CONTROL & PROTECTION	DETECTOR	\$2,980.00	\$2,980.00
202183	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	\$520.00	\$2,420.00
			TRAFFIC SIGNAL SUPPLIES	\$1,900.00	
202191	101-7101-531.31-65	TYLER TECHNOLOGIES INC	SERVICE CONSULTING	\$1,320.00	\$1,320.00
202206	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	\$2,200.00	\$2,200.00
202209	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	\$8,000.00	\$8,000.00
202212	101-7101-531.21-11	WIL-KIL PEST CONTROL	PEST CONTROL SERVICE	\$40.00	\$540.00

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002Date: Wednesday, September 28, 2016
Page 27

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202212...	101-7101-531.21-11...	WIL-KIL PEST CONTROL...	PEST CONTROLSERVICE	\$45.00	\$540.00...
			PEST CONTROLSERVICE	\$40.00	
			PEST COTNROLSERVICE	\$80.00	
			PEST CONTROLSERVICE	\$110.00	
			PEST CONTROLSERVICE	\$225.00	
801578	101-7101-531.22-70	AT & T	847Z97278406	\$646.85	\$3,212.68
			847577546308	\$62.48	
			847577579508	\$230.44	
			847R16051908	\$2,233.21	
			847259612408	\$39.70	
801579	101-7101-531.21-50	NICOR	55616726109	\$1,307.84	\$3,879.42
			73278600002	\$93.64	
			04055600003	\$1,839.72	
			58401600000	\$128.09	
			53278600001	\$422.81	
			19426400008	\$87.32	
801582	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	8572043011	\$257.47	\$694.18
			0002031003	\$31.55	
			5492508009	\$150.48	
			8572043011	\$254.68	
Total Division:				\$317,175.19	
Total Department:				\$317,175.19	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
201927	505-7201-561.31-55	ADDISON BUILDING MATERIAL CO	DRILLS	\$78.99	\$78.99
201931	505-7201-561.30-35	AIR ONE EQUIPMENT	BOOTS	\$242.25	\$242.25
201932	505-7201-561.31-55	AMAZON.COM CREDIT	SINK	\$144.42	\$144.42
	505-7201-561.31-65		ID PRINTER RIBON	\$49.98	\$233.80
			TABLET CASES	\$100.16	
			PHONE CASE	\$33.88	
			PHONE CASE	\$17.99	
			SANDBAGS	\$31.79	
	505-7201-561.31-85		FLASHLIGHT	\$128.99	\$243.71
			HOSE SETS	\$35.08	
			FLASHLIGHT	\$39.82	
			FLASHLIGHT	\$39.82	
	505-7201-561.50-20		CABLE TIES	\$78.85	\$105.09
			FASTENERS	\$16.40	
			FASTENERS	\$9.84	
201953	505-7201-561.31-55	BATTERIES PLUS LLC	BATTERIES	\$88.62	\$88.62
201958	505-7201-561.31-55	BERKHEIMER CO INC	BUILDING SUPPLIES	\$6.29	\$6.29
201967	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$15,601.06	\$15,601.06
	505-7201-561.21-62		SERVICE DISPOSAL	\$4,030.00	\$4,030.00
	505-7201-561.31-90		STREET/SIDEWALK SUPPLIES	\$8,690.84	\$8,690.84
201989	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$59.09	\$59.09
201990	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	\$81.34	\$81.34
201991	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0081080033	\$705.07	\$705.07
201992	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0645171017	\$230.08	\$2,870.45
			0528113037	\$2,640.37	
201993	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$146.53	\$146.53
201996	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	4843395004	\$651.58	\$651.58
201997	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$30.22	\$30.22
201999	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$1,015.63	\$1,015.63
202010	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$156.15	\$156.15

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202024	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	SUPPLIES	\$297.00	\$297.00
	505-7201-561.31-07		SUPPLIES	\$62.40	\$62.40
202044	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$7.89	\$195.37
			AMAZON MKTPLACE PMTS	\$13.98	
			AWWA.ORG	\$173.50	
202046	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$255.00	\$255.00
	505-7201-561.31-02		HYDRANT METER	\$2,380.50	\$2,750.82
			METER BACKFLOW DEVICES	\$370.32	
	505-7201-561.50-15		WATER SEWER SYSTEM SUPPLY	\$6,450.00	\$6,450.00
202051	505-7201-561.21-50	HOMEFIELD ENERGY	0441087047	\$17.78	\$17.78
202053	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$249.29	\$249.29
202054	505-7201-561.21-50	HOMEFIELD ENERGY	0300013030	\$5,136.71	\$5,136.71
202055	505-7201-561.21-50	HOMEFIELD ENERGY	0522082016	\$259.22	\$259.22
202081	505-7201-561.21-36	LO VERDE CONSTRUCTION CO INC	RENTAL/LEASE EQUIPMENT	\$4,820.00	\$4,820.00
202084	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$172.76	\$441.25
			HARDWARE SUPPLIES	\$268.49	
	505-7201-561.31-05		HARDWARE SUPPLIES	\$3.31	\$3.31
	505-7201-561.31-07		PAINT & EQUIPMENT	\$14.76	\$0.00
			PAINT & EQUIPMENT	(\$14.76)	
202089	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	WATER SAMPLES	\$1,060.00	\$1,060.00
202097	505-7201-561.22-03	MULLANY STEVE	APWA CONFERENCE	\$117.25	\$117.25
202106	505-7201-561.22-03	NORTHEASTERN IL PUBLIC SAFETY	DRIVER TRAINING	\$165.00	\$385.00
			DRIVER TRAINING	\$55.00	
			DRIVER TRAINING	\$165.00	
202112	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$18.80	\$40.11
			ELECTRICAL SUPPLIES	\$8.87	
			ELECTRICAL SUPPLIES	\$12.44	
202116	505-7201-561.30-05	OFFICE DEPOT	CHAIR	\$84.99	\$320.22
			CHAIR	\$179.99	
			OFFICE SUPPLIES	\$2.09	
			OFFICE SUPPLIES	\$26.81	
			OFFICE SUPPLIES	\$20.00	
			OFFICE SUPPLIES	\$6.34	
202140	505-7201-561.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$399.90	\$591.14

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202140...	505-7201-561.30-35...	RED WING SHOE STORE...	CLOTHING & APPAREL	\$191.24	\$591.14...
202142	505-7201-561.31-05	REVERE ELECTRIC SUPPLY CO	PUMPING SYSTEM SUPPLIES	\$523.90	\$4,152.63
			PUMPING SYSTEM SUPPLIES	\$3,628.73	
202154	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$18,191.15	\$18,191.15
202156	505-7201-561.21-25	SEWER SYSTEM EVALUATIONS INC	SERVICE CONSULTING	\$11,746.80	\$11,746.80
202158	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$20.61	\$52.16
			HARDWARE SUPPLIES	(\$13.41)	
			WATER SEWER SYSTEM SUPPLY	\$44.96	
	505-7201-561.31-55		BUILDERS SUPPLIES	\$6.98	\$6.98
	505-7201-561.31-65		BATTERIES	\$14.99	\$14.99
202159	505-7201-561.33-05	SIGNS BY TOMORROW	BANNER	\$360.00	\$360.00
202168	505-7201-561.31-01	STANDARD PIPE & SUPPLY INC	PUMPING SYSTEM SUPPLIES	\$84.20	\$84.20
	505-7201-561.31-55		SUMP PUMP	\$213.22	\$213.22
202174	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	GATES FLANGED BODY	\$961.58	\$3,301.58
			BACKFLOW DEVICE	\$2,340.00	
202184	505-7201-561.20-05	TRC LOCKBOX	2016 MS4 COMPLIANCE	\$2,449.20	\$2,449.20
202191	505-7201-561.31-65	TYLER TECHNOLOGIES INC	SERVICE CONSULTING	\$1,210.00	\$1,210.00
202207	505-7201-561.31-07	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	\$7,558.97	\$8,328.87
			HVY, HVYPERF, SOCK	\$769.90	
202218	505-7201-561.21-65	RANDY YEATER	BEAVER REMOVAL	\$650.00	\$650.00
202221	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	BRONZE SADDLE	\$1,583.74	\$1,583.74
801578	505-7201-561.22-70	AT & T	847437468408	\$39.70	\$79.40
			847437468508	\$39.70	
801579	505-7201-561.21-50	NICOR	19278600002	\$163.40	\$440.89
			19278600002	\$163.70	
			04055600003	\$113.79	
801580	505-7201-561.22-70	AMERICAN MESSAGING	ACCT UL-109311	\$96.96	\$96.96
801582	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0087155164	\$55.87	\$132.18
			0645171017	\$76.31	
Total Division:				\$111,727.95	
Total Department:				\$111,727.95	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002Date: Wednesday, September 28, 2016
Page 31

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
801582	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	4643715006	\$19.99	\$19.99
Total Division:				\$19.99	
Division: 2					
201926	235-7302-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	LIGHTS	\$628.75	\$628.75
202093	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE CALL	\$516.00	\$516.00
202129	235-7302-532.21-11	PF CONSTRUCTION	SERVICE BLDG MAINT	\$5,615.00	\$5,615.00
Total Division:				\$6,759.75	
Division: 3					
202054	235-7303-532.21-50	HOMEFIELD ENERGY	4643385004	\$1,959.18	\$1,959.18
202093	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE CALL	\$264.00	\$264.00
202158	235-7303-532.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$30.92	\$30.92
202168	235-7303-532.33-05	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	\$165.39	\$549.56
			PLUMBING SUPPLIES	\$384.17	
Total Division:				\$2,803.66	
Total Department:				\$9,583.40	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 32

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901179	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 10-2016	\$86,815.42	\$86,815.42
Total Division:				\$86,815.42	
Total Department:				\$86,815.42	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
201932	621-7501-551.31-51	AMAZON.COM CREDIT	CABLE TIES	\$11.89	\$74.49
			EXHAUST WRAP	\$21.02	
			BLOW MOTOR	\$41.58	
	621-7501-551.31-65		FLOOR CLEANER	\$75.36	\$75.36
	621-7501-551.31-85		TORCH	\$33.87	\$128.87
			BATTERY PACKS	\$95.00	
201941	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$397.30	\$397.30
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$384.01	\$480.61
			VEH MAINTENANCE SUPPLY	\$96.60	
201944	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$10.24	\$10.24
201949	621-7501-551.21-07	AUTO GLASS TEK INC	VEH MAINTENANCE SUPPLY	\$215.00	\$925.00
			VEH MAINTENANCE SUPPLY	\$545.00	
			VEH MAINTENANCE SUPPLY	\$165.00	
201950	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$79.97	\$322.26
			VEH MAINTENANCE SUPPLY	(\$98.99)	
			VEH MAINTENANCE SUPPLY	(\$6.64)	
			VEH MAINTENANCE SUPPLY	\$98.99	
			VEH MAINTENANCE SUPPLY	\$79.97	
			VEH MAINTENANCE SUPPLY	\$28.99	
			VEH MAINTENANCE SUPPLY	\$59.99	
			VEH MAINTENANCE SUPPLY	\$39.99	
			VEH MAINTENANCE SUPPLY	\$39.99	
201953	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$78.82	\$401.42
			BATTERIES	\$322.60	
201962	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$44.55	\$44.55
201969	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$62.20)	\$794.61
			VEH MAINTENANCE SUPPLY	(\$41.68)	
			VEH MAINTENANCE SUPPLY	(\$16.93)	
			VEH MAINTENANCE SUPPLY	\$441.63	
			VEH MAINTENANCE SUPPLY	\$198.60	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201969...	621-7501-551.31-51...	CAR QUEST...	VEH MAINTENANCE SUPPLY	\$11.11	\$794.61...
			VEH MAINTENANCE SUPPLY	\$62.20	
			VEH MAINTENANCE SUPPLY	\$44.24	
			VEH MAINTENANCE SUPPLY	\$157.64	
201970	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$340.00	\$774.00
			VEH MAINTENANCE SUPPLY	\$434.00	
201972	621-7501-551.31-51	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$56.69	\$56.69
201975	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$112.17	\$109.52
			VEH MAINTENANCE SUPPLY	\$18.63	
			VEH MAINTENANCE SUPPLY	(\$320.00)	
			VEH MAINTENANCE SUPPLY	\$198.76	
			VEH MAINTENANCE SUPPLY	\$99.96	
201979	621-7501-551.31-51	CITY LIMITS HARLEY DAVIDSON	VEH MAINTENANCE SUPPLY	\$157.94	\$272.93
			VEH MAINTENANCE SUPPLY	\$37.01	
			VEH MAINTENANCE SUPPLY	\$77.98	
201980	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$134.91	\$134.91
	621-7501-551.31-65		VEH MAINTENANCE SUPPLY	\$155.15	\$155.15
202022	621-7501-551.31-51	FLEETPRIDE	VEH MAINTENANCE SUPPLY	\$31.50	\$31.50
202031	621-7501-551.21-07	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$5,100.00	\$5,100.00
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$76.00	\$343.35
			VEH MAINTENANCE SUPPLY	\$40.55	
			VEH MAINTENANCE SUPPLY	\$226.80	
202044	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IPASS AUTOREPLENISH #5	\$40.00	\$40.00
	621-7501-551.30-05		AMAZON MKTPLACE PMTS	\$24.47	\$24.47
	621-7501-551.31-65		AMAZON MKTPLACE PMTS	\$109.14	\$109.14
202059	621-7501-551.21-62	IL RECOVERY GROUP INC	DISPOSAL SERVICE	\$30.00	\$30.00
202075	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$93.89	\$93.89
202085	621-7501-551.31-51	LUND INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$44.80	\$44.80
202087	621-7501-551.31-85	MAC TOOLS	VEH MAINTENANCE SUPPLY	\$17.59	\$17.59
202094	621-7501-551.31-51	MIDWEST LUBE INC	VEH MAINTENANCE SUPPLY	\$65.00	\$65.00
202095	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$185.00	\$185.00
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	\$185.00	\$185.00
202096	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	SIREN	\$1,175.00	\$1,175.00
202101	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$124.90	\$138.39

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
202101...	621-7501-551.31-51...	NAPA HEIGHTS AUTOMOTIVE...	VEH MAINTENANCE SUPPLY	\$13.49	\$138.39...
202108	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$684.35	\$684.35
202118	621-7501-551.31-51	ORR & ORR INC	VEH MAINTENANCE SUPPLY	\$25.80	\$25.80
202124	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$178.95	\$178.95
202134	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	\$133.42	\$164.37
			VEH MAINTENANCE SUPPLY	\$30.95	
202136	621-7501-551.31-51	PRO VISION INC	VEH MAINTENANCE SUPPLY	\$1,760.95	\$1,760.95
202143	621-7501-551.31-51	REX RADIATOR & WELDING CO	VEH MAINTENANCE SUPPLY	\$943.00	\$943.00
202146	621-7501-551.21-07	INTERSTATE BILLING SERVICE INC	REPLACE HEATER	\$1,176.58	\$1,176.58
202158	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$2.64	\$37.08
			HARDWARE SUPPLIES	\$13.47	
			HARDWARE SUPPLIES	\$13.98	
			HARDWARE SUPPLIES	\$6.99	
	621-7501-551.31-65		HARDWARE SUPPLIES	\$8.99	\$8.99
202167	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$207.02	\$2,248.40
			VEH MAINTENANCE SUPPLY	\$113.12	
			VEH MAINTENANCE SUPPLY	\$321.78	
			VEH MAINTENANCE SUPPLY	\$963.09	
			VEH MAINTENANCE SUPPLY	\$321.78	
			VEH MAINTENANCE SUPPLY	\$321.61	
202185	621-7501-551.31-51	TRI ANGLE FABRICATION & BODY	VEH MAINTENANCE SUPPLY	\$82.00	\$82.00
202191	621-7501-551.31-65	TYLER TECHNOLOGIES INC	SERVICE CONSULTING	\$220.00	\$220.00
202192	621-7501-551.21-07	UL LLC	AERIAL INSPECTION	\$1,820.00	\$1,820.00
202195	621-7501-551.31-51	US AUTO FORCE	VEH MAINTENANCE SUPPLY	\$78.04	\$78.04
	621-7501-551.31-65		VEH MAINTENANCE SUPPLY	\$3.63	\$14.52
			VEH MAINTENANCE SUPPLY	\$10.89	
202204	621-7501-551.22-03	ROSS VLIENER	CDL REIMBURSEMENT	\$50.00	\$50.00
202208	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$1,156.30	\$1,347.82
			TIRES	\$191.52	
202211	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$152.24	\$152.24
202214	621-7501-551.33-05	WIPECO INC	VEH MAINTENANCE SUPPLY	\$82.50	\$82.50
202216	621-7501-551.21-07	WOODSTOCK HARLEY DAVIDSON	VEH MAINTENANCE SUPPLY	\$517.20	\$517.20
202219	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	\$656.00	\$656.00
202223	621-7501-551.21-07	211 RAND ROAD INC	CARWASHES	\$96.00	\$96.00

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 36

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$25,085.83	
Total Department:				\$25,085.83	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 37

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
202063	505-9001-571.50-25	JOHNSON PAVING CO	SERVICE CONSULTING	\$123,420.94	\$123,420.94
202098	505-9001-571.50-25	MUNICIPAL WELL & PUMP	SERVICE BLDG CONSTRUCT	\$101,506.25	\$101,506.25
Total Division:				\$224,927.19	
Division: 13					
202077	431-9013-571.20-05	LEGAT ARCHITECTS	SERVICE CONSULTING	\$194,660.94	\$194,660.94
Total Division:				\$194,660.94	
Total Department:				\$419,588.13	

Check Date: 2016 - 9 - 30

WARRANT REGISTER - GM0002

Date: Wednesday, September 28, 2016
Page 38

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 95 Debt Service					
Division: 50					
201952	301-9550-582.60-20	BANK OF NEW YORK MELLON	AGENT FEES/GO REFUND 2010	\$802.50	\$802.50
Total Division:				\$802.50	
Total Department:				\$802.50	
TOTAL ALL FUNDS:				\$2,815,539.89	



Item: Report of the Committee-of-the-Whole Meeting of October 4, 2016

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of October 4, 2016

Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Sea & Wave Corporation, DBA Seoul KKakdugi, located at 234 E. Golf Road (International Plaza).

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Paver Brick 2016 Improvements

Department: Public Works

BACKGROUND

After receiving Board direction on July 11, 2016, Staff worked with Haeger Engineering to develop a Request for Proposals (RFP) and design plans for a Paver Brick Maintenance project this fall. The approved 2016 budget includes \$395,000 for Paver Brick Maintenance. The design and construction management contract for \$17,000 has already been authorized and as such, Account Number 401-7101-571.50-30 (ST-05-01) has an unencumbered balance of \$378,000. The RFP was distributed to five qualified contractors and three proposals were received at the September 26th deadline. The project includes the removal and replacement of paver bricks and concrete at the following locations:

Eastman Street - both sides Evergreen Avenue to Dunton Avenue
North side of Eastman Street - from Evergreen Avenue to Arlington Heights Road
South side of Miner Street - from Evergreen Avenue to Arlington Heights Road
North side of Northwest Highway - from Arlington Heights Road to Evergreen Avenue

The three proposals received were as follows:

<u>BIDDER</u>	<u>TOTAL BID</u>
Martam Construction	\$245,970.00
Schaeffges Brothers, Inc.	\$324,531.50
Kovilic Construction	\$369,200.00

The Engineer's estimate for this project's scope of work is \$236,050. Haeger Engineering and Staff believe that these bids were above the Engineer's estimate because of the short construction time frame. It is our plan to have next year's project bid before July. All proposals were reviewed and tabulated by Haeger Engineering and Village Staff. The lowest proposal was from Martam Construction. Martam's proposal met all the specifications, and Martam has successfully completed many similar projects. Most recently they have performed some concrete work in Elk Grove Village. Martam was also the contractor for the majority of Mount Prospect's paver work. All references for Martam's work were checked and feedback was positive. Therefore, Staff would

like to recommend Martam Construction for the proposed project.

RECOMMENDATION

It is recommended that the Village Board award the 2016 Paver Brick Improvements Project to the lowest responsible proposal from Martam Construction of Elgin, Illinois, in an amount not-to-exceed \$245,970, and authorize the execution of the necessary documents.

Bid Section

Item:	Paver Brick 2016 Improvements
Bid Opening Date:	September 26, 2016
Account Numbers:	401-7101-571-5030 ST0501
Total Budget for Specific Item:	\$395,000
Bid Amount:	\$245,970



Item: 2016 Pavement Management Program

Department: Engineering

Since 1988, the Village has utilized a pavement management program (MicroPAVER, formally PAVER) to determine our street maintenance priorities. The U.S. Army Corps of Engineers developed MicroPAVER at their Research Laboratory in Champaign, Illinois.

The process involves a consultant inspecting pavement sections on approximately one-third of Village maintained streets per year and inputting the inspection results into the MicroPAVER program. Engineering Department Staff reviews the report and visually inspects the Village maintained streets and compares the consultant report with visual inspection. This program has been very effective over the years.

Infrastructure Management Services (IMS) completed Phase I (south end of town) and Phase 2 (middle section of town) of a three phase surface condition survey last fall. We would now like to move forward with Phase 3 (north end of town). For consistency purposes, staff is recommending to use IMS for Phase 3. The price for Phase 3 reflects the same fee schedule as the consortium of North and Northwest Chicago area municipalities.

RECOMMENDATION

It is recommended that the Village Board award a contract to Infrastructure Management Services of Rolling Meadows, Illinois for the 2016 Pavement Management Program in the amount of \$24,580. Funding for these services have been budgeted and are available in account 101-5001-524.20-05.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Sodium Chloride (Road Salt) Purchase 2016 - State Contract

Department: Public Works

BACKGROUND

The budget for the fiscal period ending December 31, 2016 includes \$550,000 for the purchase of road salt used for Snow and Ice Control Operations. The Village recently received our sodium chloride purchase confirmation letter from the State's Department of Central Management Services (CMS). CMS conducts the Statewide Salt Bid for all municipalities to participate in. The Village received a confirmation price from Compass Minerals America Inc. at a cost of \$45.08/ton.

The State contract allows for a purchase of a minimum of 80% of our allotted 4,000 tons, up to a maximum purchase of 120%.

Every year, Public Works bids out two salt contracts for the upcoming season. The first contract let in the spring is solely with the Village, and this contract let in the fall is through the State program.

RECOMMENDATION

It is recommended that the Village Board award a contract to Compass Minerals America Inc. of Overland Park, Kansas, for the purchase of up to 4,800 tons of Sodium Chloride (Road Salt) at a unit cost of \$45.08/ton, for a total cost of \$216,384 and authorize the execution of the necessary agreements. The bidder has been determined to be responsible and has worked successfully with the Village in the past.

Bid Section

Item:	Sodium Chloride (Road Salt) Purchase 2016 - Salt Contract
Bid Opening Date:	Central Management Services - State Contract
Account Numbers:	101-7101-531.31-90
Total Budget for Specific	\$550,000

Item:

Bid Amount:

\$216,384



Item: Ordinance - PUD Amendment - Kensington School

Department: Planning/Legal

An Ordinance Amending Planned Unit Development Ordinance Numbers 06-043, 07-007, 07-077 and 14-015, and Granting a Special Use Permit and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code (Kensington School, 840 East Kensington Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PUD Amendment - Kensington School	Ordinance

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT
ORDINANCE NUMBERS 06-043, 07-007, 07-077, AND 14-015,
AND GRANTING A SPECIAL USE PERMIT AND CERTAIN
VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have heretofore passed and approved Ordinance Numbers 06-043, 07-007, 07-077, and 14-015, approving and amending a planned unit development for the property located at 840 East Kensington Road, commonly known as Kensington School, Arlington Heights, Illinois; and

WHEREAS, on August 24, 2016, in Petition Number 16-007, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request to amend the Planned Unit Development and grant a special use permit to allow a 15,352 square foot day care center in a B-2 General Business District and for certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendation of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, is in the best interest of the Village,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: The Planned Unit Development previously approved and amended by Ordinance Numbers 06-043, 07-007, 07-077 and 14-015 for the property legally described as:

Lot 2 in Arlington Market, being a subdivision of part of the Southwest quarter of the Southeast quarter of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 28, 2007, as Document Number 0705915065, and as corrected by the Certificate of Correction recorded July 30, 2007, as Document Number 0721144016 in Cook County, Illinois.

P.I.N. 03-29-411-018-0000

commonly known as 840 East Kensington Road, Arlington Heights, Illinois, is hereby amended in substantial compliance with the following plans:

The following plans dated March 9, 2014 with revisions through August 11, 2016, have been prepared by Hague Architecture:

Title Sheet, consisting of sheet A-01;
Site Plan, consisting of sheet A-02;
Zoning Map, consisting of sheet A-03;
First Floor Plan, consisting of sheet A-04;
Roof Plan, consisting of sheet A-05;
Exterior Images, consisting of sheet A-06;
Exterior Elevations, consisting of sheet A-07;
Materials & Equipment, consisting of sheet A-09;

The following plans have been prepared by Spaceco, Inc.:

Cover Sheet, dated February 12, 2016 with revisions through August 10, 2016, consisting of sheet C1;
General Notes and Typical Sections, dated February 12, 2016 with revisions through May 10, 2016, consisting of sheet GN1;
Existing Conditions, dated February 12, 2016, consisting of sheet E1;
Geometric Plan, dated February 12, 2016 with revisions through August 10, 2016, consisting of sheet L1;
Grading Plan, dated February 12, 2016 with revisions through July 19, 2016 consisting of sheet G1;
Utility Plan, dated February 12, 2016 with revisions through July 19, 2016 consisting of sheet U1;
Soil Erosion and Sediment Control Plans, consisting of sheets SE1 and SE2 dated February 12, 2016, and sheet SE3 dated February 12, 2016 with revisions through July 19, 2016;
Specifications, dated February 12, 2016 consisting of sheets SP1 and SP2;
Details, dated February 12, 2016, consisting of sheets D1 and D2:

The following plans have been prepared by Jeffrey J. Bulin, Landscape Architect:

Landscape Plan, dated July 15, 2016 with revisions through August 11, 2016, consisting of sheet LA-1;
Landscape Sections, Details and Plant List, dated July 18, 2016, consisting of sheet LA-2;

The following plans dated August 11, 2016 have been prepared by Kenig, Lindgren, O'Hara, Aboona, Inc.:

Fire Truck Inbound Maneuver, consisting of one sheet;
Fire Truck Outbound Maneuver, consisting of one sheet;

copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a special use permit for a day care center in a B-2 General Business District is hereby granted for the property legally described in SECTION ONE.

SECTION THREE: That the following variations from Chapter 28, Zoning Regulations, of the Arlington Heights Municipal Code are hereby granted so as to permit development of the property in accordance with the plans submitted by the Petitioner, which variations are as follows:

1. A variation from Section 6.13-3, Location of Fences, to allow an increase in the maximum fence height in the front yard along Dryden Avenue from three feet to four feet.
2. A variation from Section 6.5-2, Accessory Structures, waiving the requirement that accessory structures to be located in the rear yard to allow accessory structures (dumpster enclosure and playground equipment) within the front yard along Dryden Avenue.
3. A variation from Section 6.15-1.2b, New Landscaping Requirements, waiving the requirement for one four-inch shade tree in the landscape island located at the western end of the northern parking row.

SECTION FOUR: That approval of the amendment to Planned Unit Development Ordinance Numbers 06-043, 07-009, 07-077 and 14-015, of a special use permit, and of variations from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. Prior to issuance of a building permit, the Petitioner shall provide written confirmation from all utility companies that have rights to the utility easement, which states they are amenable to either the proposed encroachments within the utility easement or the abrogation or reduction in size of the easement, if it is determined that the easement is not necessary. If any amendment or abrogation of the easement is required, the amendment or abrogation shall be recorded with the Cook County Recorder of Deeds and proof of recording shall be provided prior to issuance of a building permit.
2. The Petitioner shall amend the pedestrian access easement to be a 20-foot wide easement that follows the proposed pedestrian pathway and runs from the northern property line down to the southern property line. This amendment shall be recorded with the Cook County Recorder of Deeds and proof of recording shall be provided prior to issuance of a building permit.
3. The Petitioner shall amend the existing cross drainage easement as per the requirements of the Engineering Department. This amendment shall be recorded with the Cook County Recorder of Deeds and proof of this recording shall be provided prior to issuance of a building permit.
4. Prior to the issuance of a building permit, the Petitioner shall provide the Village with an easement for the portion of public sidewalk that encroaches on the southeast corner of the site. This easement shall be recorded and provided prior to the issuance of a building permit.

5. The Petitioner shall work with the Village to reduce the width of the 35.02 feet drive aisle so as to allow as much green space as possible and still conform to all fire truck turning radius requirements. Such reductions may require the elimination of one parking space.

6. The Petitioner shall comply with all applicable Design Commission requirements.

7. The Petitioner shall comply with all Federal, State and Village codes, regulations, and policies.

SECTION FIVE: Except as amended by this Ordinance, the provisions in Ordinance Numbers 06-043, 07-007, -07-077 and 14-015 shall remain in full force and effect.

SECTION SIX: That the approval of the amendment to the Planned Unit Development granted in SECTION ONE of this Ordinance shall be effective for a period no longer than 24 months from the date of this Ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SEVEN: The Director of Building is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this Ordinance and all applicable ordinances of the Village of Arlington Heights.

SECTION EIGHT: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of October, 2016.

Village President

ATTEST:

Village Clerk

PUD:Kensington School Amendment



Item: Ordinance - Chapter 13 - Class "AA" liquor license

Department: Manager/Legal

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "AA" liquor license)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Chapter 13 - Class "AA" liquor license	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That Section 13-502 of the Municipal Code of Arlington Heights, pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "AA" liquor licenses authorized, with the amended entry for Class "AA" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	\$4,600.00	23

SECTION TWO: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of October, 2016.

Village President

ATTEST:

Village Clerk

Liquor License:AA Increase



Item: Destruction of Recordings from the Closed Session Meetings of 8/14/14, 10/20/14, 12/15/14, 1/5/15, 2/2/15

Department: Village Clerk

In accordance with State statute, the Village Board may authorize destruction of Closed Session Recordings for meetings which were held at least 18 months ago and for which the minutes have been approved. The recordings for the meetings of 8/14/14, 10/20/14, 12/15/14, 1/5/15, 2/2/15 meet those parameters.

Recommendation

It is recommended that the Village Board authorize the destruction of the recordings for the Closed Session meetings held on 8/14/14, 10/20/14, 12/15/14, 1/5/15, 2/2/15.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Bond Waiver - American Cancer Society

Department: Building Services

Background

The American Cancer Society is requesting a waiver of the bond requirement for their raffle drawing during their "Black & White Ball" being held at the Arlington International Racetrack on October 15, 2016. Tickets will be sold the day of the event from 6:00pm - 9:00pm, with the drawing taking place at 9:30pm.

Recommendation

Staff recommends that the Village Board grant the waiver of the bond requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



To Whom it may Concern,

I would like to request a waiver of required bond for the raffle prize because the American Cancer Society is a non-profit organization. Also, the prize will be based solely on the income that is generated from this activity. The value of the prize will be 50% of tickets sold – we are unsure of the final prize value. The raffle prize will be awarded to a winner whose ticket is drawn from a receptacle. This prize will be payable via American Cancer Society check within ten days of the drawing. Please let me know if you have any further questions.

Also, for your information, our event, the Black & White Ball, is happening on Saturday, October 15, 2016 at Arlington International Racetrack. We are aiming to raise \$110,000 in the fight against cancer.

Thank you for your support and consideration of the American Cancer Society.

Sincerely,
Chris Way

Chris Way | Development Manager, Distinguished Events
Lakeshore Division | American Cancer Society, Inc.
225 N Michigan Ave Suite 1200
Chicago, IL 60601
Phone: 312.279.7202 | Mobile: 402.440.1199
cancer.org | 1.800.227.2345

live well | get well | find cures | fight back | cancer.org | 1.800.227.2345

Lakeshore Division
Chicago Office
225 N. Michigan Avenue, Suite 1200, Chicago, IL 602601
312.641.6150 / 1.800.227.2345 f) 312.641.6588



Item: Arlington Ale House - 111 W. Campbell St.-3rd Floor - PC#16-019

Department: Planning & Community Development

Requested Action:

1. Special Use Permit to allow a restaurant within the B-5 District.

Variations Identified:

1. Land Use Variation to allow a restaurant with no on premise kitchen facility.
2. Land Use Variation to allow a "Restaurant, Amusement Device Arcade" of up to 20 amusement devices within the B-5 District.
3. Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer.

Recommendation

A public hearing was held by the Plan Commission on August 24, 2016 where Commissioner Drost moved and Commissioner Cherwin seconded:

A motion to recommend to the Village Board of Trustees approval of PC#16-019, a Special Use Permit to allow a restaurant within the B-5 District; a Land Use Variation to allow a restaurant with no on-premise kitchen facility; a Land Use Variation to allow a "Restaurant, Amusement Device Arcade" of up to 20 amusement devices within the B-5 District; and a Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer.

This approval is subject to the following conditions:

1. Prior to consideration by the Village Board for final approval of this application, the petitioner must provide a capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. Upon receipt and review of this information, additional restrictions and limitations may be imposed on the use of the space, which may result in modifications to the floor plan.

2. The petitioner shall provide food service from Arlington Heights restaurants and /or catering establishments for customers within the restaurant in accordance with liquor license requirements.

3. Maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements, which maximum occupancy may be increased in the future in accordance with all building code requirements.

4. The outdoor dining patio shall be subject to the following:

a. Prior to issuance of a building permit to allow the expanded patio and associated improvements, the petitioner shall obtain Metropolis Condo Board approval and shall be subject to any conditions required by the condo association.

b. Prior to the issuance of a building permit for said expansion and associated improvements, construction details and material specifications shall be provided for review. The petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.

c. Compliance with Outdoor Eating Café code requirements. As part of the Outdoor Eating Café Permit process and building permit process, the applicant must provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.

d. The petitioner must provide documentation from a licensed structural engineer certifying that an expansion of the patio, including all proposed improvements to the rooftop area, will not threaten the structural integrity of the roof. Upon receipt and review of this documentation, the Village has the sole right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.

5. The proposed bridge connection between the Metropolis building and Vail Avenue garage shall be subject to the following:

a. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).

b. An analysis of the impact of said bridge connection to the parking within the garage.

- c. Acceptance of a maintenance and liability agreement for said bridge connection.
 - d. Upon receipt and analysis of the info outlined in items 4a through 4c above, the Village reserves the right as the owner of the garage to approve or deny said bridge connection at its sole discretion.
6. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of person residing or working within the vicinity. As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.
7. The petitioner is required to hold a neighborhood meeting with the residents of the Metropolis Place condo building. Prior to the Plan Commission hearing, the petitioner must provide a summary of this meeting to Village staff, which summary shall outline any concerns raised during the neighborhood meeting. Based on this summary, the Village may add additional conditions of approval prior to appearance before the Village Board for final approval.
8. The petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage.
9. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Cherwin, Dawson, Drost, Ennes, Green, Jensen, Sigalos, Warskow, and Chairman Lorenzini voted in favor. Motion carried.

Staff is recommending the modification of the Plan Commission conditions of approval, which modifications can be found within the document titled 'Staff Recommendation Modified Conditions of Approval'.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Staff Recommended Modified Conditions of Approval	Correspondence

Floor Plan Option A	Exhibits
Floor Plan Option B	Exhibits
Staff Request for Additional Information	Correspondence
Petitioner Response to Additional Information & Vendor Verification	Correspondence
PC Staff Report	Board or Commission Report
PC Minutes 8/24/16 DRAFT	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
Justification	Correspondence
Food Service Descripton	Correspondence
Project Narrative	Correspondence
Market Study	Correspondence
Floor Plan	Exhibits
Renderings	Exhibits
Department Comments - Round 1	Exhibits
Petitioner Response to Department Comments - Round 1	Exhibits
PC Timeline Tracker	Correspondence

MEMORANDUM

TO: Randy Recklaus, Village Manager

FROM: Charles Witherington-Perkins
Director of Planning and Community Development

DATE: September 28, 2016

SUBJECT: Arlington Ale House - Plan Commission #16-019

At the Plan Commission meeting on August 24, 2016 both Staff and the Plan Commission recommended approval of the Arlington Ale House subject to a number of conditions. Several of these conditions entailed providing additional capacity analysis regarding the maximum number of individuals that may be permitted to occupy the space. Also, additional information was requested regarding the proposed operation of the Arlington Ale House, including status of arrangements with potential Downtown restaurants to provide food service and response to delivery and security related issues.

Since the aforementioned Plan Commission hearing there have been a series of meetings, both with the petitioner and internally amongst appropriate departments to discuss this matter in detail. The result of these meetings, discussions, and additional information is a Staff recommended modified set of conditions.

The following is a summary of some of the key elements that have been modified or additional information provided since the Plan Commission hearing.

Revised Floor Plans

On September 12, 2016 the petitioner provided revised floor plans.

Plan Option A, is a floor plan with the existing outdoor patio and no expansion of the outdoor patio. Mr. McCaskey has indicated his intent to open and operate the Arlington Ale House with the existing patio.

Plan Option B, is an expanded outdoor patio substantially consistent with the plans submitted for Plan Commission review. Mr. McCaskey has indicated that this is a long term concept that may occur at some future date depending upon how the business grows and will remain subject to the many conditions outlined in the Staff modified conditions.

Both plans include slight modifications to the interior spaces. In particular, two existing offices that were originally proposed to be converted into a table tennis active space are being removed and will remain as existing offices. The existing third floor Metropolis space has been built out with three bars and existing auditorium space. However, the two existing stair towers in the building allow for a building code maximum occupancy of 313 persons, including employees. The attached modified condition 1a, for Plan Option A, outlines Staff's recommended condition to ensure that the maximum occupancy does not exceed that permitted by the building code for the safety of the occupants.

Plan Option B, would only be permitted if an additional qualified means of egress is provided in compliance with the building code and subject to Village approval. In addition, the conditions previously outlined for the Plan Commission regarding the requirement to obtain Metropolis Condo Board approval and provide the appropriate structural and design review remain in place.

Request for additional information

Attached is correspondence from the Village to the petitioner requesting additional information. In particular, information was requested regarding their arrangements with Downtown restaurants to provide food service. Also, attached are a series of emails from the petitioner addressing and responding to these questions. In particular, the following Downtown restaurants have provided preliminary written statements of support and willingness to partner with the Arlington Ale House:

- Armand's
- Elegante Cuisine
- Mago

Other restaurants have also been approached by Arlington Ale House.

Revised Conditions

As previously noted, there are a series of revised conditions that are provided in a highlight and strikeout format for easy reference. In addition to the capacity discussion referenced above, Staff is also recommending some additional restrictions to minimize potential impact on adjacent neighbors. These include:

- Prohibiting live entertainment on the outdoor patio.
- Requiring the petitioner to renew the outdoor eating café permit annually for compliance with the applicable criteria.
- Requiring the interior space closest to Metropolis Loft condominiums on the western side of the space, to have mechanisms installed to prevent the ability to open these windows during normal operation.

Conclusion

The third floor Metropolis space has been built out as an existing facility by Labatt Brewery but has been vacant for approximately 10 years. This space represents a hidden asset that could be valuable in the growth of Downtown Arlington Heights as a restaurant, dining and entertainment destination.

Attachment

CW-P:Imp

Arlington Ale House PC 16-019
Staff Recommended Modified Conditions
REVISED 9/28/16

~~Strike Through~~ represents language that was recommended by the Plan Commission but recommended to be removed.

Yellow text represents additional modifications recommended by staff.

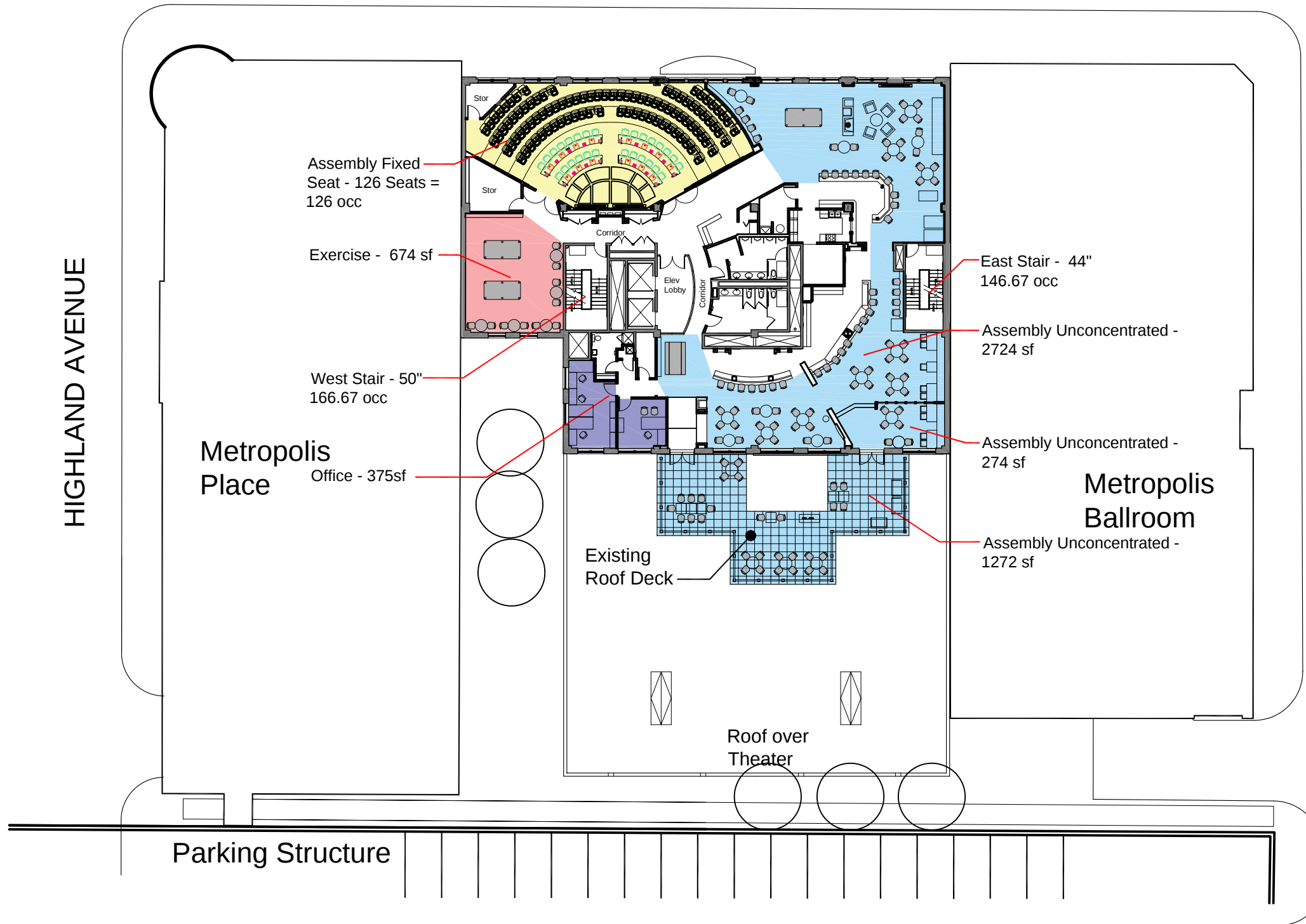
The Staff Development Committee has reviewed the proposed request for a Special Use Permit to allow a restaurant, a Land Use Variation to allow a restaurant with no full kitchen, a Land Use Variation to allow a "Restaurant, Amusement Device Arcade" with up to 20 amusement devices within the B-5 District, and a Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer, and recommends approval of this application subject to the following conditions:

1. ~~Prior to consideration by the Village Board for final approval of this application, T~~ the petitioner must **has** provided **a** capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. **Based upon the two revised occupancy plans, the following conditions shall apply:** ~~Upon receipt and review of this information, additional restrictions and limitations may be imposed on the use of the space, which may result in modifications to the floor plan.~~
 - a. **Plan Option A:** Existing outdoor patio. No expansion of the outdoor patio. Shall be subject to the following conditions:
 - i. The petitioner must ensure that the maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements.
 - ii. The petitioner shall put measures in place to manage the maximum occupancy and have an accurate occupancy count at all times. Such measures must be approved by Village Staff. If upon inspection by the Village there are repeated violations to the maximum occupancy the Village may pursue any and all legal remedies, including possible closure, revocation of liquor license, or other actions as deemed appropriate by the Village.
 - iii. The maximum occupancy may be increased in the future in accordance with all building codes **if approved by the Village in writing.**
 - b. **Plan Option B:** Expanded outdoor patio. Shall be subject to the following conditions:
 - i. No expansion to the patio is allowed unless an additional qualified means of egress is provided in compliance with the building code and subject to Village approval.
 - ii. The maximum occupant capacity outlined in condition 1a may be increased if the Village approves an additional qualified means of egress.
2. ~~Maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements, which maximum occupancy may be increased in the future in accordance with all building code requirements.~~
3. The petitioner shall provide food service from Arlington Heights restaurants and/or catering establishments for customers within the restaurant in accordance with liquor license requirements.
4. The outdoor dining patio shall be subject to the following:
 - a. Prior to issuance of a building permit to allow the expanded patio **(Plan Option B)** and associated improvements, the petitioner shall obtain Metropolis Condo Board approval and shall be subject to any conditions required by the condo association.
 - b. Prior to the issuance of a building permit for ~~said~~ expansion **to the patio (Plan Option B)** and associated improvements, construction details and material specifications shall be provided for

review. The petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.

- c. Compliance with Outdoor Eating Café code requirements for Plan Option A and Plan Option B. As part of the Outdoor Eating Café Permit process and building permit process, the applicant must provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.
 - d. The petitioner must provide documentation from a licensed structural engineer certifying that an expansion of the patio (Plan Option B), including all proposed improvements to the rooftop area, will not threaten the structural integrity of the roof. Upon receipt and review of this documentation, the Village has the sole reserves the right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.
 - e. Live entertainment is prohibited on the outdoor dining patio.
 - f. The petitioner must renew the Outdoor Eating Café Permit annually for compliance with the applicable criteria.
5. The proposed bridge connection between the Metropolis building and Vail Avenue garage shall be subject to the following:
 - a. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).
 - b. An analysis of the impact of said bridge connection to the parking within the garage.
 - c. Acceptance of a maintenance and liability agreement for said bridge connection.
 - d. Upon receipt and analysis of the info outlined in items 4a through 4c above, the Village reserves the right as the owner of the garage to approve or deny said bridge connection at its sole discretion.
6. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of person residing or working within the vicinity. As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.
7. The room with pool tables as shown in pink on the "Plan Option A" and "Plan Option B" and located along the western side of the subject unit must have mechanisms installed that prevent the ability to open the two windows within this room.
- ~~8. The petitioner is required to hold a neighborhood meeting with the residents of the Metropolis Place condo building. Prior to the Plan Commission hearing, the petitioner must provide a summary of this meeting to Village staff, which summary shall outline any concerns raised during the neighborhood meeting. Based on this summary, the Village may add additional conditions of approval prior to appearance before the Village Board for final approval.~~
9. The petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.
10. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

CAMPBELL STREET



OCCUPANCY PER IBC 2009

INTERIOR OCCUPANTS

- Assembly Unconcentrated -2,998sf
15sf per Person, 200 occ
- Assembly Unconcentrated - 1,665sf
Fixed Seat Count,126 occ
- Exercise -674sf
50sf per Person,14 occ
- Business Area -375sf
100sf per Person,4 occ

Total Interior Occupants: 344 occ

EXTERIOR OCCUPANTS

- Assembly Unconcentrated -1,272sf
15sf per Person, 85 occ

Total Exterior Occupants: 85 occ

EGRESS CAPACITY

East Stair - 146.67 occ

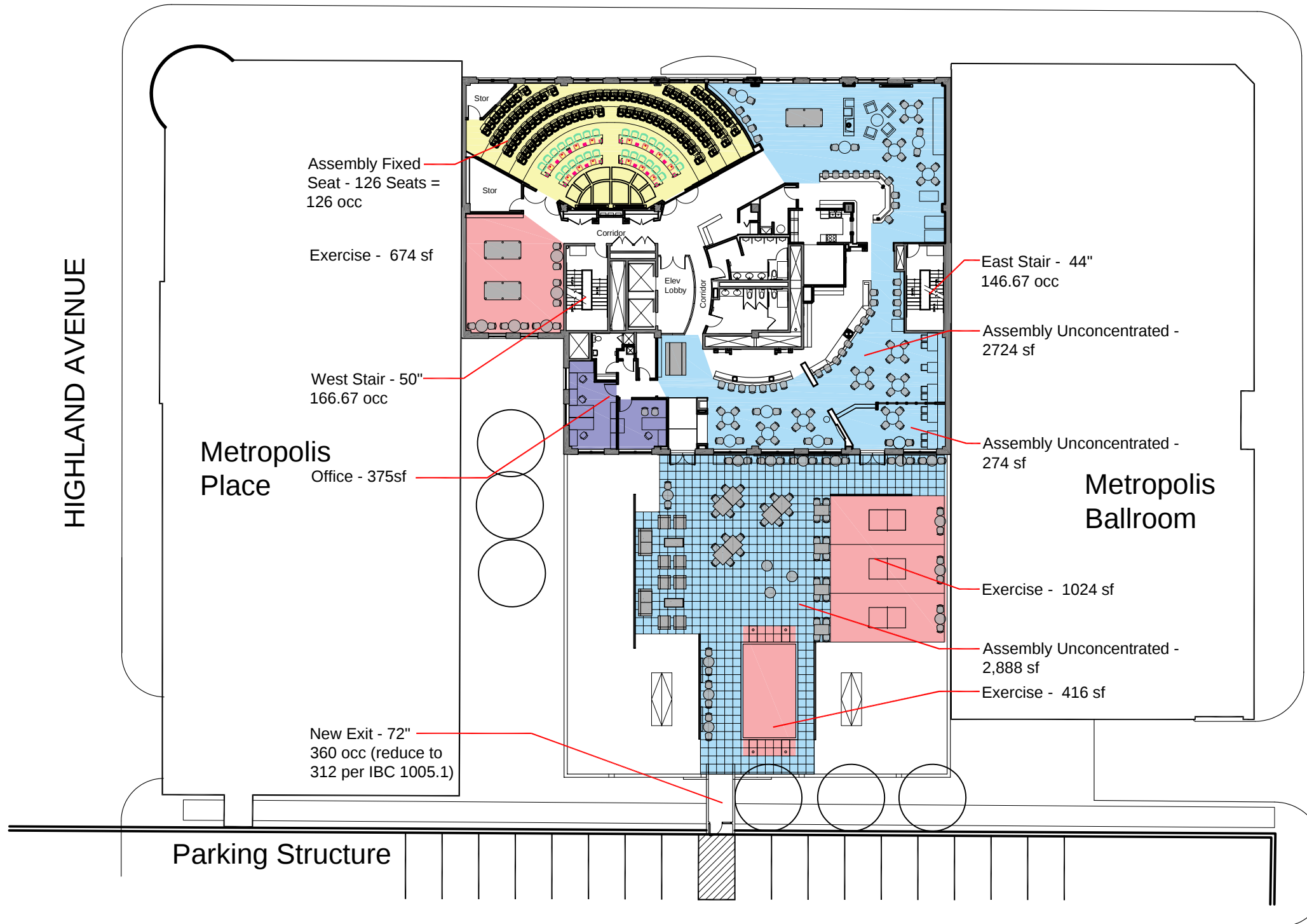
West Stair - 167.67 occ

Total Capacity: 313 occ

Plan Option "A"



CAMPBELL STREET



OCCUPANCY PER IBC 2009

INTERIOR OCCUPANTS

- Assembly Unconcentrated -2,998sf
15sf per Person, 200 occ
- Assembly Unconcentrated - 1,665sf
Fixed Seat Count,126 occ
- Exercise -674sf
50sf per Person,14 occ
- Business Area -375sf
100sf per Person,4 occ

Total Interior Occupants: 344 occ

EXTERIOR OCCUPANTS

- Assembly Unconcentrated -2,888sf
15sf per Person, 193 occ
- Exercise -1440sf
50sf per Person, 29 occ

Total Exterior Occupants: 222 occ

EGRESS CAPACITY WITH "BRIDGE"

- West Stair - 167.67 occ
- East Stair - 146.67 occ
- "Bridge" - 312 occ

Total Capacity: 625

Plan Option "B"





Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

September 6, 2016

Kevin McCaskey
MBM Realty LLC
553 S. Arthur Ave.
Arlington Heights, IL 60005

RE: 111 W. Campbell St - Unit 301, Arlington Heights, IL

Dear Mr. McCaskey:

In response to the concerns raised at the Plan Commission meeting and subsequent to that meeting, we wanted to provide you some specific feedback on your presentation and the Village's expectations during the Village Board approval phase of the review. We have prepared a list of additional information that we would like you to provide prior to our forwarding of your application to the Village Board for consideration. We believe that the Village Board will expect detailed and specific answers to the questions outlined as part of any presentation made to them in consideration of your application.

Please provide answers to the following questions. We recommend that you incorporate these answers into a consolidated document (similar to a business plan format) for presentation to the Village Board in order to provide a detailed explanation of your business. This consolidated document should also incorporate the previous information that was provided to the Plan Commission in your market study, business description, and food service description.

Food Service:

1. Please provide Letters of Intent from each of the restaurants that you will be partnering with. We understand that formal agreements may not be available at this time. However, we believe the Village Board will be interested in the feasibility of the business concept you outlined during the liquor classification discussion as evidenced by conceptual interest by area restaurants. Given that this is a new concept, the Board will want to understand how the logistics of the food aspect of your business model will work.
2. How will each of the establishments get their food delivered to your space i.e. will they employ food runners to do it?
3. Will any food be delivered via automobiles? If so, where will these cars park to deliver the food?
4. Will your staff come in contact with the food at any point during the transaction?
5. How will food be ordered i.e. through staff at your establishment or will the customer call directly to the restaurant of choice?
6. How will the delivering entity know where/who/what table to bring the food?
7. How will the food be packaged?
8. Please provide the proposed hours of operation for your establishment, along with the hours of operation for each of your restaurant partners.
9. Please provide a sample menu of items offered by each restaurant partner. Will these items be offered at all times or will there be a late night menu? How will you provide food if your partner restaurants are closed during the late evening/early morning?

Exterior Patio:

1. What measures will you take to mitigate any noise issues that may arise from use of the exterior patio?

Occupancy:

1. How will you regulate occupancy to ensure that the occupant limit of 313, which is based on safe egress, will not be exceeded?
2. Will the auditorium space be used during times when the other parts of the Ale House will be used?
3. Please have your architect provide a written opinion as to how the bridged exit to the garage can qualify as an additional means of egress. Additionally, please ensure that this opinion addresses Section 7.5.1.7 of the Life Safety Code which does not permit exit access travel to be through an area of increased hazard.

Garbage:

1. How will garbage be transported to the dumpster?

We look forward to meeting with you this week to discuss the occupancy related issues surrounding the use of this space. Please provide, no less than 10 days prior to Village Board consideration, the information as specified above. Upon receipt and review, the Village will determine which meeting is appropriate to place this item for Village Board consideration. Also, please notify me as to when you anticipate providing this information to the Village.

We look forward to your response.

Sincerely,



Sam Hubbard, Development Planner
Department of Planning and Community Development

Hubbard, Sam

From: Kevin McCaskey <~~Kevin.McCaskey@AAH.org~~>
Sent: Monday, September 12, 2016 6:06 PM
To: Hubbard, Sam; Perkins, Charles; William Sheffer; Mark Hopkins; Len
Subject: 111 west campbell

Good afternoon Sam and Charles

Thank you for meeting us last week.

I have been in contact with the local restaurants and they are working on letters as far as their desire and intent to work with AAH. I have some now and can provide them if needed

They have all agreed to prepare ,contain and deliver to AAH. We are working on menus and specials but for the most part it will be the same food they already use for takeout.
The list may expand but as of now Peggys,Cortlands Garage,Magos,Armands and Elegante Catering are all on board and hope to add more in the future.

As far as the 9 questions regarding food service in your letter

1. Peggys Cortlands Garage, Magos ,Armands and Elegante Catering will provide food,utensils and deliver to our customers in a quick fresh and safe manner.
- 2.Each establishment has agreed to have their employees deliver the food.
- 3.Food will be delivered by foot.
- 4.No. The staff of AAH will not be in contact with food at any point
5. Menus will be provided at AAH for the establishments but the customers will call directly to restaurants of choice.
6. Each table or area will have a number . When the customer orders they will give their location number. The deliver will then bring food to that number when they arrive to AAH.
7. Food will be packaged in standard to-go containers along with utensils, napkins, and condiments..The container will also serve as their plate. As far as food to be eaten by more the one ---pizza---paper plates will be provided by delivery service if needed.

8. hours of operation---AAH		Peggys	Cortlands		
Garage	Armands	Magos	Piano Bar	Elegante Catering	
Monday 10pm	4pm -1am closed	11am-1am Flex hours TBD	11am 1 am	11am-10pm	11am-
Tuesday 10pm	4pm-1am 4pm -1am	11am -1am	11am -1am	11am-10pm	11am -
Wednesday 10pm	4pm-1am 4pm-1am	11am -1am	11am-1am	11am-10pm	11am-
Thursday 10pm	4pm-1am 4pm-1am	11am -1am	11am -1am	11am-10pm	11am-

Friday 11pm	4pm-2am 4pm-2am	11am -2am	11am-1am	11am-10pm	10am-
Saturday 11pm	11am--2am 4pm-2am	11am -2am	11am--2am	noon-10pm	10am-
Sunday 9pm	11am---1am closed	10am -1am	11am -10 pm	noon-10pm	11am-

These are the tentative hours--AAH may close on Monday and or Tuesday ---once open we will work with tenants--Metropolis and Magos--- as well as neighbors and shorten hours if the is no demand from Arlington Heights.Also if there is a private event or event by the Metropolis Theater AAH may open early to accommodate such demand.If that is the case AAH would request the option to open Monday to Friday at 11am

9.Menus be the same as their to-go menu for each location.

Exterior Patio

1. Noise on patio has been addressed with Board Members of neighboring condos and tenants. AAH will do its best to mitigate noise just like neighboring Restaurants do with their outdoor patios in the downtown Arlington Heights Business District.AAH will continue to work with neighbors in the future to ensue harmony.

Occupancy

1. AAH will regulate occupancy to insure they respect the limit just all Restaurants do in the downtown community---The Host at the door will keep track of the number of patrons who enter and leave and make sure the capacity number is not violated.

2.Yes the auditorium will be used when other parts of the Ale House are used.

3.I will have HKM provide written opinion of bridge to garage if not done already

Garbage

1.Garbage will be discarded via the stairwell. It will be done in a clean and sanitary way as to not effect Metropolis patrons or tenants. If the condo board of Metropolis has other ides AAH will be happy to work with them

Sincerely

Kevin McCaskey

Owner AAH

Hubbard, Sam

From: Kevin McCaskey <~~kevin.mccaskey@magogrill.com~~>
Sent: Thursday, September 15, 2016 2:34 PM
To: Hubbard, Sam; Perkins, Charles; William Sheffer
Subject: Fw: Welcome you to the neighborhood
Attachments: Scan0021.pdf

Good afternoon---
Here are 2 letters for owners for Magos and Armands.

I have letters coming soon from Cortlands, Peggys ,The Piano Bar, And Elegante.
They are all on board and looking forward to working with Arlington Ale House

Thanks

Kevin McCaskey

On Thursday, September 15, 2016 8:25 AM, Mago <~~kevin.mccaskey@magogrill.com~~> wrote:

Mr. McCaskey,
Welcome you to the neighborhood; we are very excited to partner with you and the Arlington Ale House at the Metropolis Performing Art Theater building as we feel that it's a concept that will only enhance the entertainment and dining seen in downtown Arlington Heights. I'd like to assure you that Mago Grill & Cantina will make its menu, staff and services available for your guests and will make every effort to make this partnership a success.

In the meantime, please let us know if there is anything we can help you with immediately.

Thank you.

Chef Juan Luis Gonzalez

MAGO
grill & cantina
magogrill.com

Attention Village of A.H.

I've been talking to Kevin
at Arlington All house.
We look forward to
working with him on a menu
and look forward to working
with him.

Mike Cypoll
Armando Restaurant

~~700~~ ~~1000~~ ~~1000~~

~~1000~~ ~~1000~~ ~~1000~~ ~~1000~~ ~~1000~~

Hubbard, Sam

From: Thomas W. Manetti <~~thomas.manetti@elegantecuisine.com~~>
Sent: Thursday, September 22, 2016 10:12 AM
To: 'Kevin McCaskey'; Hubbard, Sam
Cc: ~~thomas.manetti@elegantecuisine.com~~
Subject: RE: arlington ale house

Good Morning,

We are pleased to be working with Kevin and the Ale House project. We are reviewing with Kevin the needs and demands that his facility will need to be compliant and successful.

I have attached one of our general menu packets to review. Of course this will be condensed and customized to meet the expectations of the Ale House project.

Any questions, please feel free to give me a call.

Sincerely,

Tom

Thomas W. Manetti
President/CEO
Eleganté Cuisine Inc.

Suburban: ~~708.441.1111~~
Chicago: ~~773.441.1111~~
F: ~~708.441.1111~~
~~773.441.1111~~



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From: Kevin McCaskey [mailto:~~kevin.mccaskey@arlingtonalehouse.com~~]
Sent: Wednesday, September 21, 2016 7:55 PM
To: Thomas W. Manetti; Sam Hubbard
Subject: arlington ale house

Arlington Ale House
Arlington Heights, IL 60005

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 24, 2016
Date Prepared: August 19, 2016
Project Title: Arlington Ale House
Address: 111 W. Campbell St. – Unit 301

BACKGROUND INFORMATION

Petitioner: Kevin McCaskey
Address: 106 N. Kaspar Ave.
 Arlington Heights, IL 60005

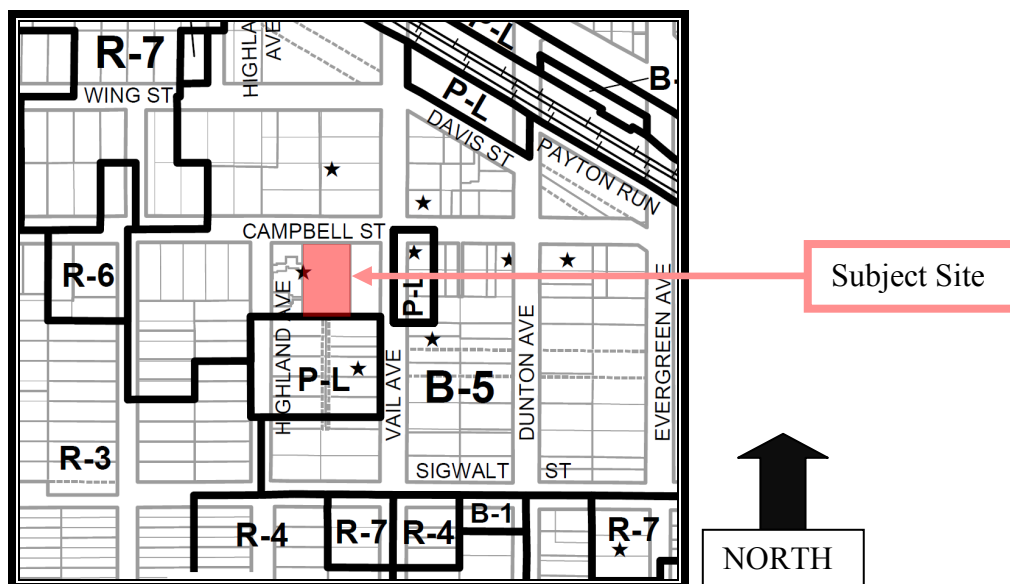
Existing Zoning: B-5, Downtown District

Requested Action:

- Special Use Permit to allow a restaurant within the B-5 District.

Variations Identified:

- Land Use Variation to allow a restaurant with no on premise kitchen facility.
- Land Use Variation to allow a "Restaurant, Amusement Device Arcade" of up to 20 amusement devices within the B-5 District.
- Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-5, Downtown District	Mixed Use multi-story commercial/residential building	Mixed Use
South	P-L, Public Land District	Vail St. Parking Garage	Government
East	B-5, Downtown District	Multi-tenant commercial building	Mixed Use

West	B-5, Downtown District	Mixed Use multi-story commercial/residential building (Metropolis Place)	Mixed Use
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Background:

The subject property is part of the Metropolis PUD, which was approved in 1998 to authorize the redevelopment of the northern portion of the block bounded by Campbell Street to the north, Vail Avenue to the east, Highland Avenue to the west, and Sigwalt Street to the south. The Metropolis PUD contains the 7-story Lofts at Metropolis Place condominium building on the west side and the two-story restaurant and banquet building on the east side. The center of the PUD contains the 4 story Metropolis building, which has restaurant space on the ground floor, as well as the Metropolis Theater which occupies space on both the ground floor and second floor. The 3rd floor of the Metropolis building contains the subject property and the fourth floor contains office space.

The subject unit is located on the 3rd floor and contains approximately 10,000 square feet of floor area as well as an exterior patio that opens out and extends onto the roof of the 2nd floor. Originally, the space was used by Labatt Brewing Company as an office/training facility for bartenders and brew personnel. The space provides a unique interior, which is built out with three separate bar areas each having their own theme (English pub, classic American, and Spanish cantina) and also includes a 126 seat auditorium space. There are two interior fire escape stairways but primary access to the site comes from a double set of elevators in the lobby of the Metropolis building. Since all restaurants are required to have a special use permit, the proposed ale house must be approved for a special use permit. Additionally, since the space does not have a full kitchen, a land use variation must be approved to allow a restaurant without a full kitchen. It should be noted that on July 18th, 2016, the Village created a new classification of liquor license that is available to restaurants located on the 2nd floor or above and within the B-5 zoning district and that have food available for purchase, either from food prepared on site or from food prepared elsewhere and delivered to the premises.

The petitioner plans to serve food prepared by local restaurants and would offer a limited selection of items provided by these partnering restaurants. Food would be ordered through staff at the Arlington Ale House and delivered by the restaurant that prepares the food. All food would be delivered in disposable containers as there would be no full kitchen on site. The proposed hours of operation are 3:00pm – 1:00am Mondays through Thursdays, 3:00pm – 2:00am on Fridays, 11:00am – 2:00am on Saturdays, and 10:00am - 1:00am on Sundays.

A variety of entertainment options would be included within the Arlington Ale House, such as three ping pong tables, two baggo courts, and four pool tables. These elements are considered “amusement devices” and the petitioner has indicated that he may have a future need for up to 20 amusement devices. Restaurants with 10 or more amusement devices are classified as “Restaurant, Amusement Device Arcades”. This classification of use is neither a permitted nor special use within the B-5 District, and therefore a Land Use Variation is required.

As indicated above, the subject unit contains a 126 seat theater area, which the petitioner would use for a variety of functions, including live music, seminars, corporate events, lectures, wine tastings, and fantasy football. The unit has an existing 1,272 square foot exterior patio, and the petitioner has proposed an expansion to this patio, along with a future bridge connection to the neighboring Vail Avenue public parking garage. Although the subject property does not provide any off-street parking spaces, the original PUD from 1999 granted a variation to allow no on-site parking for the PUD properties. Parking may be provided within the neighboring Vail Avenue garage, and staff is has surveyed the garage to determine its capacity to accommodate parking for the proposed use. Further details on this will be provided within the Traffic & Parking section of this report.

Finally, it should be noted that staff has concerns about the potential over-occupancy of the proposed space given the existing means of egress from the 3rd floor unit in emergency situations. Additional details on this will be provided within the Occupancy Issues section of this report.

Plat and Subdivision Committee Meeting Summary

A public meeting of the Plat and Subdivision Committee was held on July 27, 2016. The Subcommittee was supportive of the petitioner’s efforts and they were excited about the concept, which they believed was unique and different to the Village and surrounding communities. The Plat and Subdivision Committee did not convey concern with parking, however, they did mention that

the petitioner would be required to address the effect of the outdoor patio on the surrounding property owners during the public hearing with the Plan Commission. Additionally, both staff and the Plat and Subdivision Committee recommended that the petitioner hold an informational meeting with the owners of the residential condo building (Metropolis Place) to the west of the subject property prior to appearing before the Plan Commission in order to introduce the project to the surrounding residents. The petitioner has scheduled this meeting for Monday, August 22nd and will provide a summary of the meeting to staff prior to the Plan Commission hearing.

The Plat and Subdivision Committee encouraged the petitioner to continue forward with the approval process.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-5, Downtown District, and all restaurants are classified as a special uses within the B-5 District. Therefore, a Special Use Permit is required. The petitioner is required to demonstrate conformance to the following criteria necessary for Special Use Permit approval:

- 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.***

The petitioner has provided a response to these criteria (attached). Staff notes that the petitioner will comply with all liquor license provisions, and will offer a unique dining and entertainment experience that is not currently found within Downtown Arlington Heights. As such, staff concurs with the petitioner that the necessary criteria for Special Use Permit approval has been met.

Since there will be no on-site kitchen, a Land Use Variation to allow a restaurant without a full kitchen is required. Additionally, a Land Use Variation to allow a "Restaurant, Amusement Device Arcade" is required, and petitioner must demonstrate conformance to the Land Use Variation criteria as summarized below:

- 1. 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.***
- 2. The plight of the owner is due to unique circumstances.***
- 3. The variation, if granted, will not alter the essential character of the locality.***

The petitioner has provided a response to these criteria (attached). Staff notes that the subject property has been vacant for close to a decade and has been unable to attract a tenant. Furthermore, staff agrees that the installation of a full kitchen is a financial burden and logistically difficult to install. As such, requiring a full kitchen would jeopardize the ability of the subject property to yield a reasonable return. Given the 3rd floor location, which is atypical for suburban restaurants, staff believes a unique circumstance exists in this instance. Staff concurs with the petitioner that the necessary criteria for both Land Use Variations has been met.

The Village's Comprehensive Plan designates the future use of the subject property as "Mixed Use". The proposed use is part of the Metropolis mixed use development and therefore consistent with the Comprehensive Plan.

Exterior Rooftop Patio

As indicated above, the petitioner is proposing to expand the existing outdoor patio from 1,272 square feet to 4,749 square feet, as well as provide a future bridge connection from the patio area to the 4th floor of the Vail Avenue garage. A picture of the existing outdoor patio is contained in Exhibit I. The outdoor patio area has room for two baggo courts and three ping-pong tables, and would also contain lounge chairs and exterior patio chairs and tables with approximately 124 seats. A screen would enclose the patio area, and a "green roof" would be added to the remaining areas of the roof that are not covered by the patio. The petitioner has indicated that exterior speakers would be added to the outdoor patio area but would be designed as a "directional sound system" so as to contain most of the sound to the patio area.

The exterior patio must comply with hours of operation for outdoor dining, which prohibits usage of the patio after 11:00pm on any day of the week. Additionally, the petitioner will be required to obtain a one-time “Outdoor Eating Café” permit. As part of this process, staff will have the ability to review all elements of the patio, such as the patio furniture, exterior speakers, lighting, screening elements, etc. It should be noted that the remaining areas of the rooftop outside of the existing patio are a common element and the existing patio is a limited common element. Therefore, approval to expand the patio area and to install the “green roof” will require approval from the condo board of the commercial building. As the Village is the owner of the Metropolis Theater unit, the Village is a member of the commercial building condo board.

Furthermore, although the petitioner has provided a report from a structural engineer that indicates the rooftop can accommodate an additional 145 pounds per square foot of “dead weight”, it is unclear as to whether the proposed patio expansion elements can conform to this requirement. Any expansion of the patio and any addition of a “green roof” will require review by a structural engineer to ensure that these elements will not compromise the structural integrity of the roof. Therefore, it is not known at this time whether the roof can accommodate the additional elements as proposed by the petitioner. The Village’s structural engineering consultant will review any proposed expansion to the rooftop area during the permitting process.

Finally, as the outdoor patio is located directly above the Metropolis Theater, the petitioner will be required to demonstrate, through an acoustical analysis prepared by a sound engineer, that use of the patio area will have no detrimental noise impact on the theater below.

Traffic & Parking

The petitioner has requested a variation from Section 6.12-1 to waive the requirement for a traffic and parking study prepared by a qualified professional engineer and has submitted written justification to the following criteria (attached):

1. ***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.***
2. ***The plight of the owner is due to unique circumstances.***
3. ***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 approval have been met. Staff does not believe that the proposed use will have a negative impact on traffic within the surrounding area.

Although a parking Variation was granted when the original Metropolis PUD was established, staff has analyzed the capacity of the Vail Avenue garage to handle the additional parking demand that would be generated by the proposed use. Table 1 indicates the code required parking based on the use of the subject property:

Table 1 – Code required parking

SPACE	CODE USE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium	Theater	1,665	126	(1 per 4 seats)/2	16
Interior Seating Area	B-5 Restaurant	4,103	N/A	250	16
Exterior Patio Area	Exempt from Parking Requirements	N/A	N/A	N/A	0
Total Required					32
<i>Total Provided</i>					32*
Surplus / (Deficit)					0

* No on-site parking is provided within this development. However, Section 11.3-3 of Chapter 28 allows all uses within the B-5 Zoning District to provide parking within 1,000 feet of the use served. The Vail Avenue public parking garage can provide the 32 required parking spaces for the proposed use.

Additionally, in 2002, the Village worked with Rich and Associates to prepare an analysis for the expected parking demand of 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. Based on the Rich and Associates data, the projected parking demand for the proposed Arlington Ale House is as shown below in Table 2:

Table 2 – Parking Demand per Rich and Associates Study

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS	WEEKDAY PARKING RATIO (1:X)	PARKING REQUIRED	WEEKEND PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium	1,665	126	.45 spaces per seat	57	.45 spaces per seat	57
Interior Seating Area	4,103	N/A	9.48 spaces per 1,000 sq. ft.	39	11 spaces per 1,000 sq. ft.	45
Exterior Patio Area	4,413	N/A	9.48 spaces per 1,000 sq. ft.	42	11 spaces per 1,000 sq. ft.	49
Total Required (Weekday)			138			
Total Required (Weekend)			151			

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

Table 3 – Parking Demand per HNTB data:

SPACE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium	1,665	126	1 space per 3.5 seats	36
Interior Seating Area	4,103	N/A	1 space per 100 sq. ft.	41
Exterior Patio Area	4,413	N/A	1 space per 100 sq. ft.	44
Total Required				121

Exhibit II illustrates the amount of available spaces within the Vail Avenue parking garage at various times of the day as per a survey conducted by the Village in July of 2016. Based on Tables 2 and 3, the likely the parking demand created by the Arlington Ale House will be somewhere between 121 cars and 151 cars. The parking survey illustrates that at no point during the Friday and Saturday evening dinner and late evening hours were there less than 128 available spaces on the 4th floor of the parking garage and 179 spaces available on the 5th floor parking garage. Based on this data, it is clear that the garage has capacity to accommodate the parking needs of the Arlington Ale House, as well as capacity to handle future uses within the downtown area. It should be noted that additional parking is also available on the street and in other parking facilities located within the downtown area.

Occupancy Issues

In review of the application, staff has determined that the maximum occupancy of the space will be limited to 313 persons, which is governed by the ability of occupants to safely exit the facility in case of an emergency. Based on this restriction, the petitioner has provided two practical scenarios for occupancy of the space as dictated by the functions of the business (see the petitioner response to round 1 review comments attached). In the first instance, the petitioner has outlined a scenario where 313 occupants could reasonably be expected within the restaurant and exterior patio. In the second instance, the petitioner has outlined a scenario

where 141 occupants could be expected to utilize the theater/auditorium area. Therefore, if use of both spaces occurs simultaneously, there is potential to exceed the maximum allowable occupancy of 313 individuals for the space.

Furthermore, although the building code provides a maximum occupant load for the space as based on the ability to provide safe egress for 313 individuals in emergency situations, the space as designed could exceed this limit. It is unclear as to the exact number of individuals that could fit within the space, which number could exceed the 313 occupant limit per egress requirements. The petitioner is working with his architect to clarify this figure. The size of the space will allow more occupants than as allowed per egress restrictions. The potential exists for the space to exceed the 313 occupant restriction and mechanisms to control and enforce this limit need to be established.

Options may exist that would address the occupancy concerns, such as the aforementioned bridge connection to the Vail Avenue parking garage, which could potentially provide another means of safe egress from the space. However, it is unknown as to the feasibility of this bridge connection, or whether it could even qualify as a means of safety egress. These details must be determined prior to appearance before the Village Board. If safe occupancy of the space cannot be provided given the plans as proposed, restrictions to and/or use of certain spaces may be required.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed request for a Special Use Permit to allow a restaurant, a Land Use Variation to allow a restaurant with no full kitchen, a Land Use Variation to allow a "Restaurant, Amusement Device Arcade" with up to 20 amusement devices within the B-5 District, and a Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer, and recommends approval of this application subject to the following conditions:

1. Prior to consideration by the Village Board for final approval of this application, the petitioner must provide a capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. Upon receipt and review of this information, additional restrictions and limitations may be imposed on the use of the space, which may result in modifications to the floor plan.
2. The petitioner shall provide food service from Arlington Heights restaurants and /or catering establishments for customers within the restaurant in accordance with liquor license requirements.
3. Maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements, which maximum occupancy may be increased in the future in accordance with all building code requirements.
4. The outdoor dining patio shall be subject to the following:
 - a. Prior to issuance of a building permit to allow the expanded patio and associated improvements, the petitioner shall obtain Metropolis Condo Board approval and shall be subject to any conditions required by the condo association.
 - b. Prior to the issuance of a building permit for said expansion and associated improvements, construction details and material specifications shall be provided for review. The petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.
 - c. Compliance with Outdoor Eating Café code requirements. As part of the Outdoor Eating Café Permit process and building permit process, the applicant must provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.
 - d. The petitioner must provide documentation from a licensed structural engineer certifying that an expansion of the patio, including all proposed improvements to the rooftop area, will not threaten the structural integrity of the

roof. Upon receipt and review of this documentation, the Village has the sole right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.

5. The proposed bridge connection between the Metropolis building and Vail Avenue garage shall be subject to the following:
 - a. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).
 - b. An analysis of the impact of said bridge connection to the parking within the garage.
 - c. Acceptance of a maintenance and liability agreement for said bridge connection.
 - d. Upon receipt and analysis of the info outlined in items 4a through 4c above, the Village reserves the right as the owner of the garage to approve or deny said bridge connection at its sole discretion.
6. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of person residing or working within the vicinity. As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.
7. The petitioner is required to hold a neighborhood meeting with the residents of the Metropolis Place condo building. Prior to the Plan Commission hearing, the petitioner must provide a summary of this meeting to Village staff, which summary shall outline any concerns raised during the neighborhood meeting. Based on this summary, the Village may add additional conditions of approval prior to appearance before the Village Board for final approval.
8. The petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.
9. The petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

August 22, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT I – EXISTING OUTDOOR PATIO



EXHIBIT II – SURVEY OF VAIL STREET PARKING GARAGE

PARKING SPACE SURVEY - AVAILABLE OPEN SPACES VAIL GARAGE - "D"														
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	
TOTAL NUMBER OF SPACES =			181	24	12	149	8	38	4	243	2	241	1	252
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
07/15/16	Fri	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
07/16/16	Sat	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
								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

DRAFT

PLAN

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

COMMISSION

RE: ARLINGTON ALE HOUSE - 111 WEST CAMPBELL STREET, 3RD FLOOR
PC# 16-019, SPECIAL USE FOR RESTAURANT, LAND USE VARIATION

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 24th day of August, 2016 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRMAN LORENZINI: Okay, I'd like to call to order this meeting of the Plan Commission. Would you please all rise and say the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from YMA Taekwondo & Krav Maga from August 10th, 2016. Any comments or approval recommendation?

COMMISSIONER GREEN: Motion for approval.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good.

COMMISSIONER DROST: I wasn't there.

COMMISSIONER DAWSON: Yes, I was not present.

CHAIRMAN LORENZINI: Commissioners Drost and Dawson, all right. The next item on the agenda is the public hearing for Arlington Ale House, PC# 16-019. Sam, have all the proper notices been given?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. OLSON: We are.

CHAIRMAN LORENZINI: Would you please, anybody who is going to testify, would you please come forward and I'll swear you all in? Come up to the stand please. Please raise your right hand.

DRAFT

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Who's going to make the presentation? Would you please state your name, and spell it for the court reporter please?

MR. OLSON: My name is Len Olson, that's L-e-n, last name is Olson, O-l-s-o-n. I'm the project consultant.

CHAIRMAN LORENZINI: Okay, and sir, are you going to testify also?

MR. McCASKEY: My name is Kevin McCaskey.

CHAIRMAN LORENZINI: Would you spell the last name for us please?

MR. McCASKEY: McCaskey, M-c-C-a-s-k-e-y.

CHAIRMAN LORENZINI: Okay, very good. Has the Petitioner read all of the conditions given in the Staff report and do you agree to them?

MR. McCASKEY: Yes.

CHAIRMAN LORENZINI: Please give a brief overview of your project. Well, before we get started, there's quite a few people in attendance here. So, just to explain how this works, the Petitioner will explain his project. Sam will give the Staff report on the project. Each Commissioner will ask questions. Then we'll go to the public for questions and comments. Then we'll come back to us for final deliberation and a vote.

Okay, go ahead, sir.

MR. OLSON: Sounds good. For a summary of the project, that's what this presentation is about, to give a little bit of a wrap-up on how we started and where we're going.

CHAIRMAN LORENZINI: Just keep it to the project itself please.

MR. OLSON: It is. Okay, so when we started this, what we're looking for is to move forward with the project. It will make Arlington Heights proud. We're going to draw from the surrounding suburbs in providing great friendly atmosphere for the Arlington Heights residents to make what is here already better.

So, the ale house definition translates to drinking beer. The preferred translation in Great Britain and across Europe is the center of town life, a place to relax, refuel body and spirit, share news and be entertained. Our translation is basically a family environment for people to get together for conversation and food and to walk around and socialize.

We found this opportunity, it was an unused space, in agreement with the Village and its residents from what we've talked to and people we've talked to, wanted to develop this venue to complement again the Village of Arlington Heights. When we first saw it, our first impression was this is beautiful. It's a friendly space, it's got great atmosphere, has so many possibilities. People would want to be here, it would be more fun for Arlington Heights residents and another place in Downtown Arlington Heights for people to go to.

You guys can't see it but I did put a little floor plan up there but you probably see --

COMMISSIONER DAWSON: We can see it.

COMMISSIONER DROST: We can see it in our monitor here.

MR. OLSON: Okay, okay. So, this is a little floor plan of the area that we have. If you notice, we have this community meeting room where we're anticipating that we can do community meetings, we can have the comedy nights, we can have corporate training, even bingo. I like computer competitions, but a great revenue stream that will complement and not compete with the Metropolis Theater.

So, again we are basically offering atmosphere, a place for people to

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go to, another fun place. You know, games, we're going to have some food, we'll have food, entertainment with the theater. The games that we're looking at are, you know, family-oriented type games, some pool tables, family board games, shuffleboard table.

So, this is kind of, I tried to put a couple of pictures of the inside so you can get a feel for the atmosphere that's in here. So, it's got a lot of nice areas that just lends itself to congregate, and a lot of open spaces that's just overall friendly.

Again, a few more pictures here which I can hardly see, I hope everybody can see. You can't really appreciate it, I wish I would have made them bigger now so you could appreciate the space that's it's in now if you've never walked through this. There is a patio, right now it's a small patio. We'd like to expand that and work on that patio, whether it's this year, next year, wherever this kind of fits in.

We've been doing some research and talking with people and some neighbors and neighboring buildings in this area. If you get the idea, it's again built around this atmosphere where people are sitting and congregating and socializing. Even the furniture that we're thinking of putting up here, it's going to be that soft, comfortable group setting that you might have in your own backyard.

The food supplier processes, obviously we've given this a lot of thought and worked with a lot of people on this. It's a nice concept that we really think is going to work where the neighboring restaurant community is going to be supplying the food. A catering company who we've got in line is going to be for the larger events, the corporate events and the larger, however we want to use it when it comes in. The patrons are going to be ordering their own food.

So, our target audience, we're looking for the surrounding suburbs. We'd like to draw people in. The downtown residents, we got a lot of input from the residents that want to come to this. Corporate training and team-building accounts, we've got a corporate planner and she does a lot of these meetings where she brings people in, they have their team training, and then they go do their team build-outs, and a lot of community organizations in lending this auditorium. It's a great auditorium space, it seats about 125 people, and it's not only a great place to meet and everything but it's a great place for us to market.

Where we are right now, we think we've covered just about 99 percent of all the bases with the guidelines and with the Village and the questions that could be coming up. We do have a venue planning manager. We have a general manager identified. We don't have any people contractually hired yet, it's not where a little bit, we don't want to put the horse before the cart here. But we've more than just thought about it, we've acted on it and moved on it, so we're ready to get things into full gear and get started if we want to make our time commitments that we want to do.

So, the architect is selected. The construction firms, we're entertaining different proposals. We were kind of surprised at the wide range of prices. As far as the furniture, I just want to note that we're looking at furniture but we will be definitely looking at the guidelines and requirements of the furniture that goes in there so we have that.

So, the timeline, we'd like it as early as possible, depends on how far we take this build-out. But ideally, we're looking at before the end of the year to get this rolling and be open. So, on that point, we're open to questions.

MR. McCASKEY: We have two speakers.

MR. OLSON: Oh, we do have two speakers. Do you want our two speakers up now?

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MR. McCASKEY: They're going to make a quick comment if that's all right.

CHAIRMAN LORENZINI: Is it part of the presentation?

MR. McCASKEY: Yes, absolutely.

MR. OLSON: Yes, it is, yes.

CHAIRMAN LORENZINI: Then come up. State your name and spell your last name.

MR. KEEFE: Thank you. Hi everyone, I'm Joe Keefe, the last name is K-e-e-f-e. I'm executive director for our Metropolis Performing Arts Center in Downtown Arlington Heights, home of the hit show Ring of Fire which closes September 3rd, so get your tickets right away.

I've met with Kevin and his team half a dozen times and I've been continuously impressed with their vision, their plans, their dedication to this very important space. In my research regarding our own building, the very purpose of Metropolis was to attract a wide range of people to our downtown, spiraling positive economic impact throughout the shops, restaurants, events and attractions in the area. Arlington Ale House perfectly suits that mission.

Our theater is in its own powerful growth phase with patron attendance up more than 30 percent in the past 18 months, now about 35 percent. We view Arlington Ale House as a perfect complement to that growth. The ale house will attract thousands of potential new customers, and the demographic they are targeting is an unbelievably valuable patron base for us.

I fully support Kevin and his team in their efforts. Thanks for your time and consideration. I can also answer questions, too, just relative to the theater and the building and my experience in there and my experience with many of you as well. If that would be helpful, I'll just stay up here.

CHAIRMAN LORENZINI: Okay, thank you.

MR. KEEFE: Thank you.

CHAIRMAN LORENZINI: State your name and spell it please.

MR. ROGINSKI: This is Brian Roginski, R-o-g-i-n-s-k-i. I am the owner of Courtland's Garage, it's right on 1 North Vale here. I also think it's going to be, you know, it's a great place for the community and that it is building up a better place for Arlington Heights.

CHAIRMAN LORENZINI: Thank you. Anything else from your presentation?

MR. OLSON: That's it.

CHAIRMAN LORENZINI: Okay, why don't you just have a seat while Sam gives us his Staff presentation? Sam?

MR. HUBBARD: Good evening and thank you, Chairman Lorenzini. So, as you've heard, the Petitioner would like to establish the Arlington Ale House on the third floor of the Metropolis building in Downtown Arlington Heights. The building is part of the Metropolis Development PUD which also includes the condo building abutting to the west, the subject property which contains the theater, and the two-story commercial building to the east.

Relevant to this request is a recent amendment to the liquor code to create a new classification of liquor license eligible to restaurants located on the second floor and above in the Downtown B-5 Zoning District in which establishments must serve food but which food to be prepared offsite and delivered to the establishment. This is the liquor license that the Arlington Ale House is potentially targeting.

DRAFT

So, the Applicant's request is for a special use permit to allow a restaurant. All restaurants in Arlington Heights require a special use permit approval if they're greater than 1,500 square feet. The Petitioner is also requesting a land use variation to allow a restaurant without a kitchen. As you've heard, the food will be delivered from neighboring establishments and brought up to the patrons within the Arlington Ale House. That's without a full kitchen and creates a need for this land use variation.

Additionally, due to the fact that the Applicant has indicated he would like to have up to 20 amusement devices, it classifies the use as a "Restaurant, Amusement Device Arcade." Just for clarification, these amusement devices are like ping-pong tables, the baggo courts, the pool tables and so forth. So, the classification as a "Restaurant, Amusement Device Arcade" does require a land use variation in the B-5 Zoning District.

Additionally, the Applicant has petitioned for a variation to waive the requirement for a traffic study prepared by a licensed traffic engineer. Staff is supportive of this request. We believe that the downtown area provides sufficient means for circulation for traffic.

I would like to point out that the Comprehensive Plan does designate this property as mixed use, and the proposed use is compliant with that classification.

I'd like to point out probably the most pressing issue related to this proposal, and that's the occupancy of the space. So, based on the information that Staff has to date, the building code would allow up to 597 individuals to occupy the space based on the uses as proposed on the inside and the exterior patio. However, based on the egress requirements as contained in the building code, only 313 occupants could safely exit the space in case of emergency. There are two interior stairways that would provide this egress. But given the amount of people that could potentially occupy the space compared to the amount of people that can safely exit the space, we do have some concerns that the space could become occupied without a means for all these occupants to safely exit in the case of an emergency.

So, the Applicant has shown the possibility of a connection to the neighboring Vail Avenue Garage located to the south, and this connection could provide for an additional means of safe egress. I say potentially because we don't know the feasibility of that at this time, we're not sure if it could even qualify as one of the required means of egress. But according to preliminary calculations, if this bridge was built, at least 625 individuals would have the ability to safely exit the space in case of emergency. So, this may ameliorate Staff's concerns on the occupancy, but again we don't know if this bridge connection is feasible. So, we have recommended a condition of approval that would require the Applicant to provide the Village with information in order to determine if this bridge is feasible and what impact it would have on the parking garage so that, you know, we can determine if it's something that the Village would even permit. As the owner of the garage, we would have the oversight and authority to allow something like that.

While we're talking about the garage, I'd also like to talk about parking. When the original Metropolis PUD was approved, a variation was granted to relieve the site of any onsite parking requirements. So, technically, the Applicant doesn't need to provide any onsite parking which is because the Metropolis building does not provide any onsite parking. But per our code, we would require 32 spaces based on the restaurant use proposed. Of course, this doesn't mean that people aren't going to park their cars in downtown and patronize the establishment.

So, we have analyzed the capacity of the Vail Avenue Garage to see if it could accommodate for the expected patrons of the Arlington Ale House. We sent our

DRAFT

dedicated police officers on several days and evenings of surveys of the parking lot to count the available spaces at various times in the evening. Without getting into the minutia of the details there, they have verified that during the peak hours of operation for the, as will be expected for the Arlington Ale House, the garage certainly has adequate available capacity to accommodate for the expected number of customers for the ale house.

I would also point out that the Applicant has proposed an expansion to the exterior patio area. This expansion would be located on a common element of the Metropolis building, so it would require approval from the condo board of the Metropolis building. The Applicant has provided a conceptual rendering of how this patio would look but has not yet finalized plans for the exact furniture and orientation, amusement devices and so forth, that would be contained on this patio.

Any exterior patio is required to receive exterior café permit from the Village, and this exterior patio café is no exception. So, it would have to be approved through the Village for this type of permit. At that point, the Village could and has reserved the authority and oversight to regulate a lot of the elements on this patio such as the style of the furniture and the number of amusement devices, any sound or lighting, any screening and so forth. So, this is a condition of approval that Staff has recommended and is included in the report which would give the Village the authority to regulate these elements.

With regards to Metropolis Theater which is located just below the subject unit, we've also recommended a condition of approval that would require the Applicant to get certification from a sound engineer or acoustic consultant that verifies if the proposed exterior patio would have any detrimental noise impact onto the theater. Furthermore, if an impact is felt by the theater, this condition of approval would require the Applicant to add sound suppression elements that would eliminate the impact.

So, Staff is essentially asking the Plan Commission to evaluate this proposal on the suitability of a restaurant at this location. There are a lot of unknowns at this point, but oversight on these details such as the overall occupancy, the details of the exterior patio, the effects on the parking garage and the effects on the theater building below are conditions of approval to accommodate these elements and we believe that it gives the Villages the proper authority and oversight to understand and regulate them. Some of these would have to be determined prior to bringing this proposal before the Village Board for final approval, they would be determined before building permit could be issued for the space.

But that concludes my slide and request. We are supportive of the application subject to the conditions as listed in the Staff report. It's a complex project and it is a detailed Staff report. I probably wouldn't be able to summarize every aspect this evening without taking up a lot of time, but you know, I'd like to turn the floor back to you, Chairman, and happy to answer any questions.

CHAIRMAN LORENZINI: Thank you, Sam. Do we have a motion to accept the report?

COMMISSIONER DROST: I'll make that motion to accept the report.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you. Okay, Lynn, would you like to start?

COMMISSIONER JENSEN: Just a few general questions. I do have a few

DRAFT

more but I'll just stay with the general questions. Do we have any examples anywhere of where this concept has worked successfully?

CHAIRMAN LORENZINI: Would you mind coming back up and answering the question, one of you?

MR. McCASKEY: It does work quite well in a lot of places. To be specific, I was just last week at Crystal Lake Brewery in Crystal Lake. It was right off the train. Unfortunately, I saw people from Arlington Heights there which surprised me, but they said they had a lot of fun, to actually get on the train in Arlington Heights to take it to Crystal Lake, hop off.

It's a family environment. I looked around, and what they do is they brought their own food in or had food delivered. There were menus all over on the tables. But when I looked around, I saw a lot of board games and it was a family atmosphere. Parents were playing Battleship or Candyland with their kids and it was a great time. A little bit of live music in the corner. I talked to management there, and they said it works great. They love it.

COMMISSIONER JENSEN: Well, I guess it didn't sound like that was a great example of where -- is there anything we could look at to see whether this concept would work? The reason I'm asking that is I think the logistics of this are quite complicated. Just to give you an example, if you have over a two-hour period three tables of four people come in 30 minutes apart or so, and three people from each of the tables order a separate meal from a different kind of restaurant, the question is how do you basically get all the food there at the right time and you get it there at the right temperature and fresh enough is one part of the question. The other is how are you going to handle the logistics of all of these people coming in from the three or four restaurants that are going to be providing services when you have different timeframes of people ordering.

I say all that because it's a complicated logistical challenge. So, that's why I began with the question do we have an example anywhere of where this has worked, where it's worked successfully for some period of time.

MR. McCASKEY: That's a great question. It does work, it will be complicated. There will be some variation. This is going to be something that's available with trial and error. We're looking at an unfortunate building that's been vacant ten years, and the reason why it has is not because of the price, it's because of the challenge. At this point, we're trying, we're accepting that challenge and I think we'll be successful. But there will be some bumps in the road, but I think people are going to know when they're going to order a pizza, the pizza might come at a certain time. If they're going to order burgers from around the corner or across the street, there will be a variation in time. But I'm working hand-in-hand with the neighboring restaurants and we definitely think this is something that's capable of doing.

COMMISSIONER JENSEN: I think the concept is good but you really don't know of any place that this has successfully worked before, is that what you're telling me?

MR. McCASKEY: Off the top of my head, no. But I do know there are various places that do do it, and I apologize for not having an example.

COMMISSIONER JENSEN: I do want to ask Sam to clarify one thing. If this entity didn't have some form of food, it would not be able to be established in Arlington Heights. Is that correct?

MR. HUBBARD: Correct. In fact, it would have to provide food at every single hour that it's open. So, even at 1:30 a.m. if it's open, it would have to provide it.

COMMISSIONER JENSEN: So, they need to have some, so the food is a

DRAFT

very important part of this whole proposal even with the change in the liquor code.

Just a couple of other more general questions. You clearly had a good oral recommendation from the Courtland's Garage. Do you have any written expressions of interest or agreement from any other partner restaurants in the area? And have they suggested to you about how they might handle your business?

MR. McCASKEY: Absolutely. I spoke with Elegance Catering, and they are in the Metropolis building as well and he's more than excited. I don't like speaking for them. I wish I had something in writing that they could agree to or would agree to. But he's more than happy to work in the catering department for food venue. I spoke with Mago which is downstairs who is now expanding, and they are more than happy to work on a menu. We had even gotten to detail as far as what type of menu we're going to be working with, and we want to find a way that we can find a way that we can expedite food that's quality, that's going to be fresh and warm and easy for them to deliver and serve, and not get in the way of the work that he's doing. When I'm trying to order at 8:00 o'clock and he has a table at 8:00 o'clock in his restaurant, that it's not conflicting and we've found ways to do that.

COMMISSIONER JENSEN: So, you mentioned two. Are there going to be other restaurants in the area that you can name -- or maybe others that you talked with?

MR. McCASKEY: I spoke with Courtland's, they were here today. They're excited to work with me as well on the food venue. Armand's as well, I spoke with them, and they're excited to deliver all types of food as well.

COMMISSIONER JENSEN: Are you going to sell things at roughly the same price as the originating restaurant would or is it lower, the same, higher? What kind of prices do you have? It's going to have some extra labor involved in basically transporting the food.

MR. McCASKEY: It will be the same. Essentially, our customer will be ordering the food through menus that are provided, or many menus that we're going to create. They're going to place the order. Now, whether we do it upscale and do it through iPads and whatnot, I don't know how the Village will be responsive to that. They may want to just pick up their phone and dial. But they will be paying for the food from Mago or from Courtland's when it's delivered.

COMMISSIONER JENSEN: So, who bears the cost of the extra people needed to basically transport the food? Would that be the restaurant or you?

MR. McCASKEY: The restaurant will. The restaurant, they will be in control of food and food quality.

COMMISSIONER JENSEN: At this point, I don't really have any other questions, although after the Commissioners have asked their questions, later on I may have some more.

CHAIRMAN LORENZINI: Mary Jo?

COMMISSIONER WARSKOW: Yes. In the packet that I received, we were notified that there was to be a meeting held with the residents of the Metropolis Place Condos. We were going to get some write-up of that meeting, and I don't believe we got that write-up or any type of verbal presentation tonight. Can you tell me what happened at that meeting and some comments that were made by the residents?

MR. McCASKEY: Absolutely. We did follow up with a short reply after the meeting, and I did send that to the Village. I don't know if that transposed to this group.

It went well. I wish, I think, I'll be honest, I think there was a

DRAFT

misunderstanding where the board was invited. I wish residents and renters were there as well. But I think once we realized that, the board members that were there who are here this evening could attest that I think it was a productive conversation that still needs a lot of work.

COMMISSIONER WARSKOW: Are there any particular issues that were raised by the board member that you can convey to us?

MR. McCASKEY: I think if I were to address two bullets, it would be, the first one would be garbage. I did walk the area and I do realize that the garbage is in the lower area between the two buildings of 1 South Highland and Metropolis. During the summer, depending on what garbage is in there, there can be smell that could come from there.

I think with the policy that we're trying to implement, we're not making food so we're not going to necessarily have food waste. I hope the people that eat the food finish their food or bring it home. So, I think what we're going to be doing is dealing with garbage.

I spoke with the Metropolis condo association, and it's community garbage. I am going to try my best to keep the garbage contained in that area and hopefully not make a change at all in what's going on now. I do not plan on expanding the garbage and making the garbage area bigger. I plan on working with our building, with what the existing structure is.

The second bullet which is obvious would be the noise from the patio. There is a concern as far as what's going to be out there and to what level. I live in Arlington Heights. I want to stay in Arlington Heights. So, I don't want to have the ale house with a lot of noise and walk to Jewel or Mariano's and get a stinky eye from someone because they weren't able to sleep or whatnot. So, I plan on working hand-in-hand with the board and residents if they wish to find something that everybody can enjoy.

COMMISSIONER WARSKOW: Okay, I appreciate that summary. Addressing the garbage, I think you're rather optimistic in your plan for no food waste. I don't see that happening, and I do have to comment that recycling was mentioned a number of times throughout the report. Any material that has been contaminated with food cannot be recycled as far as I understand, so it will be only garbage that you will be producing. I can imagine there will be quite a lot of it.

My other question is, in terms of the logistics is getting up and down to the third floor. That's the two elevators that are in the main lobby of Metropolis, right? That's how people get to and from the establishment, yes?

MR. McCASKEY: Correct.

COMMISSIONER WARSKOW: So, that elevator is going to be used by patrons of the establishment, by the food deliverers, and by Metropolis staff, and by students who attend the Metropolis school, correct?

MR. McCASKEY: Correct.

COMMISSIONER WARSKOW: Do you see there being a limitation there for the capacity for those two elevators to handle all that traffic? So, I don't know if there can be some study done there as to what the capability of those two elevators to handle all of that is, but that would be a concern of mine.

MR. McCASKEY: We addressed that as well. The food will be, probably if it's allowed, we'll be delivering the food via the stairs.

COMMISSIONER WARSKOW: Okay.

MR. McCASKEY: Fourth floor, when we are open, will not be open. So,

DRAFT

there will be no need for anyone to use the elevator to go to the fourth floor. Metropolis patrons are on the first floor already as well as Mago's. So, the only people using the elevator would be the second floor and third floor. Generally, in the evening, the second floor will not be utilized.

COMMISSIONER WARSKOW: Boy, I hope you get some really fit people delivering that food because up and down three flights of stairs multiple times a night, that's a tall order. But I'm not saying it's not doable. Okay, those are my preliminary questions. I'll let some of the other Plan Commission members ask others.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Sam, I have a question in regard to the liquor license where the amount of food that is served is tied to the liquor license. Is that going to be the case in this situation?

MR. HUBBARD: What do you mean by the amount of food?

COMMISSIONER ENNES: Dollar/volume, that they have to sell a certain percent, a certain percent of their overall revenue has to come from food?

MR. HUBBARD: I do not believe that was part of the liquor license.

COMMISSIONER ENNES: We do that with other establishments, do we not?

MR. HUBBARD: If it's a requirement within the liquor license, then absolutely the Petitioner would have to adhere to it, yes.

COMMISSIONER ENNES: If they're not doing any volume on the food, if the food is being sold directly by these other establishments, how can we control that? That would be a concern of mine, if you're not involved in any of the food transactions. Instead of coming from you, being billed from you, you're going to have outside vendors dropping off the food, collecting for the food. They're going to collect when they drop it off at the tables I guess?

MR. OLSON: We probably wouldn't have an accounting verification.

CHAIRMAN LORENZINI: Could you speak in the mic please so everybody can hear you?

MR. OLSON: We probably wouldn't have an accounting verification as it goes. We could sit there and do some estimates, but that's not really going to be there. So, as far as that requirement which we're really not familiar with at this point so we haven't given a lot of thought to that, the thought was given to us not acting as the middleman and processing the food for a number of reasons. Some of them were food handling license and some things like that that went along with that. We were providing the atmosphere and space. So, it was up to the patrons with our guidance and our help to order the food. We were working on the processes to get it to them in a timely manner. But this manner, it wouldn't mean that everybody at the table is going to get their food at the same time, nor is it even desired. So, it was looking for some place to sit and eat and order from a variety of different sources.

As far as the percentages of it, getting back to your question, you know, if it's, I mean you would know in approximately, let's say if it was 20 percent or something like that, we would know if we're 40 percent or 10 percent. But we wouldn't know if we're 20 or 21, if there is some variance in there, you know, without us being the middleman of the transaction.

COMMISSIONER ENNES: I don't obviously know the liquor license requirement but I know we have had a number of establishments in town that have had issues and problems with the percent of food, because Arlington Heights does not allow just bars or taverns to exist. There is a level of food required and it isn't small. We don't want people just to

DRAFT

sell potato chips and say, oh, we sell food. So, that is an issue that I think needs to be addressed, although I don't know that it's really under our purview.

In regard to the patio, some things that I noticed that were of concern. I realize the patio portion of your proposal is really just a suggestion. How would that be controlled, Sam? Because obviously there's a lot of variables with that, the walkway, the fencing, how the fencing would be clear, if there's grass put out there, how is that drainage going to affect the building's drainage. What do we have in our conditions that will, would we require the whole patio project to come back for approval once these things are finalized?

MR. HUBBARD: Sure. Certainly, as I mentioned, any outdoor patio has to be approved through an outdoor café permit process. So, as part of that process, you know, we're going to look at screening, lighting, sound, furniture and so forth. That's regulated, that's one of the conditions. Furthermore, any addition to the roof such as the green roof portions that are proposed would be required to receive a building permit.

As part of that process, it has the common element of the Metropolis building with which the Village is, it's either a 49 or 51 percent member of that condo building, you know, we'd have the oversight in that sense to review any expansion onto the common area. As part of the building permit process, we're going to require certification from a structural engineer that would certify that this roof is capable of supporting any additional weight that's being proposed. As far as drainage, that's going to be contemplated during the permit process for any expansion onto the roof.

COMMISSIONER ENNES: So, am I correct to assume that the patio, the decking, that is not part of the approval process tonight? If we were to vote to approve this, that's not part of it, it's something they're going to have to come back in at a later date?

MR. HUBBARD: No, the expansion to the patio area is contemplated this evening, yes. They would not have to come back before the Plan Commission for that. It's part of the site plan that they're asking for approval.

COMMISSIONER ENNES: But there are so many variables, how can we approve that?

MR. HUBBARD: Well, there are a lot of variables and, you know, portions of that would have to be determined prior to moving forward to the Village Board. Other portions could be determined during the building permit process. But you know, there are a lot of unknowns.

COMMISSIONER ENNES: One other question. What are the planned hours of operation and days of the week that you would be open?

MR. McCASKEY: We did state them, I did send them to the Village. But generally speaking, I don't have it in front of me, but I would assume Monday through Friday, opening at 4:00 in the afternoon. Depending on, I've been walking the area and living in the area, there's a lot of times the downtown closes and becomes quite quiet at 10:00 or 11:00 during the week. So, we may close earlier than that. But on a Friday and Saturday, we would expect to be open earlier, say 12:00 o'clock noon, and stay open until 1:00 o'clock in the morning.

COMMISSIONER ENNES: On the patio, what kind of music, are you considering having bands out there? What's the plan?

MR. McCASKEY: That's a very good question. When we saw the property, we knew that in order to make it work, you would essentially need a kitchen. Food would need to be provided because people, young or old, when they drink they get hungry and they want to

DRAFT

eat. If there's not food they're going to leave, and we don't want them to leave. I had numerous groups come in and tell me it just isn't financially feasible to put a kitchen on the third floor. There's really no proper way to vent it. Therefore, that's why really no one has come in there and opened up a business.

So, we're doing the food brought in. We're trying to incorporate a way to make money so this business can stay open. With that, with some sort of entertainment working with Metropolis and bringing people back and forth or doing family games, pool table, ping-pong, shuffleboard, board games. But one of my ideas when I was with the Village was to expand the patio, that was my envisionment of what I would want to do.

We went to HKM Architects and did some brainstorming of what would be a great idea and what other patios have worked. So, we did some drawings, we showed them to the Village. They didn't like them, we changed them a little more. This is by no means our final decision. This is something that I want to work hand-in-hand with 1 South Highland and I want their blessing. This is something I want to do in my life because I think it can be a challenge, I think it would be fun, and I think it would be good for Arlington Heights. The last thing I want to do is create something that gives myself, my family a bad reputation.

COMMISSIONER ENNES: Okay, that's all I have right now.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: Maybe I can help you, Terry. When it comes to the patio, we're dealing with the zoning part of this, to have this. As far as the issues and what's going to hold it up and is it strong enough to be held up is just building code requirements. So, whatever it is, if we like the concept, I think we can vote for the concept. But the nuts and bolts of this go to the Building Department, you know, architecture plans. We shouldn't have to worry about the patio, you know, falling.

COMMISSIONER ENNES: But there's a lot more issues than just that.

COMMISSIONER GREEN: Oh, yes, sure. There's a lot of safety issues and everything else. Anyway, sitting on the Plat and Sub, I think it's a great concept. I think there's a lot of difficulty involved as Lynn mentioned here. I agree with that, it's going to be a tough thing to work out the logistics of it.

From what I'm hearing, I think that you are up for the challenge. So, I have no other comments. I want to hear what the audience have to say and then we'll come back.

CHAIRMAN LORENZINI: Thank you, Bruce. Jay?

COMMISSIONER CHERWIN: Yes, you know, I was also in that Plat and Subcommittee, and a lot of the initial questions were answered like Mr. Green said. Some of the issues that I had were going to be around the neighbors and neighboring properties. It sounds like you had some meetings. Certainly, you know, I feel like the garbage issue is certainly something that absolutely has to be addressed. But we should be able to find something, we're in downtown with all the restaurants and this is, whether third floor or somewhere else, there's a potential for it. So, I feel like there would be a solution out there to address it. You don't know maybe what it is right now but I just don't see that as something you can't address.

The noise, you know, we are again in the downtown area. We have other outdoor venues. So, I feel like again if we take the right precautions and do it properly, again this is something that we should be able to mitigate.

Mr. McCaskey mentioned, I don't think we talked a lot about it, but it probably is worth talking a bit. This space did you say has been open and vacant for ten years?

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Is that right around there or is that --

MR. McCASKEY: Sam, has it been about ten years?

MR. HUBBARD: About ten years, yes.

COMMISSIONER CHERWIN: So, I mean we are really talking about a space that, you know, there's not like a bunch of folks here trying to get into the space. There aren't a ton of alternatives. So, I actually think it is a pretty novel concept, not too off the wall but something a little bit different. I think it's, I guess I would applaud the Petitioner for thinking outside the box and trying to bring people from outside of the Village in, also helping I guess with synergy to the existing businesses and serving the community. So, I actually like the thinking outside the box. I think there's plenty of plans that are in the box that fail, and we can't control that. You know, these are a lot of variables and that's part of taking on a new business and taking risks in doing something new. There is a risk and, but that's, Mr. McCaskey and his group I'm sure are well aware of that, so that doesn't concern me.

I guess what I would ask is, you know, it seems like the space is already in a lot of ways geared towards this type of use with the existing build-out. So, I guess I'm looking at it from the risk. This type of use, although it requires several variations, if we can get to the point where, you know, especially about the structural issues, that would be one that we haven't really discussed, but if we're reusing or a more intense use of this roof is going to require structural engineering, you get that, it's going to require approval through the condo process, you get that. But I think, you know, conceptually, I'm comfortable with it. I would reserve judgment pending some of the comments from the public. But you know, I think overall it's a good project. It has a lot of variables that have to be addressed. But from a conceptual perspective, you know, I'm comfortable with it.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: Yes, I have a few questions. Will you be purchasing this space or leasing it?

MR. McCASKEY: I purchased it.

COMMISSIONER SIGALOS: Oh, you have already purchased it or in the process of purchasing?

MR. McCASKEY: Excuse me, we will be closing the first week of September.

COMMISSIONER SIGALOS: It's a very interesting concept and I'd certainly like to see this space, it's been vacant for ten years, brought to life with that. Just last week, my wife and I were in Long Grove at a wine bar with a very similar concept. I think it's called Broken Elements where they pair a limited menu from restaurants in the area and you order off of it, they bring it up and you pay them directly. But when we were there, everybody ordered the same thing, we all ordered a pizza for instance. So, the pizza, the restaurant delivered it and we paid for it. I'm not sure how this logistics is going to work if say somebody orders from Peggy Kinnane's, somebody orders from Courtland's, somebody orders from a different restaurant and then it all gets there at the same time. I mean that's logistics to be worked out but it seems pretty difficult.

MR. McCASKEY: That won't happen. Realistically they won't all come at the same time.

COMMISSIONER SIGALOS: They won't come at the same time?

MR. McCASKEY: No.

COMMISSIONER SIGALOS: To me that seems problematic when you're

DRAFT

there and somebody starts eating, others are talking. If you had a table of four or six people or what have you --

COMMISSIONER CHERWIN: John? Maybe, so this is something, I think conceptually the way they're setting this up, it's not like a sit-down restaurant, correct?

MR. McCASKEY: Correct.

COMMISSIONER CHERWIN: I mean if you're not planning on people coming in as a group and kind of putting in everything else aside, sitting down and eat, they're going to be wandering around, playing ping-pong, doing shuffleboard. I think that may be, you know, worth a clarification. If I'm going there, I'm probably going there for several hours and I'm going there with some friends and maybe ordering from somewhere, maybe we do get different things. But I'm not, in this environment, maybe I'm watching TV as I'm playing pool, I'm not concerned about sitting down and having a sit-down meal. Is that accurate?

MR. McCASKEY: A hundred percent accurate. If you want a good Mexican meal, you go downstairs to Mago's. If you want to have three baby burritos or some quesadillas, you'll be upstairs and we'll have it delivered in a few minutes.

COMMISSIONER SIGALOS: The other question I have is in your report here, it says your times that you'll be open will be until 1:00 a.m. on Monday through Thursdays and Sundays, until 2:00 a.m. on Fridays and Saturdays. Now, if I understood correctly, you'd have to serve food at all times that your establishment is open. I don't think these restaurants are open that late, are they?

MR. McCASKEY: That's a great question, and yes, they are.

COMMISSIONER SIGALOS: At 2:00 a.m.?

MR. McCASKEY: Correct. It will be a limited menu. Between 6:00 and 10:00, you will have a wide variety of food. But just like anywhere in Arlington Heights, once it gets to be 11:00 or 12:00, at 1:00 in the morning, your options might be limited to pizza. It will be the same thing at the other restaurants in the same area. If I'm working with the restaurants in the area and they're serving alcohol, I will be able to acquire their food for our establishment.

COMMISSIONER SIGALOS: I didn't realize there are restaurants open until 2:00 a.m. I frequent the restaurants but earlier than that.

MR. OLSON: If it fits into their property and into their margins, these restaurants might stay open that extra hour or two hours to be able to provide food or coffee.

COMMISSIONER SIGALOS: The other concern I have is the outdoor patio, and the sound that's going to be generated, the lighting that's going to be generated and so forth, and the effect on the residents in the surrounding condominiums and apartments and so forth. I don't know how you're going to control that. The sketches that I've seen doesn't look like they have any sound attenuation out there.

I see you want to have a green roof, and I don't see, I'm assuming, and again this will be all determined by the Building Department, you may have to put a railing around the building at the roof level if you have some areas up there that may be accessible. I'm not sure, but I mean these are just thoughts I'm throwing out there that are concerns of mine.

MR. McCASKEY: No, I agree with you. I've got a daughter and I would want the same safety for her out there. I know the Village won't allow anything without strict guidelines.

As far as sound-deadening items, we are talking about doing foliage as well, trees, bushes and whatnot between the outdoor area and 1 South Highland. That's not in the drawings but we do have estimates on that. That's once again something we're going to

DRAFT

be working with 1 South Highland for something that they would want.

COMMISSIONER SIGALOS: Okay, my last question is I was also at the Plat and Sub meeting, and at that meeting there was no mention of a bridge connection to the Vail Avenue parking garage. Is this strictly being contemplated for additional emergency exiting for the space?

MR. HUBBARD: No, I think it was part of the original concept. I think that it was kind of more like, you know, an idea of something that maybe he'd like to do. As the occupancy issues continued to flesh themselves out, it's become quite apparent that it's going to be necessary to do unless there are, you know, some limitations on use of the space or expansion of the patio. So, without that bridge extension, there will have to be additional restrictions placed on the use of the space.

COMMISSIONER SIGALOS: But that bridge will only be for emergency exiting and not entry?

MR. McCASKEY: Well, it would be used for entry as well. I think it would be something nice that would work with the downtown area. But if someone can park on the fourth or fifth floor which is open parking and they walk across the patio and then downstairs into Metropolis and go to the theater, it would be utilized by the building, not just the patio use for the ale house.

COMMISSIONER SIGALOS: That's all I have right now.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: Well, so most of my questions have already been asked. I'm hearing, if you can't get approval for the patio, will you still open?

MR. McCASKEY: I bought the building, I have to.

COMMISSIONER DAWSON: I know, but I mean feasibility and financial setting in this concept, would you still open without the patio?

MR. McCASKEY: I would have to, I would give it a try. But quite honestly, there is going to need to be a draw for that establishment. It won't be our chef because we don't have one.

COMMISSIONER DAWSON: Yes, but it will be the setting. So, I'm very familiar with the setting.

MR. McCASKEY: It will be the setting. So, my point is if we can extend the patio, I think it would be a great addition for Arlington Heights and its residents. I think it has to be done properly. I think it has to be done aesthetically pleasing to, I keep saying 1 South Highland because it's really the only people in my opinion that are affected directly. I want them to be able to look out and see something nice, and I want them to be able to go to bed at 9:00 or 10:00 at night and be able to leave a window open and still be able to sleep.

COMMISSIONER DAWSON: Sure. So, I was curious about that because you're coming to us and you've left it looking, what I'm looking at, almost completely up to the condo association as to whether or not you're going to have a patio. So, usually, I mean that's the first condition, right? You don't get a patio unless they approve it?

MR. McCASKEY: Well, I do have a patio right now.

COMMISSIONER DAWSON: No, no, no, you can't expand the patio.

MR. McCASKEY: Correct.

COMMISSIONER DAWSON: The patio that's out there is very small.

MR. McCASKEY: Correct.

COMMISSIONER DAWSON: Correct. So, you can't expand it without the

DRAFT

condo association approval. So, I was curious why you're coming now, why you haven't waited until you worked out many of these terms so that we are making the decisions, I mean I'm not overly concerned with many of them. Staff is very competent and they're going to be able to figure out, I can't figure out safety. I'm a lawyer, I can't do construction, right? I don't know, you know, the Staff can figure that out. I usually count on you guys up here for those things.

But usually we're approving and we're working with you, but you're putting all the power in their own hands as to whether or not you have an expansion. Are you familiar or are you understanding that?

MR. McCASKEY: Well, the true power comes from our condo building itself. I have to get approval from our condo building.

COMMISSIONER DAWSON: Okay.

MR. McCASKEY: It's my understanding that our condo building would like the blessing, as well as I agree with them, from 1 South Highland. So, instead of trying to shove something into the board or the residents facing it, this is what we're going to do, take it or leave it, I want to start from ground level. This is what we want to do, we're thinking this kind of trees. I had a great comment the other day about a fence. I said we were going to put a fence here, and they said, well, won't they cast a shadow when the sun is coming up in the east? Won't they cast a shadow on the building on the west side? No.

COMMISSIONER DAWSON: And that's fine.

MR. McCASKEY: That's a great point, and these are things I want to work with.

COMMISSIONER DAWSON: Okay, I'm just concerned you're not going to get your expanded patio under these terms. I appreciate the sentiment and where you're coming from, that if they're not on board with it you don't want it. But I am concerned about that.

So, in terms of the space itself, I'm very familiar with it. Back when it was open, I hosted on behalf of charitable organizations many events up there for fund raisers. It is the hands-down, no offense to Courtland that's here and any other facility, is the just most phenomenal space in town that most people don't even know is there. Any time anyone was out there, they would just think about, oh, if only this space could be open to the public, right? So, you're going to have a huge draw to that space just because it's a fabulous space.

I'm not concerned terribly about the food issue. I think you'll work it out, you'll figure it out. Again, logistically it sounds like it's a nightmare, but it's your nightmare, not mine. So, I don't have to worry about that.

I think people would definitely come. I mean as soon as I heard about it, you know, I was thrilled that it was going to open back up because I haven't been there in years. I'd love to go back. I believe lots of people would come and frequent the facility.

I'm familiar with the elevator issue because we would have events, they'd start at 7:00, everyone would arrive at 7:00, everyone had to get up the elevator. The school was still open. We had people coming up and down for our parties. So, I'm not overly concerned about that. You've got the Metropolis who seems to be on board.

The sound is going to be a big issue. I'm sure the residents are going to speak to that tonight. So, again I don't, and it's in their hands, they can talk all they want. But you don't get a patio, expanded patio if they don't approve it. So, if we approve it tonight, it's out of my hands. I go great idea, good luck with you and the condo board.

So, I think it's great. I'm excited about it. I'd love to have the space open again. I'd love, you know, commenting on the innovation, what you're coming up with is

DRAFT

fabulous. It's like the reverse of a BYOB establishment, like bringing your own but you're kind of in control, you know. If I don't feel like going where my husband wants to go to eat, I could go there where we could each get what we want.

So, I'm very excited about it. I just, you know, I'm just curious that you might be rushing a bit. But it's your call.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: Great idea. The devil is in the details, that's the essence of it. From a legal standpoint, I'm going to go back to my legal pad here, who is going to be the owner? Who is going to be the tenant? Who is going to be the operator of the establishment?

MR. McCASKEY: Kevin, Kevin, Kevin.

COMMISSIONER DROST: In what form, Kevin? Are you going to be an MBM LLC? Or is it Kevin, Kevin, Kevin?

MR. McCASKEY: Well, no, I own the property.

COMMISSIONER DROST: This is through your LLC?

MR. McCASKEY: Correct.

COMMISSIONER DROST: You're the owner, the principal unit member?

MR. McCASKEY: The sole owner.

COMMISSIONER DROST: Okay, and then you're going to lease it to another entity?

MR. McCASKEY: To myself.

COMMISSIONER DROST: As an individual or in another entity, another form?

MR. McCASKEY: It's just going to stay in tact. Legally, I will have to talk to my lawyers on how it will be done. But essentially I own the building.

COMMISSIONER DROST: I'm just wondering for the separation because, you know, I just want to get sort of a sense of --

MR. McCASKEY: I'm going to be the owner and manager.

COMMISSIONER DROST: Owner and manager.

COMMISSIONER DAWSON: There's a realty company, right? Are you buying it for your realty company? There's a realty company listed.

COMMISSIONER DROST: Well, there is one listed on the correspondence.

MR. McCASKEY: Absolutely. Well, what that is is it's a limited LLC and I've got multiple properties there, and this is one of the properties in that LLC.

COMMISSIONER DROST: One in a series of LLCs.

MR. McCASKEY: Correct.

COMMISSIONER DROST: Who is going to be the operator? Who will be actually doing the functions?

MR. McCASKEY: The day-to-day?

COMMISSIONER DROST: The day-to-day, ordering the ale, ordering the potato chips, dealing with Brian Roginski, or dealing with Derrick Hainley, dealing with any. You know, who is going to be doing that? Then how do you execute on that permit?

MR. McCASKEY: That's a great question. Unfortunately, we can't disclose that because the people we have in place for these jobs don't want to leave their jobs until this is approved.

DRAFT

COMMISSIONER DROST: There is a plan, the devil is in the detail again.

MR. McCASKEY: Absolutely. It's a lot of work.

COMMISSIONER DROST: I'm just wondering because, you know, from the standpoint of getting to this issue of accountability, who is the person that's going to be running it? You're going to outsource some of these services, is that correct?

MR. McCASKEY: Absolutely.

COMMISSIONER DROST: Because that would probably give people confidence that, you know, well, the question was asked that you've never done this before. You don't have any examples. So, I'm a neighbor there and I'm just going to go here is the nuclear reactor, Kevin, fix it, work on it. Well, I haven't done it yet or I haven't done an operation yet, I haven't done a real estate closing yet, I haven't, you know. We want to get some sort of sense that you've got some depth to the team here.

MR. McCASKEY: I do have depth. I have a lot of money into it and a lot of time, so I want this to work, and being a resident. So, I'm going to hire the right people and put them in the right places.

COMMISSIONER DROST: So, you have that plan.

MR. McCASKEY: Absolutely.

COMMISSIONER DROST: You've got the outsourcing, because I think that would make me as your neighbor more confident, you know, in yes, I think it's a great idea. With Commissioner Dawson's point, it's a great space. Once you turn over the bushel basket, they will come. If you've got to execute, you've got to have a plan, and that's what I'm getting at, that you do have a plan and that those that will vote for it would have a sense of comfort in your ability to not only own it but to manage it and to do it in a way that's consistent with the rest of the other establishments in the community.

So, the point is, for you, Sam, what's the ratio that you're looking for or the Village is looking for, what we're looking for between the food and the liquor sales? Is there some way to monitor that where, oh, we can't get the food up, we can only get 10 percent of revenues coming from food, 90 percent from alcoholic beverages and potato chips?

MR. HUBBARD: Yes, I'm not sure if there is a specific ratio. If there is a ratio, that's spelled out in the liquor code. You know, he's subject to compliance with that.

COMMISSIONER DROST: But there would be a comfort, I know that we have, in our ordinances, have limited the amount of alcohol to be served, that we are a food community basically, and that the alcohol beverages are more or less ancillary to the establishment. But we'd like to get those volumes and sales revenues. So, that's an issue or that's a point that I'd like to kind of let out.

The other questions I've got, on the arcade devices, are there going to be any electronic devices? Or are they just going to be physical? You know, are you going to have machines there that punch buttons and you see lights go on? Or is this going to be just baggo and ping-pong?

MR. McCASKEY: No. Pinball machines?

COMMISSIONER DROST: Electronic arcade devices.

MR. McCASKEY: People don't know what those are, but I'd like to bring back some pinball machines.

COMMISSIONER DROST: Pinball machines. But then what we're looking at is these video games that, you know, sometimes come up for discussion before us and whether or not there's any contemplation of those kinds of entries into this space.

DRAFT

MR. McCASKEY: As far as gaming meaning video games?

COMMISSIONER DROST: Gaming, games, yes.

MR. McCASKEY: Or gambling gaming?

COMMISSIONER DROST: Yes.

MR. McCASKEY: We would not be doing gambling gaming, no.

COMMISSIONER DROST: What's our ordinance on the video games?

We have not adopted an ordinance, but there was a time that there was some interest in expanding the gaming device that were, certain of the dumbed-down units that weren't technically gambling but they were sort of entry level into the electronic devices.

MR. HUBBARD: Sure. Yes, I'm not specific of what the --

COMMISSIONER DROST: Yes, but that's a question that I think we're sure that you can address later if we're doing further research.

The question on the kitchen and none on the site, I think we've had a couple of examples that have been pretty successful. That was Big Shots. Does anybody remember that? Where they didn't have a kitchen, they have one now. Then to some extent, we've had a little bit of the same logistics at the Star Theater. Have you talked to those folks, how they serve at the theaters?

MR. McCASKEY: Not at this point, no.

COMMISSIONER DROST: Yes, I think that might be a good discussion for you to do. I think they've done a pretty good job and they would be a support for this petition. So, those are the only comments I have. I was waiting for Chairman Lorenzini to pipe in.

CHAIRMAN LORENZINI: Thank you, George. Market demographics, what age group are you looking at? What do you see the mix to be?

MR. McCASKEY: That's a very good question. They're all good questions actually, but during the day and afternoon, Saturday afternoon, I'd like to see families get together, hang out together, have fun. Probably just like a lot of other establishments in Downtown Arlington Heights, about 8:00 or 9:00 o'clock, the kids go home, the adults come out, and there's a small transition. But as far as the age demographics, my goal or my target would probably be 35-40 and up.

CHAIRMAN LORENZINI: I guess where I'm going with this, is there going to be like an age limit or cover charge? Just so it doesn't turn out to be a hangout place for whoever that you may not want hanging out there?

MR. McCASKEY: We don't plan on doing a cover charge, but we don't plan on having a problem with anyone in there as well. We're in a good community and I think we've done a real good job patrolling this community to keep it a good safe environment.

CHAIRMAN LORENZINI: Is there any other revenue generation other than beer sales?

MR. McCASKEY: Absolutely. We will be going into corporate events in this small area of the theater. We could be doing wine tasting seminars, educational seminars. We could be doing, neighboring condo buildings could do their board meetings there as well. But no, it would not be generating just from that. We'd be working with Metropolis, we're going to be doing small, something to complement the downstairs and doing small improv upstairs. At that point, we might charge a cover charge.

CHAIRMAN LORENZINI: Sam, has the liquor license been approved for this?

DRAFT

MR. HUBBARD: No.

CHAIRMAN LORENZINI: No, and so, I think there's a lot of good questions that the Commissions have had and I've got the same questions as to do they meet the rule of the law for this liquor license. But that's ultimately up to the Mayor who is going to issue the license.

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: So, he'll determine whether or not you meet them all. I mean, you know, we've all got questions about it. I guess it's really his final say-so.

The other thing about the patio expansion, the noise and the sound and how it's going to be constructed and whatnot, usually when somebody comes before us, that's all generated and everything, we'd be at least looking at it. But what we're doing here is we're kind of, we're just going to approve the idea, and then ultimately the rest of the Village obviously will have to approve the final design of it.

MR. HUBBARD: That's what the Petitioner has proposed out of a conceptual plan, yes.

CHAIRMAN LORENZINI: Okay, and the food being ordered, you may have two or three restaurants or four that you could order from. But the logistics of that will still have to be worked out?

MR. McCASKEY: We're pretty good hand-in-hand with the existing neighbors right now to be working on menus as we speak as far as what would work best to expedite the food quick and fresh.

CHAIRMAN LORENZINI: I appreciate what you're saying about, you know, people eating their food or taking their home. I mean even if somebody eats all their food, there's still going to be some garbage left, right? There's still going to be a few plates or whatever. If people take things home, they're going to need doggy bags. Where are they going to get the doggy bags from?

MR. McCASKEY: That would be paper, so that could be provided in an area that they would grab and use themselves. But we also have to remember, this is an establishment on the third floor of Metropolis. Whatever goes there, whether it's a business, they're going to have garbage. Whether it's paper, whether it's restaurant material, it's going to be an issue and that's something that I will happily address.

CHAIRMAN LORENZINI: So, you'll take care of any cleanup then is what you're saying?

MR. McCASKEY: Yes.

CHAIRMAN LORENZINI: All right. I guess on the conditions about providing food service, again that goes back to the liquor license, but that's an issue that will have that requirement.

MR. HUBBARD: Correct.

CHAIRMAN LORENZINI: Now, also for the patio, you've got a tentative Metropolis condo board approval. Does that come from all the buildings on either side of you? So, anybody you would be affecting is part of this condo board?

MR. HUBBARD: No, it's just the Metropolis building which has the theater and the Mago's on the first floor, and then the --

CHAIRMAN LORENZINI: So, the Metropolis Place is not part of it?

MR. HUBBARD: That is not part of their condo association.

DRAFT

CHAIRMAN LORENZINI: All right. So, if he gets the condo approval, it may not be, it doesn't give him the approval of Metropolis Place.

Okay, that's all I have. So, why don't we go to the public comments, questions next?

COMMISSIONER CHERWIN: Joe, could I ask one question real quick?

CHAIRMAN LORENZINI: Sure.

COMMISSIONER CHERWIN: I want to follow up on that. So, you had mentioned before, Commissioner Dawson had asked about condominium approval, so, Mr. McCaskey, you're purchasing, are you aware of the percentage interest in the condo that you would be acquiring with this?

MR. McCASKEY: Yes.

COMMISSIONER CHERWIN: What is that?

MR. McCASKEY: I believe 22 percent.

COMMISSIONER CHERWIN: Okay, and then the Village also owns in this condo how much?

MR. HUBBARD: I'm not sure of the specific percentage. I believe it's around 50 percent approximately.

COMMISSIONER CHERWIN: So, between the Village and Mr. McCaskey's acquisition, it would be in excess of 50 percent.

MR. HUBBARD: That's correct.

COMMISSIONER CHERWIN: Thank you.

CHAIRMAN LORENZINI: All right, let's go to the public questions and comments now. We'll start on this side of the room, my right, your left. Anybody in the first row have any questions? Next row? Anybody on that side of the room have a question, raise your hand. Yes, sir, come forward. Please state your name and spell it.

QUESTIONS FROM AUDIENCE

MR. SCHLAPIA: Hello, my name is David Schlapia, S-c-h-l-a-p-i-a. I'm a resident of the condo building and I saw them walking around yesterday, I was going to ask them for coffee, they were so close to me. I was like, I was very concerned, so when I saw the meeting, I'm like I need to come here.

One of the comments was they're open until 1:30. Now, if I remember right, isn't the outdoor area only open until 11:00-ish, is that correct?

MR. HUBBARD: Correct.

MR. SCHLAPIA: Okay, because that's obviously one of my extreme cautions there. I see the patio, I see the rendering, I see like the grass, but still I have a vision in my mind of them walking around close enough for me to have a conversation and see if they want coffee or whatever. I was, that was a little unnerving. I'm on the second floor and I'm looking up right into them. So, you know, whoever is on that patio has got front line access to my building, my condo.

So, I'm a little concerned, I'm very concerned obviously, I'm here. But the courtyard area right now is very soothing, it's quiet. The only thing it might have would be Mago's taking their garbage out or a snowblower, I don't want to use the S word, but we have

DRAFT

that, and the garbage. The garbage, I understand the idea of the garbage and I'm not really thrilled with it but it will happen. I'm just really concerned about the noise and just the complete feeling of exposure that I'm going to have.

CHAIRMAN LORENZINI: Okay, thank you. Anybody else on this side of the room? Okay, let's go to my left, your right side of the room. Anybody in the first row? Second row? Third row? Yes, ma'am, come. Please state your name and spell it.

MS. HARP: I'm Laurie Harp, spell the last name H-a-r-p. I would like to comment to the Petitioner that there are many buildings in the downtown area, it's not just 1 South Highland. I moved downtown 16 years ago, I'm one of the first residents in the Vail building. I'm one of George's neighbors.

Whatever happens downtown affects all of us, whether it's our little private parking lot that people use as a street to cut through from Campbell to the Jewel, the noise affects us. I don't even have to go to Harmony Park, I can sit on my balcony, I face west, and I can hear the concert great. So, whatever they do over there is going to affect Chestnut, Campbell, Vail, Highland, Wing, it affects all of us. I think the parking is going to be ridiculous.

I agree with Commissioner Dawson. I've been in that space, it's a fabulous space and I would like to see it utilized.

The other thing that I haven't heard commented, and maybe it's not in your purview, is signage. I don't know how they're going to let people know they're there. But if there isn't great signage, I've been a part of the Metropolis board, the first Metropolis board many years ago, and we've always had a problem with identifying our facility and letting people know that we were there. I know they're on the third floor and I'm hoping that that's not something that's going to be in a window, because again we're very close down there and it's going to affect all of us.

So, again I wish them luck, but I do think there are some major issues that haven't really been thought through. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else in this, yes, sir, come forward. State your name and spell it please.

MR. BURRAGE: Yes, good evening. I'm Dave Burrage, the last name is spelled B-u-r-r-a-g-e, rhymes with courage.

So, I am a resident of 1 South Highland, so that's the Metropolis Place. I also represent the board of our building as president. We have had to date just mainly one meeting with Kevin, and it's very positive actually. I think we're very excited about the possibilities for this space. It is a fantastic area and we do look forward to seeing some of this developed.

The existing patio area, as you know, has been vacant for about ten years and it has become somewhat of an eyesore. So, we welcome some of the changes that he's talking about to potentially make this a much more visibly appealing area.

As has been pointed out before, you know, one of the concerns we of course have as residents, particularly those of us on the east side of the building, you know, would be the level of noise, maybe the light pollution in the evening, that kind of thing. You know, that said, I think in my conversations with Kevin, he's shown a great deal of willingness to work with our condo board to find solutions that will work. My hope is that he'll live up to those expectations, particularly when it comes to trying to manage some of these things, like privacy as was expressed earlier by one of the other residents. Also, in terms of the sound mitigation, he has talked about adding, what's not shown in the conceptual view is some amount of foliage or

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whatnot that could be put in front of that to, you know, assist with both privacy and perhaps some of the sound deadening.

I think though what I would say is that with projects like this out there, there is generally, you know, our vision or his vision can somewhat eclipse maybe the available budget. So, just in terms of priority, you know, when that space is addressed, I think it would be our hope that, you know, a high priority would be placed on that existing, on the first partition there in between our building and the patio space. In other words, just make sure that whatever barrier is put there is suitable for the purpose that it's intended, namely, privacy and sound dampening and so forth. So, a lot of projects tend to go through some level of value engineering, and we would expect and even require that there would be some amount of budget that would always exist for that particular purpose.

I think it's been mentioned before that waste management was one of the other concerns that we had. I think enough has been talked about that already. I think as has been pointed out also, there is a lot of details yet to be figured out. But I don't think at this point that's a reason to not move forward with, you know, the next step.

I think that, you know, as a condo board, we are very excited about the possibilities for the space and some of the things that could be done with it. I think that, you know, a lot of the issues that the rest of the panel here has brought up are items that we've also discussed as part of the board. But in general, I think we're in favor of, you know, going to the next step. What we would simply ask is that there would be appropriate attention to some of the concerns that we have about the refuse, about sound, about privacy. To the extent that we continue to work together, I think this could be a potentially great thing for us.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side? Yes, ma'am. Please state your name.

MS. GARRISON: My name is Shirley Garrison, I live at 1 North Chestnut downtown here.

CHAIRMAN LORENZINI: Could you spell your name?

MS. GARRISON: G-a-r-r-i-s-o-n. I support this proposition from Mr. McCaskey. I have known him for only ten years now, but I know him to be a very quality person, to be very concerned about the future of Arlington Heights, and a contributor in many ways. I think that anything that will have a new buzz to it will draw a different audience again, and that's comparatively what happens.

The parking situation was bad ten years ago and it's not going to get any better, but it's what brings people here. I sincerely hope that, I think you would find Mr. McCaskey an extremely cooperative person. He's not going to be involved in anything that doesn't speak quality. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else have a comment, questions? Yes, ma'am. Please state your name and spell it.

MS. GALLAGHER: Bonnie Gallagher, I live at Metropolis 1 South, Apartment 803.

CHAIRMAN LORENZINI: What's the first name?

MS. GALLAGHER: Bonnie Gallagher. This is where I live, okay, and this is where Mr. McCaskey would like to put his new business which actually I think is a great idea. The only thing I'm concerned about is the noise. Now, I'm sure he's looked at this which is right here with all the noise from the Mago air conditioners, furnaces, cooking, whatever, which also has many times smoke and a lot of smoke. Like I felt at one point it was on fire which I think just

DRAFT

for a moment it was.

CHAIRMAN LORENZINI: Can I ask you to maybe give those to Sam? Sam, can you pass them out please?

MS. GALLAGHER: In the meantime, Mago has made many changes. In the last few months, I have seen workers, contractors up there working with the furnaces and any of the other air conditioning. But I do have to tell Mr. McCaskey, and I'm a Packer owner, that's okay, they are fixing that situation which I think will help enormously, but it's extremely loud. The noise during the summer months is unbelievable, very, very noisy. Almost, I just want him to know that because that noise from those machines will make a very loud noise on his patio.

Kevin, have you been up there?

MR. McCASKEY: Yes.

MS. GALLAGHER: Okay, have you heard it?

MR. McCASKEY: Yes.

MS. GALLAGHER: Okay, then you know. So, if you're sitting out there, I don't smoke a cigar but my boyfriends happens to, he'll be there, you really don't hear anything because of the noise.

Now, if he brings a band out there, I don't have a problem with that. I love music, love to dance, love to hear it. But I don't want to have to listen to music after the probably 10:30-11:00 o'clock.

Now, I had my 70th birthday at the Metropolis ballroom in March. It was fabulous. I love that area and I know that this is not anything to do probably with that, but I am very excited about this new situation. I think it's great. But he has to know the sound barrier is a lot, and I am very concerned about that.

I'm concerned about the elevators not working in the garage which many times they don't. Right now, I try to get on the elevator, hello, the button is up, the button is down, both lights, nothing works. I asked one of the contractors the other day that was working on the elevator and I said what is up with these elevators? He said they got the worst contract on these elevators, the cheapest thing they could buy. I don't really care to hear that.

Not only that, but our garage there, if you're going to have a lot more people there, it's like Indy 500, no speed bumps. There's nobody there to help the senior citizens figure out where they're going. I think we need to do something about that. I would love to have Mr. McCaskey have his venue there, but how are we going to do that if nothing else is fixed? I'm just telling you the way I feel.

I am also concerned about parking for food. Okay, somebody is going to deliver their food. Where will it be? Are you going to have lights blinking that this is where the food is delivered? Where will this food be delivered? Will that take up a lot of parking from the rest of the city or the rest of the, are they going to come to the garage and deliver it? Is it going to be warm? I understand that.

That's all I have to say and good luck, and I hope the Packers beat you.

CHAIRMAN LORENZINI: Thank you for your comments. Anybody else wishes to speak and have comments? Okay, if not, we'll close the public hearing portion of this meeting and go back to the Commissioners for final deliberation and questions. Lynn, you want to, anything further?

COMMISSIONER JENSEN: Several people have expressed that we

DRAFT

usually have a little more detail on things. It's a little unnerving to vote on this with the lack of detail that we have. Our Petitioner has a lot of faith, I hope that faith is fulfilled. I probably would have taken a more negative view if I hadn't heard so much positive from the folks in the audience. So, I would be willing to support this project but I can't say enthusiastically.

CHAIRMAN LORENZINI: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes, I'm just going to kind of mirror Commissioner Jensen's statement that, you know, we've held other businesses, the Park District, to very fine details on their project. In this, we're just giving an okay to a very broad concept. It's a wonderful concept. If you're successful, I'll be there with my family. But the amount that is still unknown to us and we're responsible for saying that this is a good project is, I don't know, I'm very hesitant. I'm very positive but hesitant on the same hand.

So, honestly, I can't even tell you when the vote comes up how I'm going to vote because I'm very conflicted.

CHAIRMAN LORENZINI: Terry?

COMMISSIONER ENNES: Well, I know how I'm going to vote. I feel like from the beginning when I first heard about this, that it's a great idea. It is a great facility and I think your proposed idea will hopefully flourish there. I am concerned about the lack of detail here, but I trust with the investment that you're going to be engaged in, that you'll take care of that detail. So, I don't have a problem with it.

I do have one further question. If the patio, and from what I heard the patio is going to close at 10:30-11:00 o'clock at night?

MR. McCASKEY: The outdoor eating requirements require it to close by 11:00.

COMMISSIONER ENNES: Yes, okay. If that's closed at 11:00, you had mentioned you wanted this bridge to the garage to be ingress and egress. That would have to be eliminated from the people that stay late. They would have to go downstairs and walk their way out to the garage?

MR. McCASKEY: Correct. If that's what 1 South Highland desires and there is noise pollution, then we would have that shut down and that will only be open for emergency reasons.

COMMISSIONER ENNES: I support the project. I think it would be a great facility and space.

CHAIRMAN LORENZINI: Bruce?

COMMISSIONER GREEN: Just for clarity, the bridge would be an exit, so you could get out there and in time, you know, there's just so much hanging out in the patio. So, I think it's a great idea and I am used to a little more detail. But I know these things have to be worked out and it will be worked out, and we have a good Village Staff to make sure they're worked out properly. So, I think it's a great project.

CHAIRMAN LORENZINI: Jay?

COMMISSIONER CHERWIN: I would agree. I would agree what my colleagues here have said. I think the public had some very good comments. I think they are being addressed. We talked about noise, it sounded like Ms. Gallagher's comments about the noise would lend itself to, you know, I mean maybe not as much incremental noise given that there's already noise back in there. But it probably is every bit as much incentive to have some noise barrier not just to keep noise from going out but noise from coming in. So, I think if there's already noise there, maybe that mitigates any incremental noise.

DRAFT

But you know, parking, we talked about the capacity in the garage. You know, this is the downtown space, so if there is some incremental noise, it's probably what would be expected than in a residential subdivision.

But you know, generally, I do support it. I think a lot of detail is, like you said, that's why we have Staff and Engineering, so I think most of the unknown would fall into code compliance and Engineering and Staff to take care of. I am comfortable supporting it.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I'd like to also say I like the concept. I am supportive of it. I like the idea of getting that space finally occupied. I just wish there was more detail and not so much left to the imagination right now. I know you'll work these details out.

The one that I'm still not certain of is this bridge. Is that still something to be contemplated, not necessarily a part of this project? I saw somewhere it isn't determined yet it will be built or can be built.

MR. HUBBARD: I mean I suppose the Petitioner could go either way. If he does not wish to undertake the construction of that bridge connection, then he would be subject to a lot of limitations on the occupancy of the space, because the current exits do not provide sufficient capacity for egress. The bridge connection is shown on the site plan. It is contemplated during the approval process, so it's not like he would have to come back before the Plan Commission for approval of the bridge.

COMMISSIONER SIGALOS: I understand. The only thing is if the bridge is not constructed, then it would reduce his occupancy level.

MR. HUBBARD: Granted, those are some of the details that we'll absolutely going to have to figure out before we bring this before the Village Board because we're not going to move forward, you know, without any restrictions on occupancy if we don't know for certain the bridge can be built.

COMMISSIONER SIGALOS: It seems like there's a lot of details that have to be worked out before it goes to Village Board. The ball is in your court. So, that's all I have. Thank you.

CHAIRMAN LORENZINI: Susan?

COMMISSIONER DAWSON: So, I have to clarify, I misunderstood. When this said Metropolis condo board, I thought it meant the Metropolis Place. So, that was my misunderstanding. You mean the Metropolis building that you're in. So, you know, clearly that was a complete misunderstanding and I would have asked more questions regarding the sound barrier at that time.

I'm just curious with my colleagues up here in construction, what are the options to keep sound barriers out? Is there a viable option to help? Mr. Engineer? Mr. Architect?

CHAIRMAN LORENZINI: Well, my comment was, I'll go on to my closing comments then and go back to you, Susan. My comment is a lot of the unknown issues are really a business issue for Mr. McCaskey to be successful. So, most of the unknown issues, I'm assuming you'll work them out just to make your business viable.

The only thing that I was concerned about was the noise from the patio area because sometimes, no offense to anybody, but sometimes developers don't care about that part of it. So, I would strongly suggest that the Village look at the acoustical design of the barriers that may be proposed to expand the patio. But also, since there didn't seem to be a lot of problems with the residents who are here, that doesn't seem to be a big concern on their

DRAFT

part. So, I would just leave it up to the Village to make sure that they do a good job with their screening.

But yes, as far as noise goes, you can do all kinds of acoustical work to mitigate it. But unless you're right up against the sound, it isn't a hundred percent fool proof. So, that's why I'm depending on the Village to do a review as best they can to mitigate the noise. If need be, well, I'm glad to hear that the patio has to be closed after a certain time, so my other suggestion was going to be close the patio after a certain time. But since it's already a rule, I'm not so concerned.

So, to summarize, my biggest concern was the noise from the patio, but there doesn't seem to be a lot of outcry against it. He's got to close by a certain time anyways, and I'm just depending on the Village to do a good job with whatever acoustical treatment that they're going to do for the patio.

COMMISSIONER DAWSON: So, I guess my thought is, you know, it would kill me to vote against this because I really want this project to go forward. But you know, agreeing with what everyone is saying, I don't recall ever approving anything that was this vague before. No offense to you, but it's troublesome to me to hear that, oh, before the Village Board we'll get this figured out, but you don't feel that you need to get it figured out before you come before us. You know, I've represented clients trying to go to the Planning Department that have been wrung over the coals that can't come unless they have every detail worked out, and this is coming and there's no details. So, it's really very troublesome to me that we couldn't avoid it until the next meeting so that there was more plan in place.

In terms of the approval, we've had other approvals where we've said things right in here, I don't know how much effect it has, but it says right in here if the neighbors complain, the Village could come in and require that your hours outside be changed. We don't have that in here.

MR. HUBBARD: We do, yes.

COMMISSIONER DAWSON: Is it? I don't see it.

MR. HUBBARD: Condition 6 relative to the exterior patio.

COMMISSIONER DAWSON: Oh, that's on the other side. I have to turn the page to see it. See, how complicated this is? I don't think I've ever had to turn a page. How many years have we been up here? When have we ever had to turn a page?

CHAIRMAN LORENZINI: There's always a first time.

COMMISSIONER ENNES: That's a lot of conditions.

COMMISSIONER DAWSON: That's a lot of conditions. So, and you know, again I ask why can't we wait two more weeks so you can have less conditions? You're really putting us in a bind here. Everyone wants to approve it, and you're hearing a lot of people saying they're on the fence. I'm asking you a question, you have to stand up and answer the question.

MR. McCASKEY: I didn't know if that was a question but didn't need answering.

COMMISSIONER DAWSON: That's okay. Why are we, I mean, I don't know why you have to be on this agenda, but why did you have to get on this agenda? Is there, give me a reason why we have to allow this to go forward to the Village Board with us agreeing to something completely vague?

MR. McCASKEY: I'm confused. What would be vague? My business plan or the patio?

DRAFT

COMMISSIONER DAWSON: Usually we have specifications on the exact landscaping and what mitigation factors are being put in place. Here it's saying mitigation factors will be agreed to later. So, usually you would have landscape designs for us. We would have all these drawings where we would know exactly what materials are being put in place for mitigation. Does that make sense? You know, there's just a lot of --

MR. McCASKEY: Can I address that?

COMMISSIONER DAWSON: And is it just me? Am I the only one picking? Because believe me, this is killing me, you have no idea how much this is killing me. I'm so excited about this project. I'm just asking why we couldn't have more detail, why we have to have it today.

MR. McCASKEY: Well, the reason for the patio is it's in it's infancy stage. This is an idea, this is a concept, this is a big picture of what I want to do.

COMMISSIONER DAWSON: Not why you have to have a patio. Why do we have to have it before us today? Why couldn't we have waited two weeks and fleshed out more of these details?

MR. McCASKEY: Well, if it's the detail on the patio, I won't have an answer in two weeks.

COMMISSIONER DAWSON: Okay, that's what I'm asking, that's the information I'm asking for.

MR. McCASKEY: Because I would have to work with Metropolis Place on fencing, on the types of plants and trees. They would want trees, evergreens for year round, bamboo which is environmentally friendly.

COMMISSIONER DAWSON: I'm really not trying to pick at you at all but usually we have landscaping plans --

MR. McCASKEY: I have to --

COMMISSIONER WARSKOW: This is why we ask everyone else to come forward.

COMMISSIONER DAWSON: I just want you to understand usually we would literally have a landscaping plan up here that would tell us exactly what tree is being planted in exactly what spot. So, I'm not picking on you, I'm just saying that normally these are the things we normally see. So, you're seeing a lot of people sitting up here going we don't have any of the info. And everyone, from what I'm hearing, every single person up here wants to say yes, and the only people that are on the fence are saying, well, why are we making an exception here when, you know, we had a restaurant come through a couple of years ago and we were talking about odor decibels, and getting specialized, you know, studies coming in on smell tests. This was just this teeny tiny little restaurant that wanted to stay in this kitchen.

So, I don't know, I really don't want to fight this project because I really want it to go forward. I don't know, I just am struggling because I sit up here and I have to vote, and then the next time someone comes, I have to explain why I made an exception for you. Does that make sense to you? That's just the general conflict that I have.

MR. McCASKEY: It does. But I want you to understand this business concept will have to be developed. Two weeks from now, I won't have a better answer. This is going to be something that's going to be an incredible challenge. We all know that.

Arlington Heights is one of the greatest towns, and I'm not just saying that. It's been voted that way. Why has 10,000 square feet of usable space in Downtown Arlington Heights not been utilized in ten years above the Metropolis Theater?

DRAFT

COMMISSIONER DAWSON: I agree with you.

MR. McCASKEY: It's some of the hottest real estate in Arlington Heights.

COMMISSIONER JENSEN: Mr. McCaskey, what I think Commissioner Dawson is saying is we require all of the other petitioners to be much further advanced than you are before we would actually give an approval. As has been said, we're all very positive about the concept. I was positive when you brought it to Plat and Sub. But you haven't worked out enough of the details to actually meet the standard that we have demanded every other petitioner since I've been on the Plan Commission in my six or seven years, and some of the people have been here a lot longer. So, it is very disturbing to me.

At best I can give you a very reluctant positive vote. I'm not going to feel very good about it because I know that somebody is going to come six months later and I'm going to, what am I going to do? Am I going to relax the standard and say this precedent is why I should do this? So, this is very problematic for quite a few of us.

Your market study is totally inadequate. I didn't get into any of that at all. You told me what you're going to do on the supply side. You never showed me how much demand there was, the kind of demand for restaurant services and for entertainment services and theater services. So, you gave me half of a market study, you gave me the supply side, you didn't give me the demand side. I don't know if there is enough demand out there for your business to be, you know, to actually make it.

So, we all have a lot of concerns and we'd like you to make it. But the standard we're now holding you to is so much lower than what we've held almost every other petitioner to and we're very disturbed by it.

COMMISSIONER WARSKOW: I echo that.

COMMISSIONER CHERWIN: Joe, can I just, I think one of the things maybe that will clarify, too, and just to be fair here is when we do review significant landscape plans and some of these other, you know, whether it's elevations and stuff like that with other projects, that's always part of the ordinance, right? They have to come to us with a landscaping plan, they come do it and Staff looks at it. I think we're in a situation where that's not a requirement in this particular space. So, to hold Mr. McCaskey to the standard that is above and beyond what's required under the code I think is holding him to the standard that isn't applicable to this particular property.

COMMISSIONER JENSEN: We require people to do a market study in many, many cases.

COMMISSIONER CHERWIN: No, I understand. I understand, you know, the market study can be done and it needs to be done. Whether, you know, the level of rigor we hold the market study, that's probably not exact, and we are dealing with a somewhat new concept without a lot of, you know, track record. But again it goes back to this is a zoning commission and we are looking at it in terms of land use. There are business risks that Mr. McCaskey and his group are going to undertake, and if they happen to be on the forefront of the concept, that's not, I don't believe that it's my position to sort of hold that against them.

But going back to the landscaping plans and all these other standards, I think we're holding Mr. McCaskey to the same requirements, this is a bit of a different use. It's located on a higher floor so the landscaping isn't there. In terms of noise, are we, you know, if Mr. Hubbard could just clarify for us here, you know, the noise standard, the ordinance, is there a particular ordinance that we're applying? I guess I'm looking at this and we're putting in these provisions that say, well, you know, and first of all I would say that we don't

DRAFT

have an overwhelming public outcry about the noise that we have with some tenants, but we have a safety valve in here in terms of detrimental to the health, safety as well as the noise where we can pull that back.

But Mr. Hubbard, if you could speak a little bit to the particular application of the noise ordinance and how it's, would you mind, Joe, if I could just get a little bit of information from Staff on that?

CHAIRMAN LORENZINI: It's fine.

MR. HUBBARD: Sure, yes. The Petitioner would be required to meet any noise ordinances within the Village as regulated by the Police Department as well.

COMMISSIONER CHERWIN: Right.

MR. HUBBARD: So, you know, to your point, I think the same level of scrutiny is going to be applied to this as it would be applied to every other case. It's just, you know, usually we get that level of detail up front. In this case, we still will be scrutinizing that, it just won't be at this exact juncture.

COMMISSIONER CHERWIN: Right. We don't necessarily know, you know, I mean there's a uniqueness to the space as well where it's located. So, we don't have a good track record to go on and say, well, the restaurant down here with a patio of so and so square feet generates this. We've got all this other HVAC and everything else that is on top. So, I think there's just some variables here that may --

CHAIRMAN LORENZINI: Commissioner Dawson, anything else?

COMMISSIONER DAWSON: No, I think I've said plenty.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: The concept is great. I think there's a couple of things that might give Lynn a little more assurance. I look at it from the standpoint from the composition of the condominium association. We've got the Village involved in it and we've got an upstairs tenant which runs a commercial office building. So, you have to work within the context of what's in the interest of the Village, and hopefully the Village would be representing all the citizens at large.

The other piece is that I think we have an owner, a manager, and a person occupying that space or an entity occupying that space that is in our community so that there might be a little bit more investment here and a little bit more, let's say neighborhood pride, you know, walking to the Jewel. It's probably not like Arlington Heights but it is an important thing that you take a risk that way. Plus, you're taking a risk of capital. All of these projects really boil down to really what I call the three S's, and that's sound, smell and safety. The question is the enforcement, and then from the standpoint of the operator, the ability to execute on the plan.

I've always taken a position in this Village that we have to distinguish ourselves in some way from the rest of the other neighboring communities. These are unique opportunities for us and we have to make entering into the business community accessible. We cannot be overly restrictive. We have to find that balance, and I think that balance would be dependent upon the good faith of Mr. McCaskey and how he is going to spend his capital and reach out to the community. I'm sure he's going to offer many opportunities to involve the community in partnering with agencies and some of our fine organizations to be able to use that space for the auditorium and do something not only for himself but also for the community.

So, I'm generally, I'm in favor. I don't have as much trepidation with the execution because I think we've got a pretty good Planning Department, we've got a good

DRAFT

Engineering Department. I'm also kind of amazed that none of the audience came rushing out saying this is going to amp our property value. Commissioner Ennes, we'll save you an opportunity to opine on that, and that's good.

The last question, I'm going to ask you a question. Do you have a brother that graduated from North Park College?

MR. McCASKEY: I have an uncle.

COMMISSIONER DROST: Uncle, okay, so you're in.

CHAIRMAN LORENZINI: All right. Just my final thoughts. Again, there's unknowns, but as far as the food distribution goes, if they get the liquor license and they meet the requirement, as far as the overall operation of things, if there's some unknowns, well, that's the business risk and I'm sure you're going to do everything you can to make this business a go. Again, the outdoor patio, the landscaping out there, when we do a parking lot, you're adding so many trees and so many landscape islands. There's a written code. When you do a business, you're going to have so much shrubberies per code.

This is a different animal. So, I'm relying on the Village to do a good job with the final approval. But there is that safety valve on the second page that says the Village can put further restrictions if the patio gets abused.

So, do we have a motion? Any other comments or a motion?

COMMISSIONER DROST: Yes, I'll make the motion.

A motion to recommend to the Village Board of Trustees approval of PC# 16-019, a Special Use Permit to allow a restaurant within the B-5 District; a Land Use Variation to allow a restaurant with no on-premise kitchen facility; a Land Use Variation to allow a "Restaurant, Amusement Device Arcade" of up to 20 amusement devices within the B-5 District; and a Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer.

This approval is subject to the following conditions:

- 1. Prior to consideration by the Village Board for final approval of this application, the Petitioner must provide a capacity analysis of the maximum number of individuals permitted to occupy the space based on all building code regulations. Upon receipt and review of this information, additional restrictions and limitations may be imposed on the use of the space, which may result in modifications to the floor plan.**
- 2. The Petitioner shall provide food service from Arlington Heights restaurants and/or catering establishments for customers within the restaurant in accordance with liquor license requirements.**
- 3. Maximum occupancy of the space shall not exceed 313 persons and must be in accordance with all building code requirements, which maximum occupancy may be increased in the future in accordance with all building code requirements.**
- 4. The outdoor dining patio shall be subject to the following:**
 - A. Prior to issuance of a building permit to allow the expanded patio and associated improvements, the Petitioner shall obtain Metropolis condo board approval and shall be subject to any conditions required**

DRAFT

- by the condo association.
- B. Prior to the issuance of a building permit for said expansion and associated improvements, construction details and material specifications shall be provided for review. The Petitioner shall provide a review and certification from an acoustical consultant/engineer stating that the expanded patio design will not create noise that may impact the Metropolis Theater operation. Upon completion and use of the patio area, should any negative noise impact be experienced by the Metropolis Theater, the Applicant will be required to add additional noise suppression materials to eliminate the noise impact to the theater.**
- C. Compliance with outdoor eating café code requirements as part of the outdoor eating café permit process and building permit process, the applicant must provide complete details on all screening and railing around the patio, all furniture and equipment on the patio, all lighting elements on the patio, and any sound/speaker elements on the patio, all for review and approval by the Village.**
- D. The Petitioner must provide documentation from a licensed structural engineer certifying that an expansion of the patio, including all proposed improvements to the rooftop area, will not threaten the structural integrity of the roof. Upon receipt and review of this documentation, the Village has the sole right to approve or deny any proposed expansion to the rooftop patio and/or any associated improvements to the roof.**
- 5. The proposed bridge connection between the Metropolis building and Vail Avenue Garage shall be subject to the following:**
 - A. Documentation from a licensed structural engineer indicating the structural ability of the Vail Avenue Garage to accommodate said bridge connection (all costs to be incurred by the Petitioner).**
 - B. An analysis of the impact of said bridge connection to the parking within the garage.**
 - C. Acceptance of a maintenance and liability agreement for said bridge connection.**
 - D. Upon receipt and analysis of the info outlined in items 4A through 4C above, the Village reserves the right as the owner of the garage to approve or deny said bridge connection at its sole discretion.**
- 6. The exterior patio area shall not be detrimental to the health, safety, morals or general welfare of persons residing or working within the vicinity. As such, the Village, at its sole discretion, reserves the right to impose additional restrictions on the exterior patio or revoke the portion of this special use permit that authorizes use of the exterior patio.**
- 7. The Petitioner is required to hold a neighborhood meeting with the residents of the Metropolis Place condo building. Prior to the Plan Commission hearing, the Petitioner must provide a summary of this meeting to Village Staff, which summary shall outline any concerns raised during the neighborhood meeting. Based on this summary, the Village may add**

DRAFT

additional conditions of approval prior to appearance before the Village Board for final approval.

- 8. The Petitioner shall obtain the appropriate number of parking permits for employees to park in the Municipal Garage subject to availability.**
- 9. The Petitioner shall comply with all applicable federal, state and Village codes, regulations and policies.**

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes, with comment.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Commissioner Dawson, comment?

COMMISSIONER DAWSON: So, I just feel it's really important that I put on the record why I'm making an exception in this case so that it's not establishing precedent. The reason in my mind, the deciding factor for the yes vote is the extreme length of time in which this property has been vacant to the point that there really is, this is the best use for it. I would hate to be a stumbling block.

I do trust Staff. I never meant to imply that I did not. I've just never seen in all my years up here this much ambiguity. But I'm very much in favor of the project and I trust that it will all be resolved before the Village Board hearing.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I voted yes and it's because I don't have another opportunity to vote on this. This is my only opportunity, and as I said I am very supportive of the project. But I do want it also noted that I feel like we are making an exception in your case. We are not requiring specific details on how you would mitigate any noise that it might incur with your operations on the patio, and I know we would require that of another Petitioner if they came forward with the same type of plan. So, I'm saying yes because this is the only vote I have, but I really don't want to see this ambiguity come before the Commission again.

CHAIRMAN LORENZINI: Congratulations, you received a unanimous approval. But this is only advisory to the Board of Trustees. Is this going to the Board any time?

DRAFT

MR. HUBBARD: We're going to have to work with the Petitioner on some of these details, so we don't have a target date.

CHAIRMAN LORENZINI: So, the Board of Trustees have final approval on this. Congratulations. So, we've got another hearing, so if you have any other business, would you please take it outside? Thank you.

Why don't we take a five or ten-minute bathroom break?

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 9:22 p.m.)

Metropolis Building - Aerial



July 22, 2016

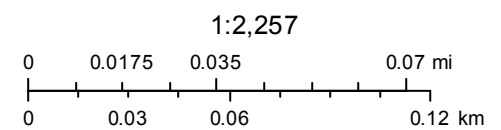
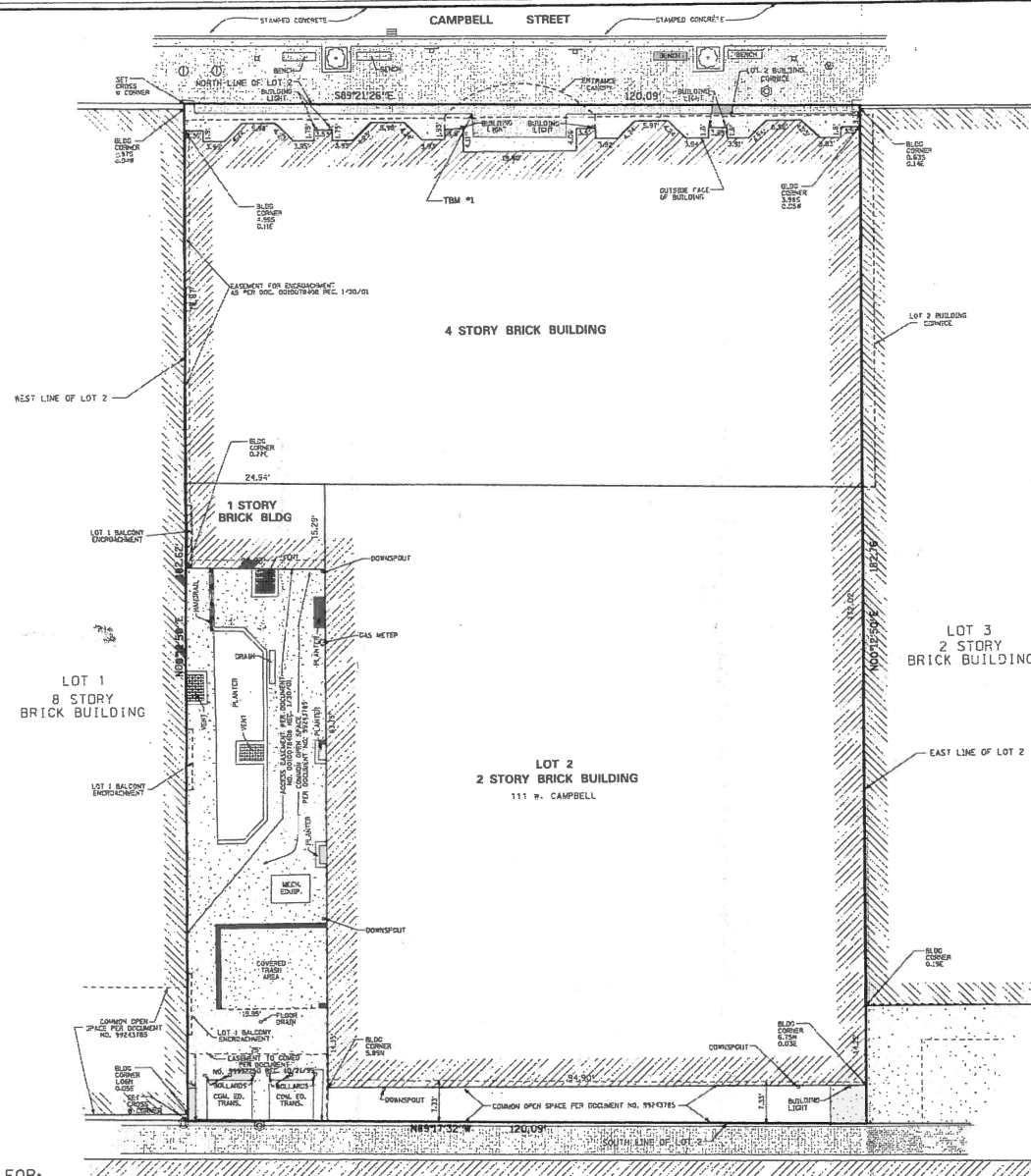
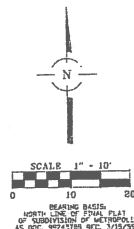


EXHIBIT C TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR METROPOLIS COMMERCIAL CONDOMINIUM

LOT 2 IN METROPOLIS, BEING A RESUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1999 AS DOCUMENT NUMBER 9943785, IN COOK COUNTY, ILLINOIS.

AREA SURVEYED 21,948 SQ. FT.
ALSO KNOWN AS 111 WEST CAMPBELL STREET



STATE OF ILLINOIS
COUNTY OF COOK

WE, SPACED, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-061911, DO HEREBY DECLARE THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 27th DAY OF Oct 2008 IN ROSEMONT, ILLINOIS.

C. Brian Burkhart
C. BRIAN BURKHART, CIVIL ENGINEER, NO. 038-0247

LICENSE EXPIRES: 11-20-2008

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

BENCHMARK DESCRIPTION

3" DIA. BRASS DISC IN CONCRETE 35'± NORTH OF THE CENTERLINE OF SOUTH STREET AND 23'± WEST OF THE CENTERLINE OF HIGHWAY AND AVENUE AT NORTHWEST CORNER OF INTERSECTION.
ELEV. = 684.82
MAYD 1958

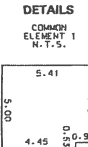
TRM #1

TOP OF FOUNDATION 0.35' WEST OF ENTRANCE TO THEATER.
ELEV. = 694.36

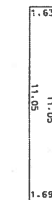
PREPARED FOR:
MR. NICK S. PEPPERS
STORINO, RAMELLO & DURKIN
9501 WEST DEVON AVENUE
ROSEMONT, IL 60018

MULTI LEVEL PARKING STRUCTURE

REVISIONS: 1/06/04		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 10/18/03 JOB NO: 3634 FILENAME: LOT2 TITLE.DGN SHEET: 1 OF 5
		5575 W. Higgins Road, Suite 700 Rosemont, Illinois 60018 Phone: (847) 696-0300 Fax: (847) 696-4545	



COMMON
ELEMENT 2
N.T.S.



LEGEND:
FLR = FINISHED FLOOR
CLG = FINISHED CEILING
DIMENSIONS CALCULATED FROM
ARCHITECTURAL DRAWINGS.
THIS IS A GRAPHIC
REPRESENTATION ONLY AND
NO RELIANCE SHALL BE PLACED
ON THE SCALE OF DRAWING.
NOTE:
ALL WALL MEASUREMENTS ARE
TO FINISHED WALL SURFACES
AT FLOOR LEVEL.

REVISIONS: 1/08/04 1/13/04 10/04/04		CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS	DATE: 11/13/03 JOB NO: 3634 FRENAME: L021240P/L1.DGN
	9575 W. Higgins Road, Suite 200, Rosemont, Illinois 60018 Phone: (847) 696-6060 Fax: (847) 696-6065		SHEET 1 OF 5

MBM Realty LLC
553 South Arthur Ave
Arlington Heights, IL 60005
847-507-7941

July 8, 2016

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Ale House
111 West Campbell Street Third Floor
Arlington Heights, IL 60005
Special Use Criteria
Land Use Variation Criteria

Special Use Criteria—Land Use Variation-

The property otherwise known as 111 Campbell street unit 301 is in needs a special use and land variation.

It was an office space that was created to duplicate a pub style atmosphere to educate and train employees of Budwiser how to pour beer and socialize with patrons. Because this was not open to the public there was no need to create a commercial kitchen . This property has been vacant for over 10 years and is situated in one of the most desirable locations in Arlington Heights. After numerous contractors if was deemed either physically not possible or financially feasible to install a kitchen at said location.

For that reason I would like to help add to an already vibrant downtown and make it better by adding a 10000 square foot facility that would be a place for both a families and adults to enjoy. It would be great compliment to the downtown area since it is above the Metropolis Theatre. It would serve a better purpose as a facility for the public than a vacant property that does not generate employment for residents and revenue for the Village of Arlington Heights

Kevin McCaskey
President, CEO, MBM Realty

MBM Realty LLC
553 South Arthur Ave
Arlington Heights, IL 60005
847-507-7941

July 22, 2016

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Ale House
111 West Campbell Street Third Floor
Arlington Heights, IL 60005
Food Service

Arlington Ale House has reached out to various local restaurants and is excited about the opportunity to work together to bring what was a unique concept to something that is becoming more and more popular. The partner will create a shortened version of their large menu. This Mini menu will have a tasting of its most popular foods as well as well as ones that will be easy to deliver. The more complex meals will be encouraged to be eaten at their facility. By using multiple partners will create many benefits. It will let the patrons of Arlington Ale House to sample multiple restaurants at once. It will also allow the partners to generate business that they otherwise would not have by allowing new patrons to sample their food.

In order to keep control of quality and safety Arlington Ale House will only allow food to be consumed by our preapproved list of partners. Partners can be added by either the request of the restaurant or patrons of Arlington Ale House. At that point a process will start between Arlington Ale House and the restaurant and they will make sure there is a way that will create a relationship which will bring a fresh, safe, and efficient product to the consumer. If the quality of food goes down or the patrons of Arlington Ale House or are not satisfied these individual partners then can be discontinued. If in fact a patron of Arlington Ale House is not satisfied with food quality then Arlington Ale House will make good with patron and then deal with issue themselves with their business partner. On larger events we will have partners in place for catering for special events. We have been in touch with a local caterer and they are looking forward to working together.

Food will be ordered by the customer from the menu provided by Arlington Ale House staff. The food will be delivered by the chosen restaurant to the customer in a safe transferable container along with silverware and napkins. The container will be used for eating purposes and will eliminate the need for plates. Once food is consumed an employee will take garbage of which most will be recycled. Arlington Ale House will be able to discard this material in an efficient safe and clean manner.

Arlington Ale House is looking forward to adding its touch to a great downtown and making it even better.

Kevin McCaskey

President, CEO MBM Realty LLC

MBM Realty LLC
553 South Arthur Avenue
Arlington Heights, IL 60005
847-507-7941

July 22, 2016

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Ale House
111 West Campbell Street Third Floor
Arlington Heights, IL 60005
Usage /Entertainment Options

Arlington Ale House will be a fun place for people to come and enjoy food drink and conversation. They have already been in contact with the Metropolis Condo Board , Metropolis Theater Mgmt. and the neighboring business community. They look forward in creating a vibrant atmosphere and will continue to work closely with both neighbor in and outside the building. It is our goal to work with the Metropolis Theater and compliment not compete with the great job they are already doing.

Arlington Ale House has an auditorium that seats about 100 guests. The type of entertainment will be something different the is neighbor in the lobby. Arlington Ale House will take the advisement from Metropolis Theater regarding what they feel is appropriate and work closely with them.

The auditorium area will be used for seminars either corporate to small local meeting. It may provide light live music or show sporting events on the televisions. The ideas are open and Arlington Ale House will hire an events planner to utilize is space as well as communicate with Metropolis Theater.

The auditorium is just one of many that Arlington Ale House has to offer. The interior will have tables chairs and couches for relaxing while listening to music or conversation. Other forms of entertainment may be pool, ping pong, or pinball machines. A layout of these items will be provided by HKM.

Kevin McCaskey

President ,CEO MBM Realty LLC

MBM Realty LLC
553 South Arthur Avenue
Arlington Heights, IL 60005
847-507-7941

July 22, 2016

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Ale House
111 West Campbell Street Third Floor
Arlington Heights, IL 60005
Market Study

Description of Business

The vacant space at 111 W. Campbell, unit 301, shall be described as Arlington Ale House.

The goal of obtaining this property is to utilize the space in a manner that will turn a 10-year vacant property into a vibrant community orientated atmosphere to help compliment downtown Arlington Heights. The plan is to utilize the existing layout with the aid of local restaurants to provide food and create an atmosphere where people can gather to eat, drink, and socialize. Our goal is to add entertainment such as pool, darts, music, etc. as well as an outdoor patio. The goal of having food delivered is two- fold. First it solves the need to build a commercial style kitchen that has been deemed financially and physically unrealistic. Secondly we will be able to utilize the great food of nearby restaurants that will help generate income for neighboring businesses as well as giving the customers the unique option of ordering food from multiple places. They will be able to order pizza from one place, a burger from another a burrito from a third. This can even solve the lifelong problem of where do we eat? Now everyone can order from where they want and eat it at the same place.

Arlington Ale House has been in contact with the owners of various local restaurants and taverns and has verbal agreements in place to work with each facility. We are now in the planning stages of creating menus from each partner to be presented to patrons of Arlington Ale House. We will have a main menu booklet which will be divided so each partner will showcase the food they will provide.

Arlington Ale House will have a variety of food from each sponsor but not a duplicate of their entire menu. Our goal is to give their patrons a sampling of each sponsor and encourage them to dine at their facility to enjoy their full menu at a later date. This will be another way to cross promote neighboring businesses. Food will be offered from our partners and at this point will be the only food consumed on premises. There may be change in the future to allow other partners to participate but must be pre-approved. This will allow the safety and quality of food standards to stay at the highest level.

The auditorium will hold about 100 guest and will open up many opportunities for the local community. Arlington Ale House will work closely with Metropolis Theater and make sure the venues selected will compliment and not compete with the theater below. We have already started an

introduction/relationship and look forward to working together closely in the future. The goal of the Arlington Ale House auditorium will be mixed use. It will be available to the public for a variety of options. It could be live music, seminars, corporate events, lectures, wine tastings, fantasy football etc.

Sales Data

The existing property has been vacant for 10 years. By allowing Arlington Ale House to open it will create jobs both full and part time for 15-20 employees. It will create tax income from both food/beverage sales as well as remove the vacant status regarding its property taxes.

Impact of Arlington Ale House on Area

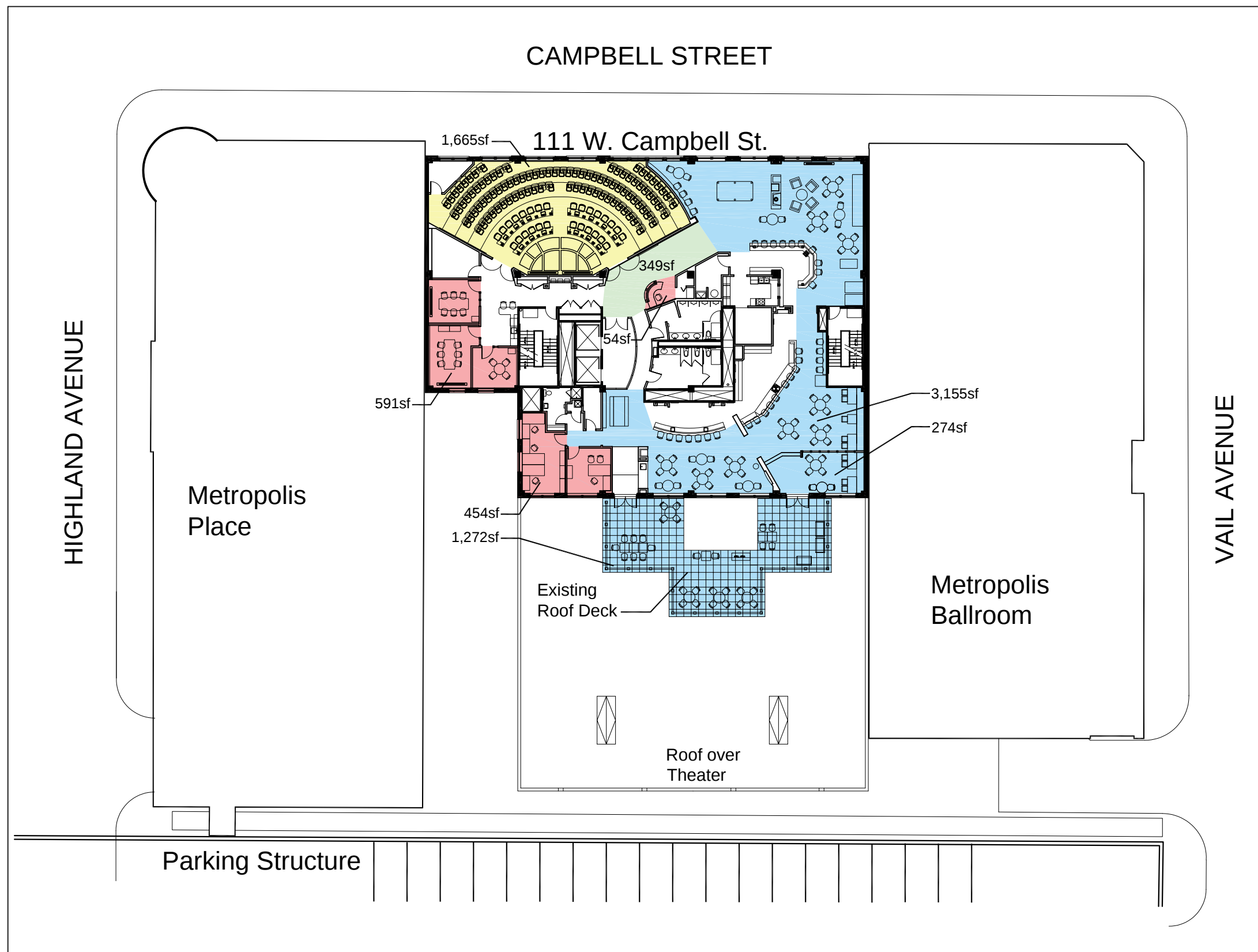
The impact of this new facility will be helpful on many levels and with little impact on traffic. Most of the patrons in the downtown area either walk, train, or even Uber. If driving is needed a public parking garage is located just south of building and therefor will have very little effect on the 2 hour street parking.

Conclusion

By adding another destination spot to Arlington Heights will only help bring local as well as neighboring towns to visit. The new facility will help compliment such neighbors as Metropolis Theater, Peggy Kinnane's, Cortlands Garage, Mago's, and Armand's Pizzeria to name a few. This new facility will work hand and hand with its neighbors and make a great town even better!

Kevin McCaskey

President,CEO,MBM Realty

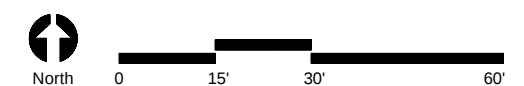


- Waiting/ Standing Areas - 349sf
- Seating Areas - 4,701sf
- Auditorium - 1,665sf
Fixed Seat Count (126)
- Business Area - 1,099sf

Arlington Ale House

Arlington Heights, IL

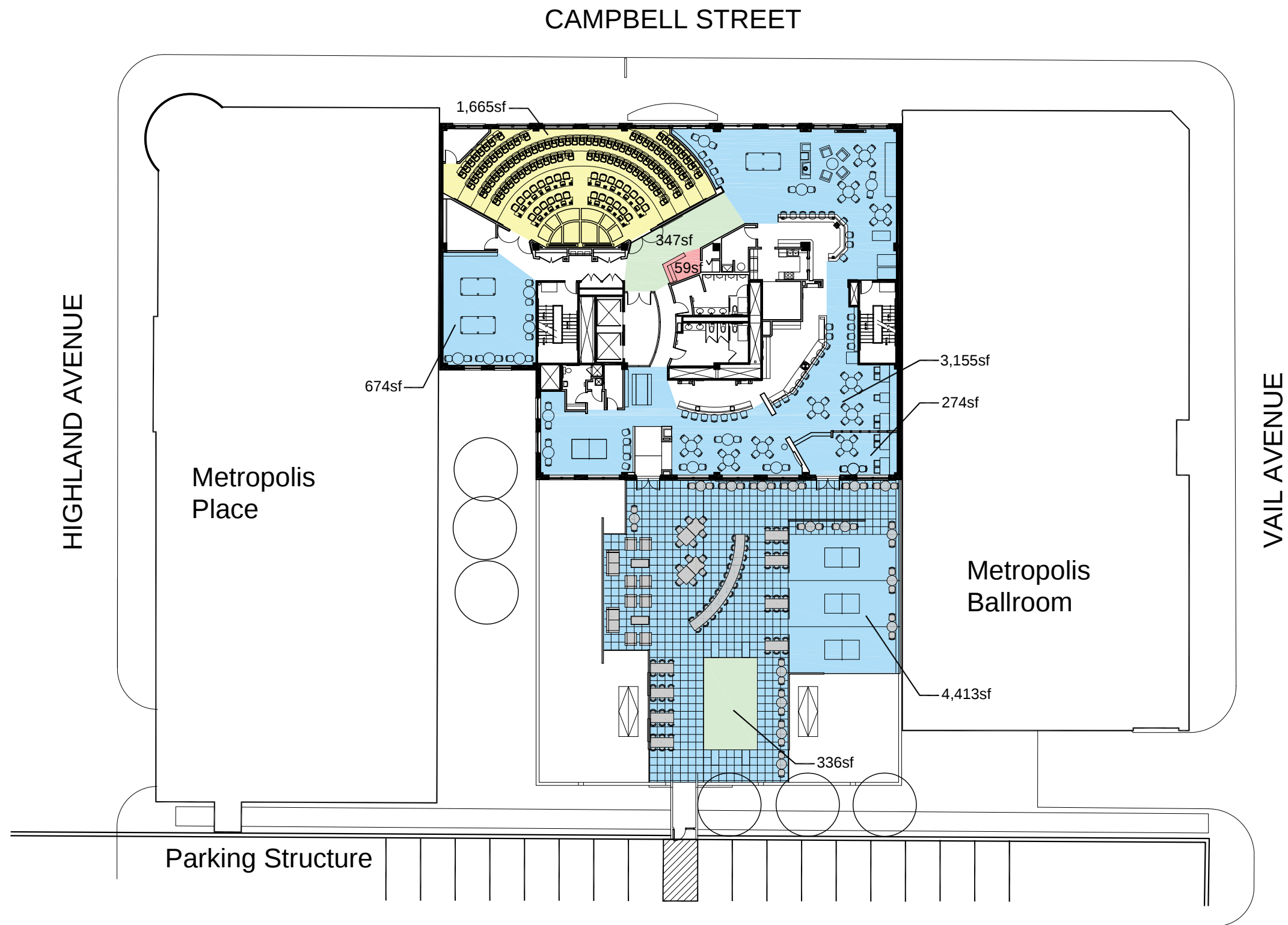
Existing Conditions



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 00000 © 2016

HKM
ARCHITECTS + PLANNERS, INC.

July 29, 2016

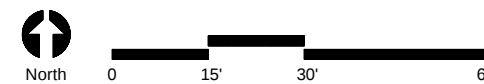


- Waiting/ Standing Areas - 683sf
- Seating Areas - 8,516sf
- Auditorium - 1,665sf
Fixed Seat Count (126)
- Business Area - 59sf

Arlington Ale House

Arlington Heights, IL

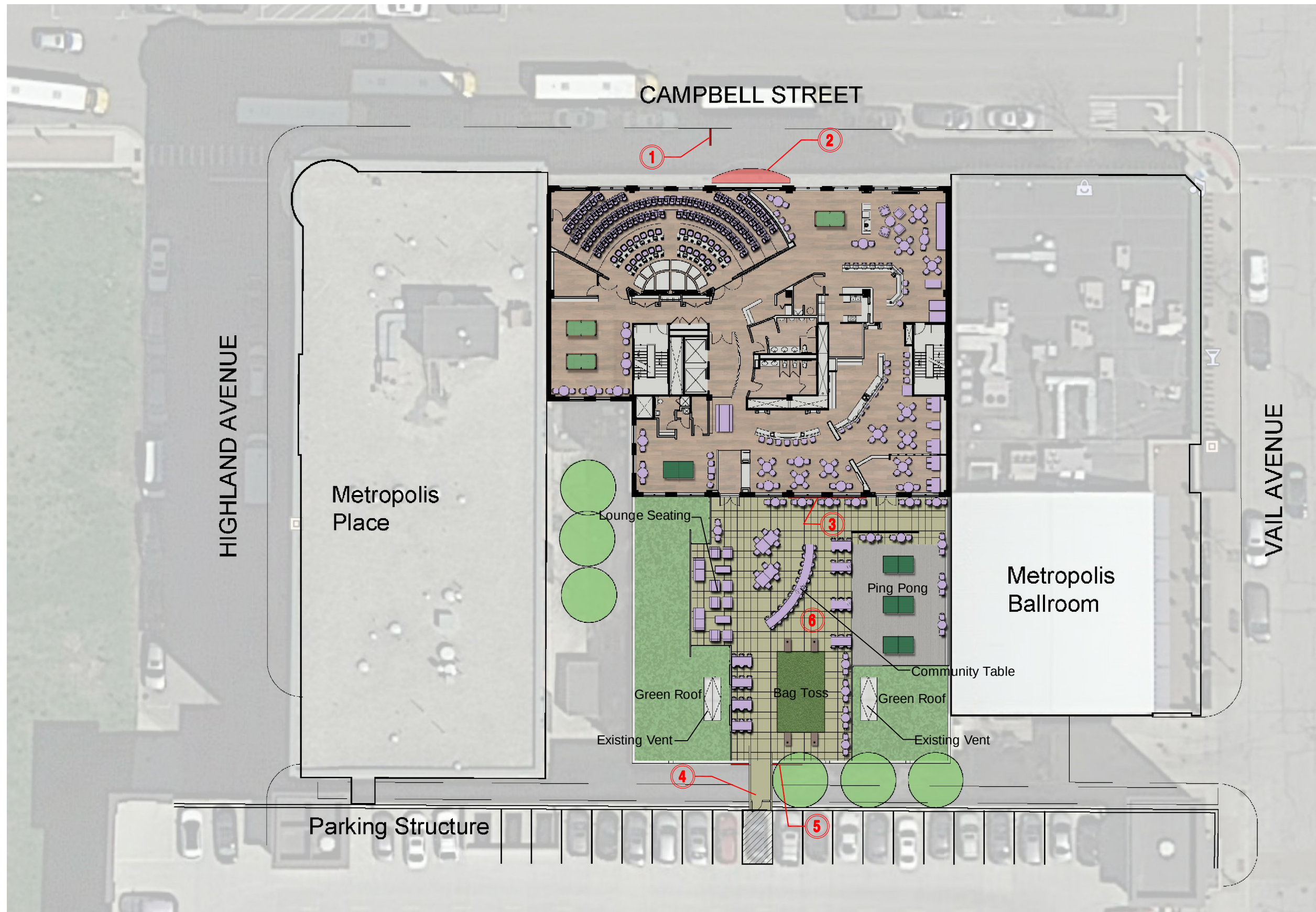
Proposed Modifications



43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 00000 © 2016



July 29, 2016 ARCHITECTS + PLANNERS, INC.



- ① Ground Sign
- ② Illuminated Crown Sign
- ③ Illuminated Spandrel Sign
- ④ Access Bridge
- ⑤ Illuminated Wall Panel w/ Sign
- ⑥ Expanded Roof Deck

Arlington Ale House

Arlington Heights, IL

Proposed Modifications

Illustrative Plan



North

0 15' 30' 60'

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 00000 © 2016



July 29, 2016 ARCHITECTS + PLANNERS, INC.



Campbell Entrance



South Alley

Proposed Modifications

McCaskey

Arlington Ale House
Arlington Heights, IL



Existing



Wood Privacy Fence

Sedum Roof Trays

Awning

Mesh Infill Railing

Proposed

Proposed Modifications

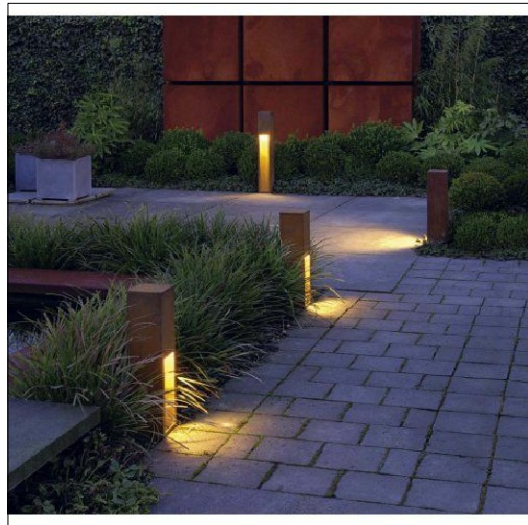


Existing



Proposed

Proposed Modifications



Bollard Lighting



Sedum Tray & Paver
Green Roof



Glass Railing

Seating Clusters



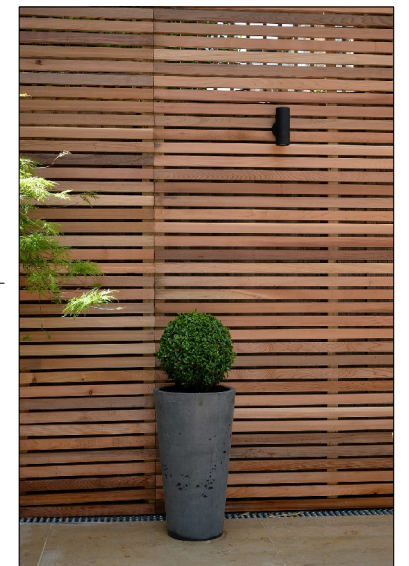
Outdoor Activities



Lounge Seating



Privacy Screen
Wall



Wire Mesh Railing



Heaters



Concept Montage



North



McCaskey
LaBatts

Arlington Ale House
Arlington Heights, IL

43 South Vail Avenue
Arlington Heights, Illinois 60005
Job No. 000000 © 2016



August 16, 2016 ARCHITECTS + PLANNERS, INC.

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>PC 16-019</u> Petitioner: <u>KEVIN MCCASKEY</u> <u>106 NORTH KASPAR AVE</u> <u>ARLINGTON HEIGHTS IL 60005</u> Owner: <u>AMERICAN BANK AND TRUST CO</u> <u>1542 SOUTH RANDALL ROAD</u> <u>GENEVA IL 60134</u> Contact Person: <u>KEVIN MCCASKEY</u> Address: <u>106 NORTH KASPAR AVE</u> <u>ARLINGTON HEIGHTS IL 60005</u> Phone #: <u>847-507-7941</u> Fax #: _____ E-Mail: <u>MCCASKEYKEVIN@YAHOO.COM</u>	P.I.N.# <u>03293460371007</u> Location: <u>111 WEST CAMPBELL STREET</u> Rezoning: _____ Current: _____ Proposed: _____ Subdivision: _____ # of Lots: _____ Current: _____ Proposed: _____ PUD: _____ For: _____ Special Use: ☒ For: _____ Land Use Variation: ☒ For: <u>NO KITCHEN</u> Land Use: _____ Current: _____ Proposed: _____ Site Gross Area: _____ # of Units Total: _____ 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____
--	--

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

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE

6. GENERAL COMMENTS:

THE SAFE EGRESS CALCULATED MAXIMUM OCCUPANT COUNT FOR THE WHOLE FLOOR, INCLUDING OUTSIDE PATIO, IS ABOUT 313 TOTAL. THIS MAX. OCCUPANT COUNT IS SUBJECT TO FURTHER REFINEMENT / RECALCULATION BASED ON OTHER CODE AND SAFETY REQUIREMENTS. FOR EXAMPLE THE WOMENS TOILET COUNT, USING THE ILLINOIS PLUMBING CODE TABLES, WILL LIMIT THE MAXIMUM FLOOR OCCUPANT COUNT TO A SUBSTANTIAL NUMBER UNDER 300 TOTAL. YOUR ARCHITECT/DESIGN PROFESSIONAL MUST CALCULATE OCCUPANT COUNTS FOR EACH SPACE AND THE FLOOR AS A WHOLE. ADDITIONALLY THE ROOF SPACE/AREA MUST BE DESIGNED TO COMPLY WITH I.B.C FLOOR CONSTRUCTION/MATERIAL BASED ON TYPE OF CONSTRUCTION.

CHARLEY CRAIG Director A.B.O.	8-1-16 Date
----------------------------------	----------------



Village of Arlington Heights, IL
Building Services Department
Fire Safety Division

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 · FAX (847) 368-5975 · www.vah.com
email: firesafety@vah.com

RECEIVED
AUG 03 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-019 Round 1

Project Name Arlington Ale House

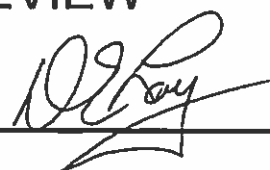
Project Location 111 W. Campbell St, Unit # 301

Planning Department Contact Sam Hubbard, Planning and Community Development

General Comments

1. Waiting or standing area (683 SF) is not permitted to encroach upon the required means of egress. (Sec. 12.1.7.2 NFPA 101, Life Safety Code, 2000 Ed.)
2. A fenced outdoor assembly occupancy shall not have less than 2 widely separated means of egress from the enclosure. (Sec. 12.2.4.2. NFPA 101, Life Safety Code, 2000 Ed.)
3. Auditorium type occupancies shall provide an egress route so that any individual is able to move without hinderance at any time from an occupied space to an exit. (Sec. 12.2.5.4.2 NFPA 101, Life Safety Code, 2000 Ed.)
4. Access and egress routes shall be maintained so that crowd management, security and emergency medical personnel are able to reach any individual at anytime. (Sec. 12.2.5.4.3 NFPA 101, Life Safety Code, 2000 Ed.)
5. Travel distance to exits shall not exceed 200 ft. (IFC).
6. An approved fire safety and evacuation plan shall be prepared and maintained. Sec. 404.2 IFC
7. All current building, fire, and life safety code currently adopted would be required to be followed.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT
TO DETAILED PLAN REVIEW

Date 08-2-16 Reviewed By: 

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Scott T. Shirley, Director of Public Works
Date: August 15, 2016
Subject: 111 W. Campbell St, Unit 301, P.C. #16-019

With regard to the proposed Land Use Variation, I have the following comments:

Internal Buildout

No comments

Roof/Garden Buildout

1. Roof drainage flows south to scuppers. Provision needs to be made for drainage. Perhaps a raised surface. The roof is sloped. Will play area be sloped also?
2. Green roofs are heavy. A structural engineer needs to review loading, how the proposed improvement will affect the roof and parking garage access.
3. Access into parking garage is confusing. Will this be a fire exit only? If this will be an entrance, how will access be controlled?
4. How do we insure that theater does not experience sound transfer?
5. Is the current roof design the best design for this type of planned use?
6. How will roof be inspected and maintained going forward, if the patio is installed as proposed?
7. Will garage access be ADA compliant if floor plates do not match up?
8. Will the catwalk be closed in the winter?
9. How will the catwalk be drained?
10. How will the catwalk and patio allow for snow removal?
11. Catwalk must be properly lit.

Thank you for the opportunity to comment on this permit application.

C: Tom Kuehne, Director of Finance
Cris Papierniak, Assistant Director of Public Works
Steve Mullany, Services Coordinator
Robin Ward, In-House Counsel

LF

RECEIVED
AUG 18 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-019
 Petitioner: KEVIN MCCASKEY
106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Owner: AMERICAN BANK AND TRUST CO
1542 SOUTH RANDALL ROAD
GENEVA IL 60134
 Contact Person: KEVIN MCCASKEY
 Address: 106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Phone #: 847-507-7941
 Fax #: _____
 E-Mail: MCCASKEYKEVIN@YAHOO.COM

P.I.N.# 03293460371007
 Location: 111 WEST CAMPBELL STREET
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: _____
 Land Use Variation: ☒ For: NO KITCHEN
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # 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 _____ ☒Sanitary Sewer _____ ☒Storm Sewer _____ ☒

b. Surface Improvement

Pavement _____ ☒Curb & Gutter _____ ☒Sidewalks _____ ☒Street Lighting _____ ☒

c. Easements

Utility & Drainage _____ ☒Access _____ ☒

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

_____ ☒_____ ☒_____ ☒_____ ☒_____ ☒_____ ☒_____ ☒_____ ☒

N/A

N/A

NO STUDY PROVIDED

~~GENERAL COMMENTS ATTACHED~~

No FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: HKMDATE OF PLANS: 7-29-16

Director

Date

RECEIVED
 AUG 03 2016
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

John J. Mull 8/3/16

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Ale House – PC# 16-019
111 W. Campbell #301
Special Use Permit/Land Use Variation

Round 1 Review Comments

08/08/16

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

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.

This development should not create any additional traffic problems.

6. General comments:

- 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. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. 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.

-Scheduled events, such as live entertainment, may cause noise complaints from nearby tenants and should be addressed.

ofc C Regilio -1301

Carrie Regilio, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

RECEIVED

AUG - 9 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

GRB #54

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: tmorales@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. <u>16-019</u>	P.I.N.# <u>03293460371007</u>
Petitioner: <u>KEVIN MCCASKEY</u>	Location: <u>111 WEST CAMPBELL STREET</u>
<u>106 NORTH KASPAR AVE</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>ARLINGTON HEIGHTS IL 60005</u>	Subdivision: <u> </u>
Owner: <u>AMERICAN BANK AND TRUST CO</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>1542 SOUTH RANDALL ROAD</u>	PUD: <u> </u> For: <u> </u>
<u>GENEVA IL 60134</u>	Special Use: <u>✓</u> For: <u> </u>
Contact Person: <u>KEVIN MCCASKEY</u>	Land Use Variation: <u>✓</u> For: <u>NO KITCHEN</u>
Address: <u>106 NORTH KASPAR AVE</u>	Land Use: <u> </u> Current: <u> </u>
<u>ARLINGTON HEIGHTS IL 60005</u>	Proposed: <u> </u>
Phone #: <u>847-507-7941</u>	Site Gross Area: <u> </u>
Fax #: <u> </u>	# of Units Total: <u> </u>
E-Mail: <u>MCCASKEYKEVIN@YAHOO.COM</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

See the attached accessibility comments.

RECEIVED

AUG - 4 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres, LEHP

Environmental Health Officer

8/3/16

Date

James McCalister

tor

8/3/16

Direc
Date

Plan Review

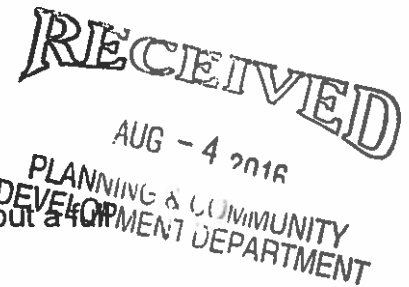
Address: Arlington Ale House
111 W. Campbell Street – Unit 301
Special Use Permit to allow a Restaurant,
Land Use Variation to allow a Restaurant without a kitchen
P.C. #16-019 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: August 2, 2016

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



Proposed Modifications Sheets

1. Dining Counter and Bar

Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height for consumption by customers, a portion of the main counter and bar measuring a minimum 60 inches in length shall be provided in compliance with Section 400310(w) or service shall be provided at accessible tables in the same area. IAC Sec. 400.320(L)(2). (See National Restaurant Assoc.'s "Restaurant Design Requirements" illustrations attached.)

Accessible counters, bars and accessible tables are those that provide;

Clear knee space measuring:

- A. At least 27 inches high measured from the floor to the bottom edge of the table, bar or counter.
- B. At least 30 inches wide, measured between table legs or table supports
- C. At least 19 inches deep, measured from the table edge to the table leg or table support. And
- D. Table top heights of 28 to 34 inches high.
See IAC Sections 400.320(l)(1 and 2) and 400.310(w)(1-4).

2. Access Bridge

The addition of the Access Bridge will require Reserved Parking Spaces to be located in the closest proximity to the Access Bridge Entrance per IAC Section 400.310(c)(1-7).

Restaurant Design Requirements

Fixed or Built-in Seating or Tables

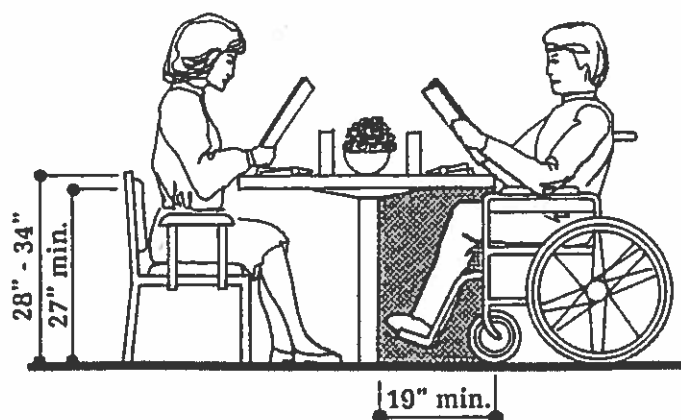
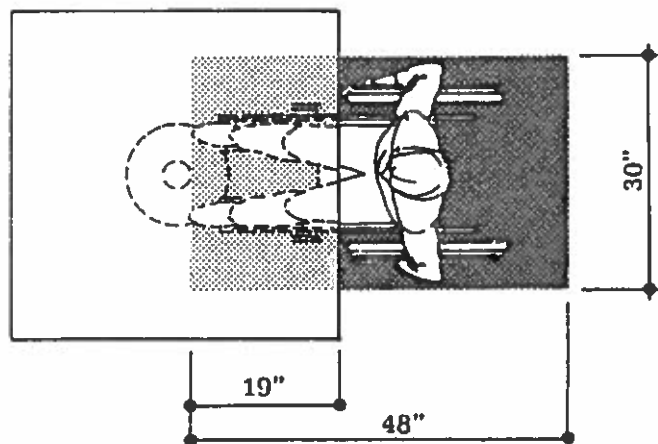
Number and Distribution [ADAAG 5.1]

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.



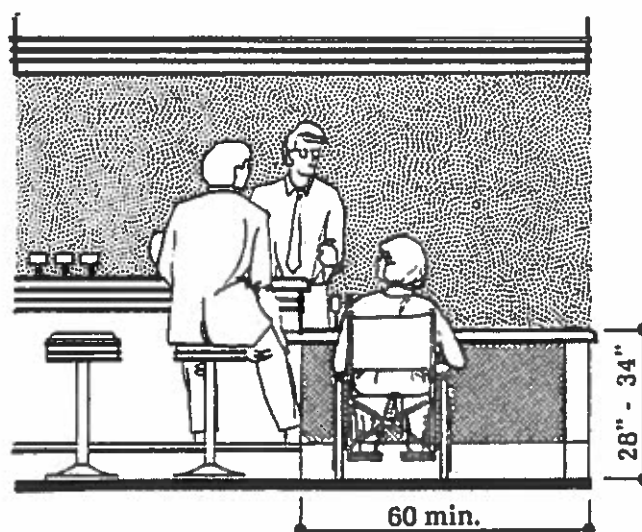
Knee Clearance [ADAAG 4.32.3]

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

August 10, 2016



REVIEW ROUND 1

Project: 111 W. Campbell St., Unit 301 – Kevin McCaskey
Arlington Ale House

Case Number: PC 16-019

General:

7. All signage must comply with the provisions of Chapter 30 of the Municipal Code and will be reviewed separately as part of a signage permit application. Please contact Steve Hautzinger at shautzinger@vah.com for information on the signage approval process
8. The presence of 8 amusement devices (3 ping pong tables, 1 baggo table, 4 pool tables) classifies this aspect of the use as an "Amusement Arcade, Small". Since "Amusement Arcades, Small" are not a permitted or special use within the B-5 Zoning District, a Land Use Variation is required. Please provide a separate response to each of the three individual Variation approval criteria as summarized at the end of this review, as they relate to the Land Use Variation request for a "Amusement Arcade, Small".
9. The underlying PUD that approved the Metropolis development has a condition of approval that limits deliveries to between the hours of 7:00am – 3:00pm on Monday through Saturday, and prohibits deliveries on Sundays. Please provide information on expected delivery schedules to determine ability to conform to this restriction.
10. Capacity for the entire space will be restricted by the occupant load calculations as governed by the Building Code and Illinois Plumbing Code. Please provide plumbing fixture maximum occupancy calculations based on the existing bathrooms to determine how this may restrict overall capacity of the space.

Exterior Patio Area:

11. The exterior patio area is subject to annual permitting and review based on the "Outdoor Eating Cafes on Private Property" regulations within Section 5.1-14.2c of Chapter 28. Please confirm that you will follow all restrictions of Section 5.1-14.2c.
12. The patio must be shortened so that it does not encroach past the vents on the southern end of the rooftop area. Please revise the patio area to show a layout that does not encroach south of these vents.
13. Please provide detailed information on the screen enclosure that will surround the patio (height, how it will be anchored to the roof, materials, etc.). Please provide a catalog cut sheet of the proposed screen. Please clarify if the screen will enclose the entire patio area or just portions of the patio area.
14. Please provide additional information on the "green roof". Will the area be grass? Other landscaping? How will the green roof be constructed?
15. Please clarify if any exterior speakers or music is proposed for the outdoor patio area.
16. Will any exterior lighting elements be proposed for the patio area? If so, please provide details on these elements.

17. Please provide details on the proposed patio furniture, including catalog cut sheets for the tables, chairs, and lounge furniture. Will these items be stored inside overnight? Will they be anchored to the roof to ensure that they will not blow over? Where will they be stored during the winter?

18. Please clarify if any railings are proposed on the edges of the roof.

Parking:

19. The parking requirements for the site are shown below:

SPACE	CODE USE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium	Theater	1,665	127	(1 per 4 seats)/2	16
Interior Seating Area	B-5 Restaurant	4,103	N/A	250	16
Exterior Patio Area	Exempt from Parking Requirements	N/A	N/A	N/A	0
Total Required					32
<i>Total Provided</i>					32*
Surplus / (Deficit)					0

* No on-site parking is provided within this development. However, Section 11.3-3 of Chapter 28 allows all uses within the B-5 Zoning District to provide parking within 1,000 feet of the use served. The Vail Street public parking garage can provide the 23 required parking spaces for the proposed use.

However, the petitioner should make arrangements with the Village to provide monthly employee parking permits (which can be purchase from the Village at a reduced rate) for the Vail Street Parking Garage for all full time employees.

20. Section 6.12-1 requires submission of a traffic study and parking analysis prepared by a qualified profession engineer. A Variation from this requirement is needed. Please provide a separate response to each of the three individual Variation approval criteria as summarized at the end of this review, as they relate to the a Variation request to waive the parking/traffic study requirement.

Justification Criteria for Variation Approval:

- 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.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-019
 Petitioner: KEVIN MCCASKEY
106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Owner: AMERICAN BANK AND TRUST CO
1542 SOUTH RANDALL ROAD
GENEVA IL 60134
 Contact Person: KEVIN MCCASKEY
 Address: 106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Phone #: 847-507-7941
 Fax #: _____
 E-Mail: MCCASKEYKEVIN@YAHOO.COM

P.I.N.# 03293460371007
 Location: 111 WEST CAMPBELL STREET
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: ☒ For: _____
 Land Use Variation: ☒ For: NO KITCHEN
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS

 8/10/16
 Coordinator Date



ARCHITECTS + PLANNERS, INC.

ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR ARCHITECTURE

August 16, 2016

Revised August 18, 2016

Mr. Sam Hubbard
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL
60005

RE: Arlington Ale House, 100 W. Campbell, Third Floor, Staff Comments Round #1

Dear Sam,

Building Department.

Comments regarding safe egress, occupancy by IBC and occupancy by IL Plumbing Code.

Maximum number of occupants by egress stair width per BC 2009.

East stair.

$50" \times .03"/\text{occupant} = 166.67 \text{ occupants}$

West stair.

$44" \times .03"/\text{occupant} = 146.67 \text{ occupants}$

313 occupants total

Compliance with IL Plumbing Code.

313 occupants/2 = 157 male occupants

2 water closets required (1 provided but complies by substituting per code an additional urinal for a water closet)

1 urinal required (4 provided, 1 substituted leaving 3 as additional)

2 lavatories required (3 provided)

313 occupants/2 = 157 female occupants

4 water closets required (plan complies if the existing unisex powder room is designated female)

2 lavatories required (3 provided)

The proposed plan complies.

Compliance with egress provisions of IBC 2009

Although the building was designed under a previous code, HKM finds no non-compliant egress requirement for the current or proposed space configuration under the current code. The proposed bridge to the parking deck was not considered. For this exercise HKM limited its egress analysis to these items:

- Number of exits
- Stair width (limits occupancy per above)
- Common path of travel
- Dead end
- Main exit required
- Aisle widths at tables and chairs (see diagram)
- Travel distance (see diagram)
- Separation of exits*

*This is a matter of interpretation. For the proposed roof deck, the separation of the existing exits from the roof deck to the interior work if the code reviewer agrees that 1/3 the diagonal dimension can be used. If the code reviewer finds that 1/2 the diagonal dimension must be used, the deck can be brought into compliance with some adjustments to its shape. This has to do with requirements for sprinklered vs non-sprinklered spaces as they apply to an outdoor space.

Practical scenarios using an occupancy limit of 313.

1. Ale house + Roof Deck

a. Classroom	0
b. Waiting	23
c. Indoor seating	133
d. Outdoor seating	128
e. Standing	17
f. <u>Staff</u>	<u>12</u>
g. Total	313 occupants
2. Corporate Conferencing

a. Classroom	126 seats
b. <u>Staff and presenters</u>	<u>15</u>
c. Total	141 occupants

Fire Safety Division

1. Agree. See egress diagram attached.



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INTERIOR ARCHITECTURE

2. We believe we comply with separation distance requirements for the outdoor deck without considering the proposed "bridge". See Compliance with egress provisions of IBC 2009 above.
3. Agree.
4. Agree.
5. See attached diagram regarding travel distance to exits.
6. Agree.
7. Agree.

Engineering Department

No comments.

Fire Department

No comments.

Community Service Bureau

Petitioner agrees with comments and will comply with Agent contact information request upon approval of project.

Disability Services

1. Dining counter and bar accessibility comments. Petitioner agrees to maintain IAC accessibility compliance.

Planning and Community Development

7. Signage, critical to project feasibility, will be pursued on a separate track with Stave Hautzinger, coordinated with the Theater operators.
8. Agree.
9. Agree.
10. Agree. See above.
11. N.A.
12. Petitioner agrees to work with the Fire Department to insure that the operation of the existing smoke vents is not impaired and that they are out of reach of roof deck patrons. That may result in a layout that extends south of the existing vents, but separated by rails and adequate distance.



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INTERIOR ARCHITECTURE

13. See exhibits.
14. See exhibits.
15. Background music is a necessary part of the function of the roof deck. A directional sound system will be utilized that will localize most of the sound to the deck area.
16. See exhibits.
17. See exhibits.
18. See exhibits.
19. Agree.
20. Petitioner requests a variation so that a traffic study and parking analysis need not be prepared.

Public Works Department

1. Drainage can be accommodated under concrete roof pavers supported by shims and pedestals. The concept is for a level surface. As the roof slopes down toward the south, the height of the pedestals would adjust to keep the roof surface level. In other conditions, curbs would be installed to support rail and screen wall systems. These can be detailed to allow for proper drainage.
2. The roof structure was designed for such an application. Attached is a letter from the original structural engineer. As the project progresses, the engineer will monitor the true weight of the imposed loads and limit the designs accordingly.
3. The proposed "bridge" is not intended to be part of the required means of egress. It could have a locked gate.
4. With the services of an acoustical engineer, the original roof structure was designed for the acoustic isolation of the theater from car noise in the adjacent parking deck and airplanes, etc and with a future roof deck in mind. It has a double concrete slab with a foam interlayer supported by a metal deck on long span joists. That being said, the final blessing of the current design may need to come from an acoustical engineer.
5. The roof was originally planned for such a purpose.
6. Pavers are loosely installed and can be removed for roof inspection.
7. We think it is close just by observation, but the project elevations need to be surveyed.
8. Properly maintained the "bridge" would not need to be closed in winter, even if the weather precluded the use of the roof deck. Seasonal scheduling has not been determined by the Owner yet.



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INTERIOR ARCHITECTURE

9. Drainage from the "bridge" can be directed to the theater roof.
10. Snow from the "bridge" can be pushed into unused areas of the deck if the Owner would decide to maintain a clear path to the indoor space in winter.
11. Agree.

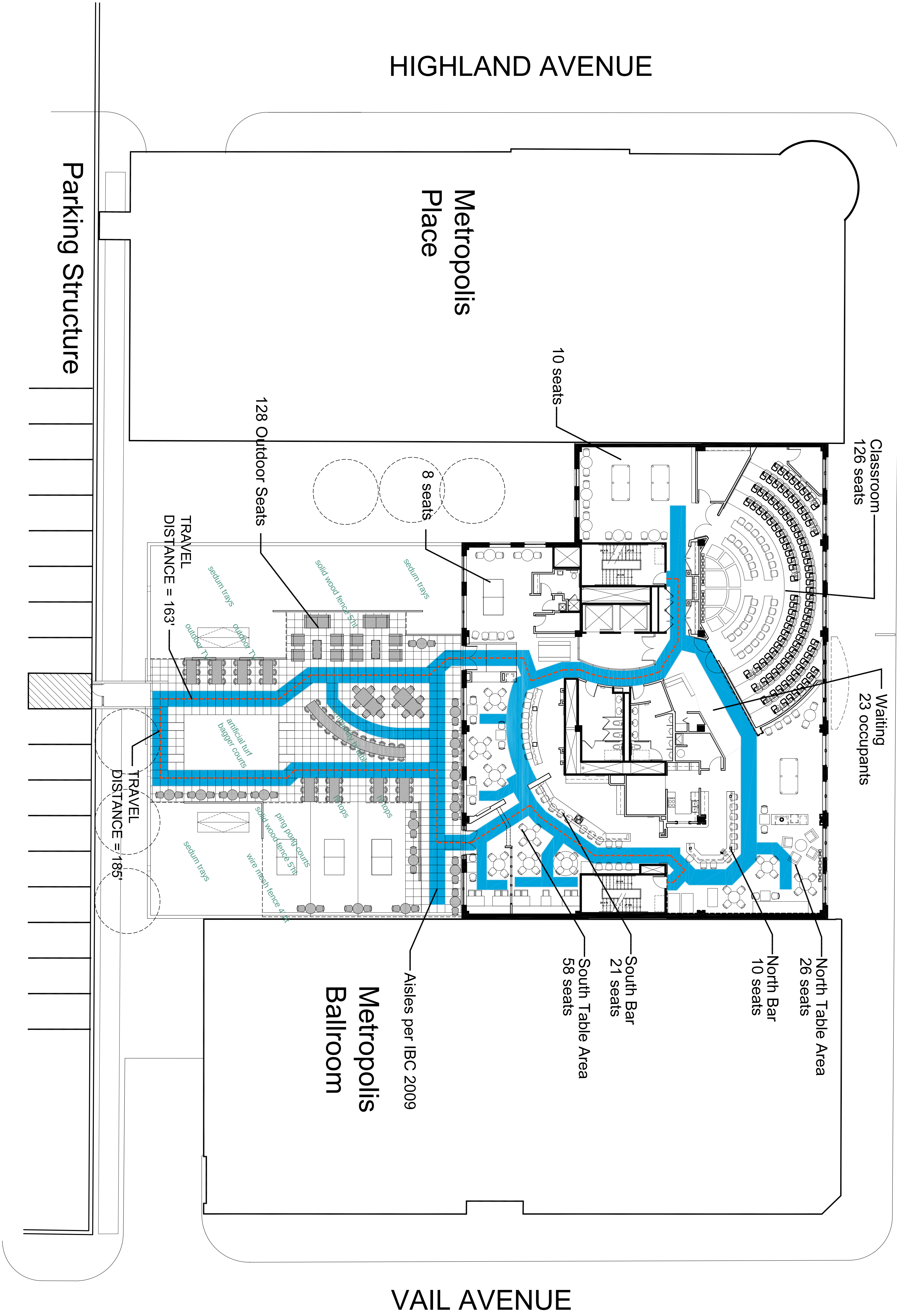
We hope this helps! We are ready to discuss when needed.

Submitted,

A handwritten signature in black ink that reads 'Mark Hopkins'.

Mark Hopkins
Principal

CAMPBELL STREET



HIGHLAND AVENUE

VAIL AVENUE

Parking Structure

Metropolis Place

Metropolis Ballroom

Aisles per IBC 2009

Classroom
126 seats

Waiting
23 occupants

North Table Area
26 seats

North Bar
10 seats

South Bar
21 seats

South Table Area
58 seats

10 seats

8 seats

128 Outdoor Seats

TRAVEL
DISTANCE = 163'

TRAVEL
DISTANCE = 185'

Lindsay & Associates, Inc.
Consulting Structural Engineers

July 5, 2016

Mr. Mark W. Hopkins
HKM Architects + Planners, Inc.
43 S. Vail Avenue
Arlington Heights Illinois 60005

Project: Metropolis Project Theater / Office
Theater Roof Structure at Office 3rd Floor Level
Arlington Heights, Illinois
Lindsay Project No. pHKM20160701

Client Project No.

Dear Mark:

Lindsay & Associates, Inc. has completed the review of structural capacity of the Theater Roof Structure based upon the information presented on Sheet T-S2.3 dated 09-24-99 of the original structural drawings prepared for the above referenced project.

The existing Theater Roof Structure has been designed to safely support an assembly Live Load of 100psf in addition to the total Dead Load of 145psf (105psf structure self-weight + 40psf super-imposed dead load).

If you have any questions or comments concerning the above information, or if we can be of further assistance, please do not hesitate to call us at your earliest convenience.

Sincerely,

LINDSAY & ASSOCIATES, INC.



Terrence M. Lindsay, PE, SE, SECB
President

TML: psd

Z:\2016proj\pHKM20160701 Metropolis Roof Deck\pHKM20160701L_20160705 Metropolis Roof Deck.doc

PLAN COMMISSION PROJECT TIMELINE

Project Name: Arlington Ale House
PC Number: 16-019
Location: 111 W. Campbell St. – Unit 301
Requested Action: Special Use Permit to allow a restaurant within the B-5 District, Land Use Variation to allow a restaurant with no on premise kitchen facility, Land Use Variation to allow a “Restaurant, Amusement Device Arcade” of up to 20 amusement devices within the B-5 District, Variation to waive the requirements in Section 6.12-1 to eliminate the requirement for a traffic and parking study prepared by a qualified professional engineer.

	Date	# of Business Days
Plat and Sub Committee Meeting	07/27/16	-
Awaiting Petitioner PC Application	07/29/16	2
PC Application Submittal Date	07/29/16	-
1 st Round Department Comments	08/10/16	10
Petitioner’s Response	08/15/16	3
PC Hearing*	08/24/16	20 days from application date
Village Board	10/04/16**	28
Village Board Ordinance Adoption	10/17/16	9

Note:

*Legal notice; State Statute requires 15 to 30 days notice.

** Applicant had to resolve several issues with plan prior to scheduling appearance before the Village Board.