



Village of Arlington Heights
Plat and Subdivision Committee
Community Room, 3rd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 27, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. Arlington Ale House - 111 W. Campbell St. (3rd Floor) - T1561
Special Use for Restaurant, Land Use Variation

B. Potbelly Restaurant - Lot 5 in Arlington Downs Resubdivision -
T1562
Special Use for Restaurant and Drive-thru

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Arlington Ale House - 111 W. Campbell St. - T1561

Department: Planning & Community Development

Requested Action

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. Variation to waive the requirements in Section 6.12-1 to remove the requirement for a traffic and parking study prepared by a qualified professional engineer.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the request, subject to the following:

1. The Petitioner shall submit a scaled floor plan indicating size of all seating area and occupant loads for the proposed restaurant and exterior seating area.
2. The Petitioner shall provide additional details on how the food service portion of the business will function.
3. The Petitioner shall provide additional details on the exterior patio area.
4. The Petitioner shall provide a Market Study that analyzes the demand for the proposed use at the proposed location.
5. The Petitioner hold a meeting with the Metropolis Place homeowners association well in advance of the Plan Commission hearing.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Conceptual Floor Plan

Project Narrative

Rooftop Patio Image

Type

Board or Commission Report

Exhibits

Exhibits

Correspondence

Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
 Prepared By: Sam Hubbard, Development Planner
 Meeting Date: July 27, 2016
 Date Prepared: July 22, 2016
 Project Title: Arlington Ale House
 Address: 111 W. Campbell St. – 3rd Floor

BACKGROUND INFORMATION

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

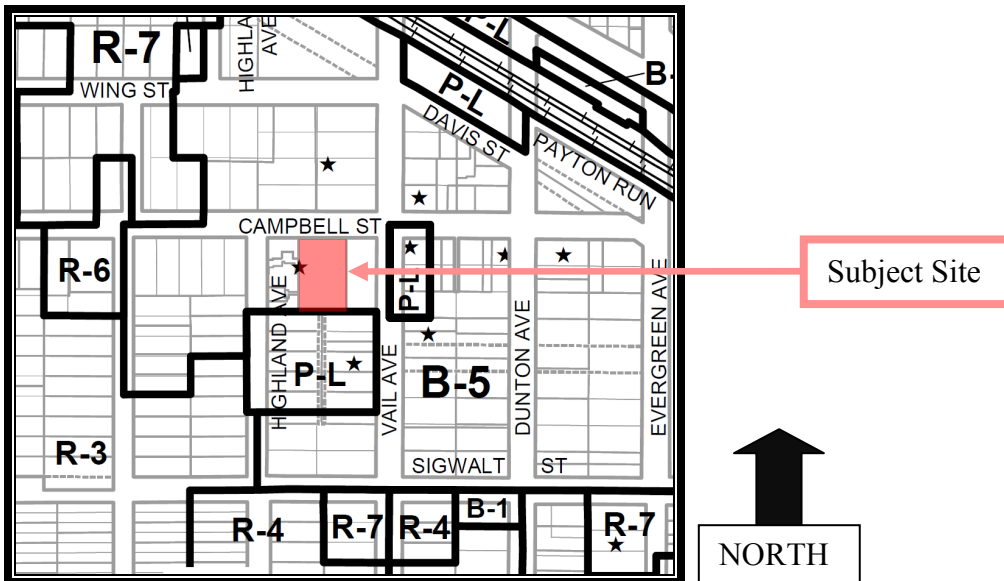
Existing Zoning: B-5, Downtown District

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.
- Variation to waive the requirements in Section 6.12-1 to remove 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

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, and the two-story restaurant and banquet building on the east. The center of the PUD contains the 4 story Metropolis building, which contains restaurant space on the ground floor, as well as the Metropolis Theater. 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 3rd 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. The petitioner plans to serve food prepared by other restaurants in the area but has not yet provided details on how this arrangement will work.

A variety of entertainment options have been discussed for the interior area, which include pool tables, darts, baggoss, and the potential for live music or events within the auditorium area. However, the applicant has stated that he does not plan to open up the auditorium area until around one year after opening as he would like to wait and see what the best and most appropriate way to use this space may be.

The subject property does not provide any off-street parking spaces, however, the original PUD from 1999 granted a variation to allow no on-site parking for the PUD properties. Parking will be provided within the neighboring Vail Street garage, and staff is currently surveying the parking lot to determine what capacity exists for the proposed use.

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 will be 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.***

Additionally, since there is no on-site kitchen, a Land Use Variation to allow a restaurant without a full kitchen is required. The petitioner must demonstrate conformance to the Land Use Variation criteria as summarized below:

- 1. The property in question cannot yield a reasonable return if per mitted 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 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.

Usage

Additional details on needed on the usage of the site. The applicant has mentioned that the space may include pool tables, dart boards, baggo tables, live entertainment, etc. In order to determine the appropriate zoning approvals needed, the petitioner must provide a detailed description and scaled floor plan for the interior of the space which indicates how and where these items will be located. Additionally, details on the exterior patio area are needed, including how the space will be used, what improvements are proposed for the exterior patio area (landscaping, patio furniture, screening, table games, music speakers, etc.), and hours of operation for the exterior patio area. This information will be needed to analyze the potential effect to the neighboring residents and businesses (see attached picture of exterior patio area). Finally, staff recommends a meeting with the neighboring condo building homeowners association well in advance of the Plan Commission hearing to introduce the project to the neighborhood and to understand what concerns they may have.

Detailed information is needed on how food service will function. A new liquor license has been created that allows restaurants on or above the 2nd floor in buildings within the downtown area with a limited food menu. Since the provision of "limited" food is required, the applicant must provide details on how this food service will be function. What area restaurants will provide food? Will food be coordinated via staff at the Arlington Ale House, or will customers be able to order directly from food providers? Will dishes be generated or will all food come in disposable containers? These are the types of details that must be provided.

A market study that demonstrates the demand for the proposed use will be required as part of the Plan Commission process. The market study should also include basic information for the proposed restaurant facility, including projected number of employees, proposed hours of operation, types of events and drinks that will be offered, etc.

Site Plan, Building and Landscaping

The only exterior change proposed for the site at this time involves the expansion of the exterior patio area. The petitioner must submit a scaled floor plan showing the existing and proposed interior layout, including any changes to the exterior patio area. This floor plan must include occupancy calculations to determine the maximum occupancy for the what limitations may be necessary to provide safe ingress/egress to the site. Any expansion to the patio area will be required to receive condo association approval, and must also conform to maximum structural capacities for the roof area and all life safety and egress requirements.

Traffic & Parking

The petitioner will need a variation from Section 6.12-1 to waive the requirement for a traffic and parking study prepared by a qualified professional engineer and must submit the necessary justification for variation approval. Staff is generally supportive of this variation as parking will be provided in the abutting Vail Street garage. Staff is currently surveying the capacity of the garage to determine if it has sufficient capacity to accommodate the parking needs of the proposed restaurant. It should be noted that additional parking is also available on the street and in other parking facilities located within the downtown area.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and generally supports the request, subject to the following:

1. The Petitioner shall submit a scaled floor plan indicating size of all seating area and occupant loads for the proposed restaurant and exterior seating area.
2. The Petitioner shall provide additional details on how the food service portion of the business will function
3. The Petitioner shall provide additional details on the exterior patio area.
4. The Petitioner shall provide a Market Study that analyzes the demand for the proposed use at the proposed location.
5. The Petitioner hold a meeting with the Metropolis Place homeowners association well in advance of the Plan Commission hearing.
6. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 22, 2016

Bill Enright, Deputy Director of Planning and Community Development

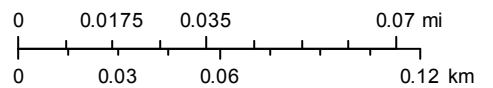
Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1561

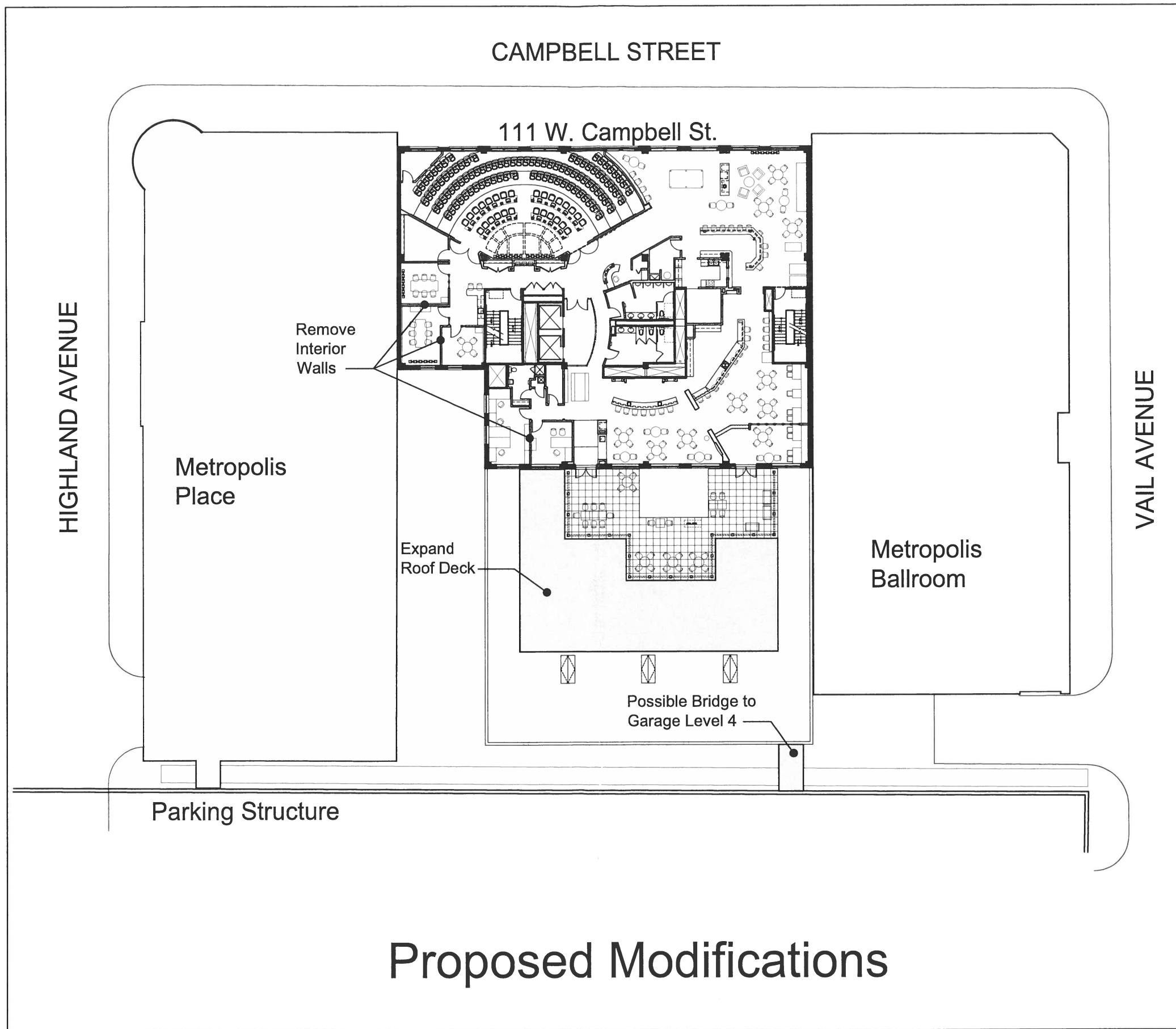
Metropolis Building - Aerial



July 22, 2016

1:2,257





MBM Realty LLC
553 South Arthur Avenue
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
Market Analysis

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 to create an atmosphere where people can gather to eat, drink, and socialize. Our goal is to add entertainment such as baggoss, pool, darts, music, etc and a well needed 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.

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 sales tax via it sales. Property taxes will increase as well because taxes are now rated at the lowest level—vacant.

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 necessary the 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





Item: Potbelly Restaurant - Lot 5 in Arlington Downs Resubdivision - T1562

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a restaurant with a drive-through within the B-2 District.

Variations Identified

None identified at this time.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use, subject to the following:

1. The Petitioner shall clarify the size of the exterior seating area.
2. The Petitioner shall provide an addendum to the existing traffic study that takes into account the proposed use of the space as a 2,300 sq. ft. Potbelly restaurant and includes a breakdown for how much traffic the Potbelly is expected to generate during peak hours and how many cars are anticipated to be stacked in the drive-through lane during peak hours. Additionally, the traffic study shall identify the percentage of customers expected to utilize the drive-through as opposed to the interior of the restaurant.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Site Plan - Floor Plan

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 27, 2016
Date Prepared: July 22, 2016
Project Title: Potbelly Restaurant and Drive-Through
Address: Lot 5 in Arlington Downs Resubdivision (address not yet assigned)

BACKGROUND INFORMATION

Petitioner: David Trandel/Stonestreet Partners
Address: 730 W. Randolph St. Suite 500
 Chicago, IL 60661

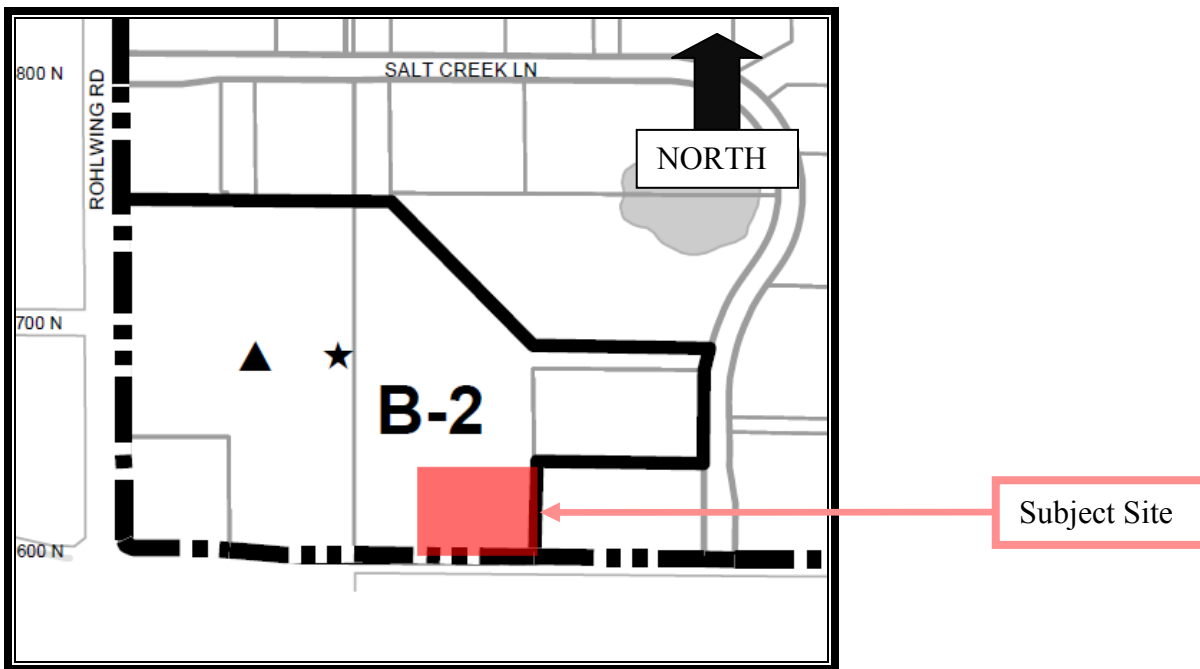
Existing Zoning: B-2, General Business District

Requested Action:

- Special Use Permit to allow a restaurant with a drive-through within the B-2 District.

Variations Identified:

- None identified at this time.



Surrounding Properties:

Direction	Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Vacant Land	Single Family Detached
South	City of Rolling Meadows, Single-Family Residential		
East	B-3, General Service, Wholesale, and Motor Vehicle District	3-story office building	Single Family Detached
West	B-2, General Business District	Vacant Land	Offices Only

Background:

The subject property is part of the Arlington Downs PUD, which was approved in 2012 to authorize the redevelopment of the vacant hotel and surrounding properties located around the intersection of Euclid Avenue and Rohling Road. The PUD was subsequently amended several times, most recently in 2015, to adjust the specific approvals authorized by the PUD. The 2015 amendment granted permission for a 12,000 sq. ft. multi-tenant retail building on the subject property ("Zone E" of the Arlington Downs development), which retail building was expected to contain several restaurants and one drive-through. Certain restrictions were placed on the overall size of the restaurant spaces within this building, which restrictions are mostly based on the number of off-street parking spaces and which will be discussed in detail during the parking analysis section of this report. It should be noted that although the restaurant uses and a drive-through on this site were contemplated during the PUD amendment process, it was required that each specific restaurant tenant go through the Special Use Permit approval process, which is the reason for the current request.

The subject property is 81,056 sq. ft. in size (1.86 acres) and has zoning approval for construction of a 12,000 sq. ft. five tenant commercial retail building. Access is provided on the western side of the development, which connects to the private access road that leads into the Arlington Downs development. The subject property is currently vacant land.

The proposed Potbelly restaurant would occupy an approximately 2,300 square foot space within the retail building. Potbelly is open between 11:00am and 9:00pm Monday through Sunday and the drive-through would be open during normal hours of operation for the restaurant. The restaurant would have an estimated 10-12 employees at peak shift, which is estimated to occur between the hours of 11:30am and 1:30pm, with a dinner peak between the hours of 5:00pm and 7:00pm.

Zoning and Comprehensive Plan

As indicated above, the property is within the B-2, General Business District, and all restaurants and drive-throughs are classified as a special uses within the B-2 District. Therefore, a Special Use Permit is required. The petitioner will be 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 Village's Comprehensive Plan designates the future use of the subject property as "Mixed Use". The proposed use is part of the Arlington Downs mixed use development and therefore consistent with the Comprehensive Plan.

Site Plan, Building and Landscaping

The site design and layout has already been approved during the Arlington Downs PUD process and subsequent amendments. The proposed Potbelly shall comply with all approvals and restrictions as outlined within the PUD. Landscaping, building design, and site design were all contemplated during the original PUD approval and the proposed special use will not alter any of these aspects of the development. However, the applicant must confirm the size of the exterior seating area in order to finalize the parking calculations.

It should be noted that there are restrictions to the overall amount of service uses (i.e. non-sales tax generating uses) allowed on the subject property (defined as "Zone E" of the PUD). However, since the proposed Potbelly does not fall within the "service" use category, this limitation is not a factor given the current request.

Traffic & Parking

A detailed traffic and parking study by V-3 has already been prepared and submitted in conjunction with the overall PUD, which study contemplated restaurant uses and a drive-through on the subject property. However, when this study was prepared, the exact sizes and user of the drive-through was unknown. Therefore, a short addendum to the study, which analyzes the site given the proposed Potbelly, is needed.

Relative to parking, the original PUD and traffic/parking study assumed that the subject property would be occupied by a 12,000 square foot retail building and a 109 space parking lot (a variation was granted to allow 109 parking spaces). Since the proposed Potbelly is the first restaurant user proposed for the site, all parking requirements have been met. However, as the other restaurant users are proposed for the vacant spaces within the building, the size of these users, including their outdoor seating areas, must be analyzed to determine compliance with all parking regulations. Once specific restaurant tenants are identified, a reduction in the total seating area on the subject property may be required or accommodations for employee parking may be necessary within a different part of the PUD to fill in any shortfalls in parking on the Subject Property. Table 1 (attached) shows the parking requirements as they apply to the subject property. Table 2 (attached) illustrates the assumed users as per the approved PUD and shows how Potbelly will impact the size of the remaining users within the retail building.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the proposed Special Use, subject to the following:

1. The Petitioner shall clarify the size of the exterior seating area.
2. The Petitioner shall provide an addendum to the existing traffic study that takes into account the proposed use of the space as a 2,300 sq. ft. Potbelly restaurant and includes a breakdown for how much traffic the Potbelly is expected to generate during peak hours and how many cars are anticipated to be stacked in the drive-through lane during peak hours. Additionally, the traffic study shall identify the percentage of customers expected to utilize the drive-through as opposed to the interior of the restaurant.
3. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

July 22, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1562

Table 1

Space	Tenant	CODE USE	GROSS SQUARE FOOTAGE	EXTERIOR SEATING AREA (SQ FT)	INTERIOR SEATING AREA (SQ FT)	PARKING RATIO (1:X)	PARKING REQUIRED
Tenant Space 1	Vacant	Restaurant	2,300	Unknown	1,150*	45	26
Tenant Space 2	Vacant	Restaurant	2,900	Unknown	1,450*	45	32
Tenant Space 3	18/8 Salon (proposed)	Beauty	1,500	N/A	N/A	250	6
Tenant Space 4	Vacant	Retail	2,900	N/A	N/A	300	10
Tenant Space 5	Potbelly (proposed)	Restaurant	2,400	196**	1,005	45	27
Total Required							101***
<i>Total Provided</i>							109
Surplus / (Deficit)							8

* Assumes seating area to be 50% of tenant space size

** Pending verification of size of exterior floor area.

*** Final required parking for Zone E will depend on size of outdoor seating areas and size of seating areas for spaces 1 and 2.

Table 2

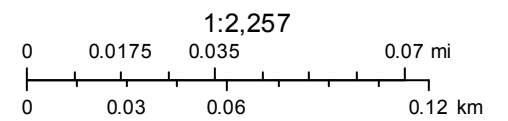
Zone E Projected Uses per Approved PUD		
	Gross Square Ft.	Seating Area
Restaurant Uses (Interior)	7,815	3,907
Restaurant Uses - Outdoor Seating	-	1,900
Salon	1,610	-
Retail	2,575	-
Zone E Remaining Available Space When Factoring In Potbelly		
Restaurant Use (Interior)	5,415	2,902
Restaurant Use - Outdoor Seating	-	1,704*
Salon	1,610	-
Retail	2,575	-

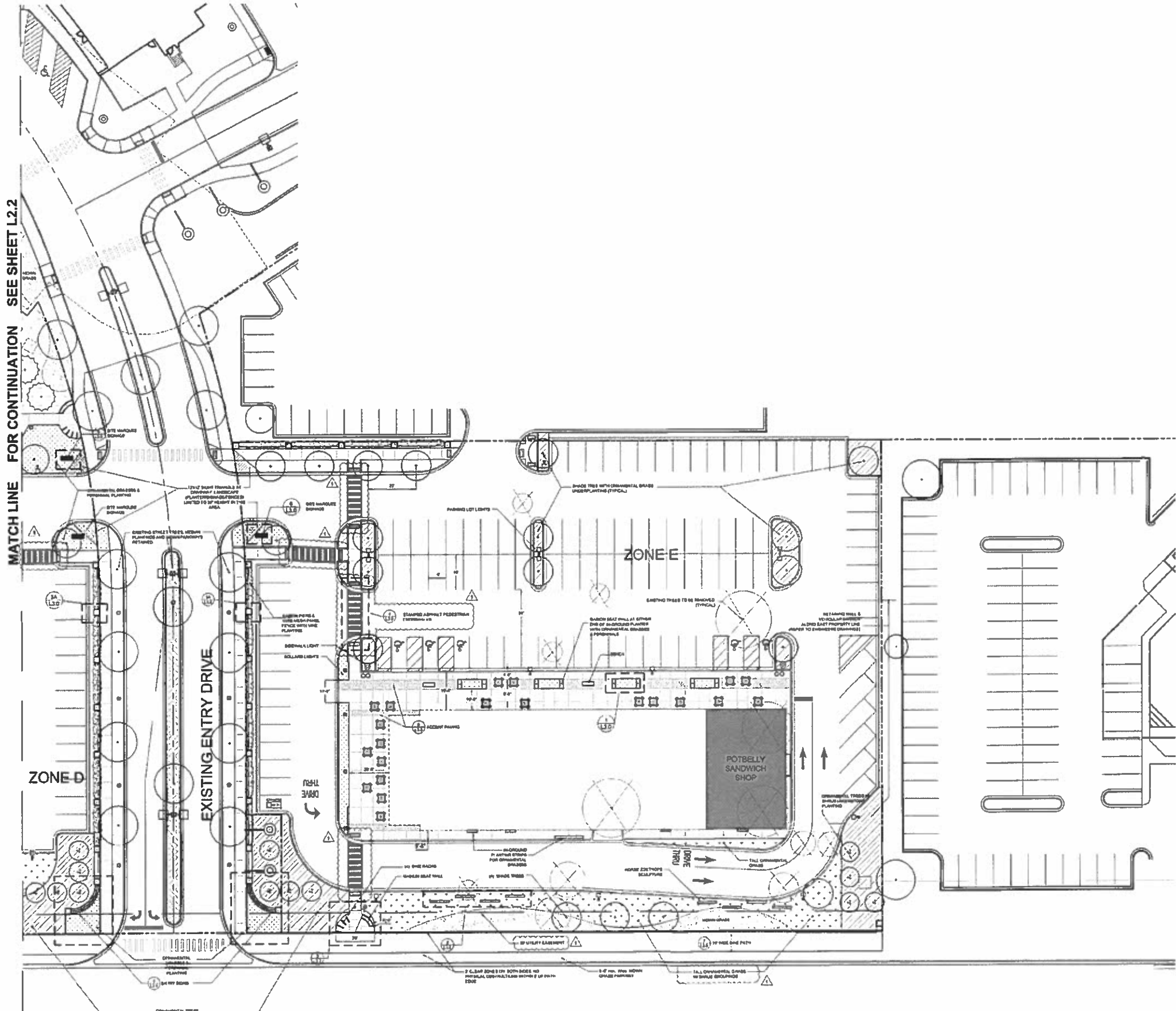
*Pending verification of exterior floor area.

Aerial - Potbelly



July 21, 2016

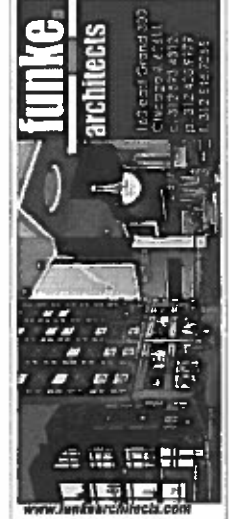




1 LANDSCAPE DETAIL PLAN
L2.3 SCALE: 1" = 20'



THE LANDSCAPE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND THE DATE OF THE DESIGN. IF ANY MATERIALS, PRODUCTS, OR PROCEDURES ARE FOUND TO DIFFER FROM THE WORK PRODUCTS, THE LANDSCAPE ARCHITECT SHALL BE NEUTRALLY ADVISED AS TO THE NECESSITY TO TAKE ANY STEPS NECESSARY TO CORRECT THE WORK. FAILURE TO CORRECTLY NOTIFY THE LANDSCAPE ARCHITECT OF SUCH DISCREPANCIES SHALL BE AT THE CLIENT'S RISK. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY MATERIALS OR METHODS WITHOUT THE APPROVAL OR CONSENT OF THE LANDSCAPE ARCHITECT, OR IN CONNECTION WITH THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR NECESSARILY, SHALL BECOME THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT, NOT OF THE CLIENTS RESPONSIBILITY FOR THE FAILURE OF SUCH MATERIALS.



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Kettelkamp
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LANDSCAPE
architecture
1815 Sherman Place
Evanston, Illinois 60201
847.903.1281

ARLINGTON
DOWNS -
RETAIL

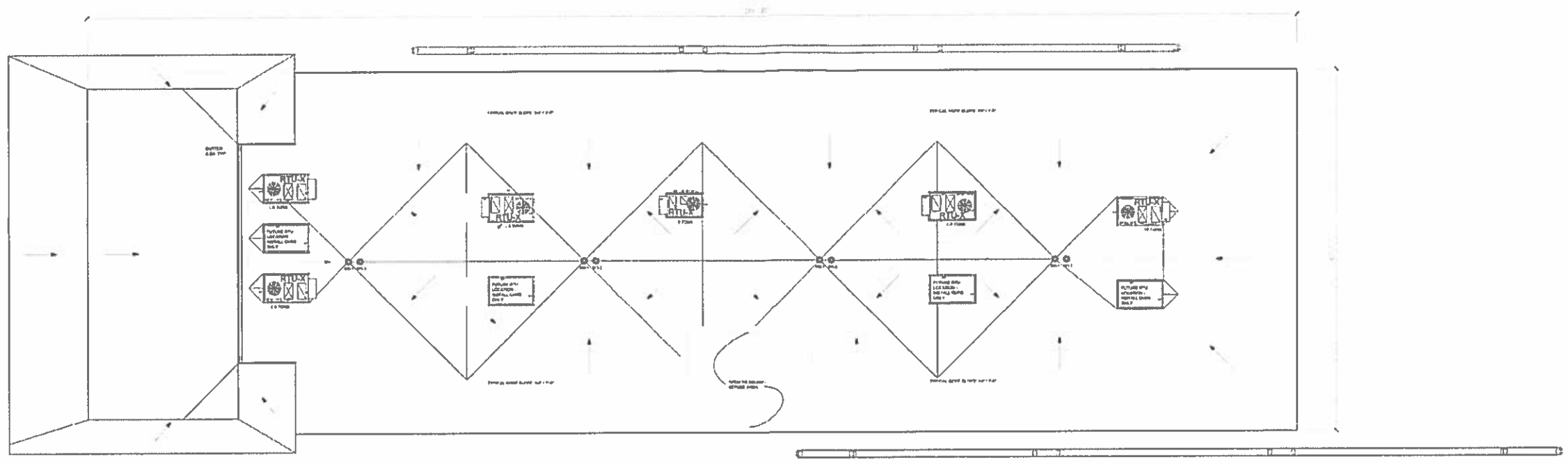
OWNER(S):
ARLINGTON DOWNS WPK, LLC
ARLINGTON DOWNS COMMERCIAL, LLC
PSB / EUCLID, LLC
2920 W. EUCLID AVENUE
ARLINGTON HEIGHTS IL 60005



NO.	DATE	DESCRIPTION
1	08.13.18	ISSUE FOR PERMITTING
2	11.17.18	ISSUE FOR CONSTRUCTION

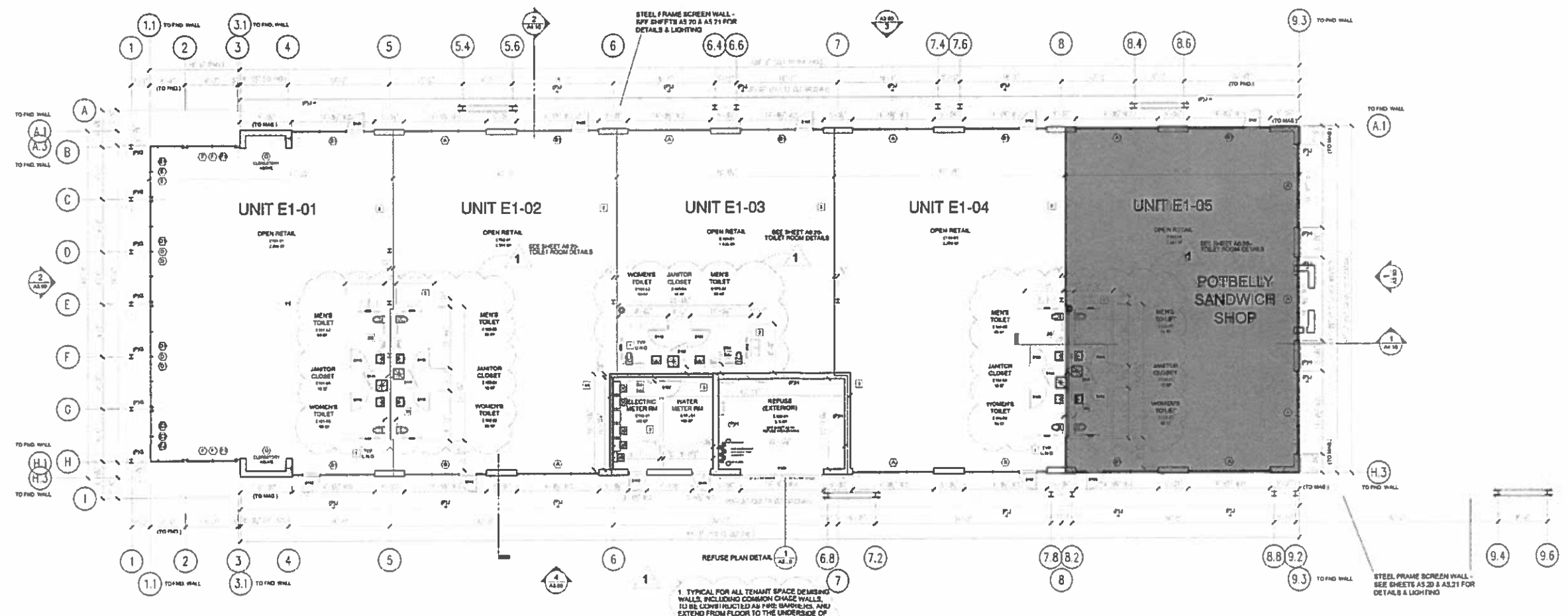
SHEET TITLE:
LANDSCAPE
DETAIL PLAN:
EAST
SHEET NO.

L2.3



BUILDING 'E1' - ROOF PLAN

NORTH

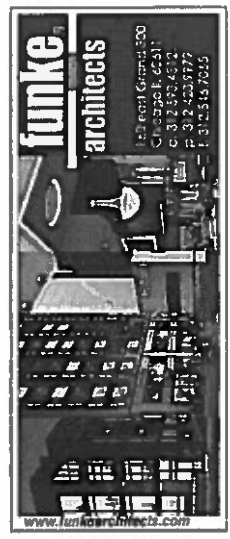


BUILDING 'E1' - GROUND FLOOR PLAN

NORTH

GROSS BUILDING AREA: 12,138 SF

1. TYPICAL FOR ALL TENANT SPACE DEMISING WALLS, INCLUDING COMMON CHARGE WALLS, TO BE CONSTRUCTED AS FIRE BARRIERS, AND EXTEND FROM FLOOR TO THE UNDERSIDE OF THE ROOF DECK, PER IBC 602.4.1.4.1.1.
2. ALL UTILITY ROOM DOORS TO HAVE PABC HARDWARE.
3. SEE SHEET A1.11 FOR LIGHTING SCHEDULE.
4. STOREFRONT ENTRY CANOPIES TO BE 4' DEEP WITH SCREEN WALL SUPPORT ABOVE. 4' DEEP WITHOUT SCREEN WALL PRESENT.



ARLINGTON DOWNS - RETAIL

OWNER(S):
 ARLINGTON DOWNS WYLL, LLC
 ARLINGTON DOWNS COMMERCIAL, LLC
 PSB / BUJO, LLC
 2820 W. EUCLID AVENUE
 ARLINGTON HEIGHTS IL 60015

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, IL.

Jeffrey Funke
 #001-017106
 EXPIRES 11.30.2016

1 01.13.16 - 2016 P&H updates, Permit Rev.
 2 11.17.15 - 2015 P&H updates, Permit

Funke Architects, LLC 2017. All rights reserved. No part of this drawing may be reproduced without the written consent of Funke Architects, LLC.

SHEET TITLE:
BUILDING E1 PLANS

SHEET NO.
A2.60



THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF DXU, LLC AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION. THE CONTRACT DOCUMENTS WERE PREPARED FOR USE ON THIS SPECIFIC SITE IN CONNECTION WITH ITS ISSUED DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER DATE. THE USER OF THESE DRAWINGS FOR PURPOSES OTHER THAN THAT FOR WHICH THEY WERE PREPARED SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE PROJECT RECORDS. THE SERVICES OF DXU, LLC REPRODUCTION OF THESE CONTRACT DOCUMENTS FOR OTHER PROJECTS IS NOT AUTHORIZED.

EXITING CALCULATION	
MAXIMUM TRAVEL DISTANCE ALLOWED (SPRINKLED) - 250'	
MAXIMUM TRAVEL DISTANCE PROVIDED	52'-8"
DINING -	73'-9"
KITCHEN -	

OCCUPANCY CALCULATION	
	KITCHEN - SERVICE/PREP = 700 SQ. FT. / 200 SF PER OCC = 4 OCCUPANTS
	ASSEMBLY - RESTAURANTS = 1,005 SQ. FT. / 15 SF PER OCC = 67 (50 INTERIOR DINING SEATS & 16 EXTERIOR SEATS)
TOTAL = 71 OCCUPANTS (67 - DINING ROOM, 4 - KITCHEN)	

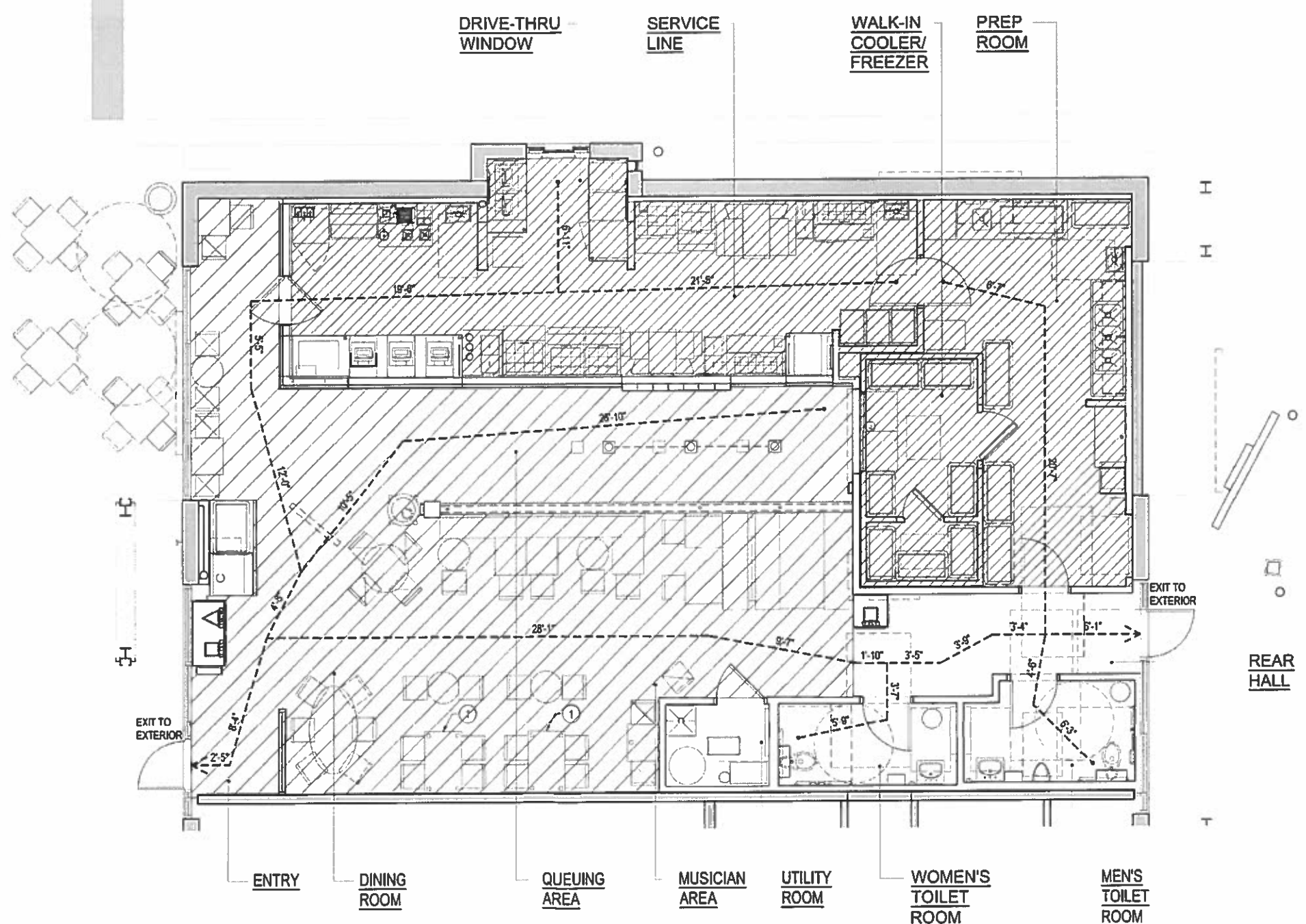
GENERAL NOTES

A - - - DASHED LINE INDICATES CLEAR PATH OF EGRESS

NOTE: Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

KEY NOTES

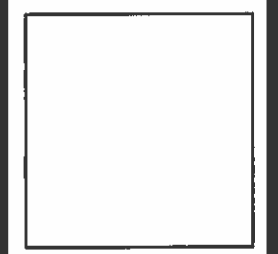
① ADA TABLE LOCATION



CHI - ARLINGTON HEIGHTS:
2920 WEST EUCLID AVENUE
ARLINGTON HEIGHTS, IL 60005

PROJECT NUMBER: 15-211

ISSUE DATE	
ISSUE	DATE



SHEET TITLE
EGRESS PLAN

SHEET NUMBER
A4.0

