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
July 21, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/14/2021
B. Committee of the Whole 06/21/2021
C. Committee of the Whole 07/06/2021
D. Village Board 07/06/2021

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/15/2021

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

A. Public Hearing on the 2021 Annual Action Plan including CDBG Budget

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 Committee of the Whole Meeting of July 21, 2021

Consideration of recommending to the Liquor Commissioner the

issuance of a Class B and Class T Liquor License to Ma Jagat Ambe, Inc. dba D & D Smoke & Spirits located at 1405 E. Palatine Road, upon confirmation of floor plan.

B. Report of Committee of the Whole Meeting of July 21, 2021

Interview of Susan Skrudland for Appointment to the Environmental Commission terming ending 4/30/2024

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. Pumping Station 16 - Generator Replacement

B. Liquid Deicer - Contract Extension 2021

C. Pickup Truck Vehicle Purchase - PW Fleet Unit

D. Metropolis Flooring Replacement

CONSENT LEGAL

A. An Ordinance Granting a Special Use Permit for a Banquet Hall (Hiding Place Banquet Hall, 1863 W Central Rd)

B. An Ordinance Granting a Special Use Permit for a Restaurant and Amusement Facility, Large (Mini-Golf, 955 W Dundee Rd)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Arlington Beer - 19 N. Hickory Ave. - PC#14-023
Land Use Variation, Variations

B. Tailchasers - 213 S. Arlington Heights Rd - PC#21-013
Amendment to Land Use Variation Ord. 16-013 and 10-027

C. Arlington Beer - 19 N. Hickory Ave. - Sign Variation - DC#20-001

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. 2021 Annual Action Plan including the CDBG Budget

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.

Village Board
7/21/2021

Item: Committee of the Whole 06/14/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/14/2021	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
VIRTUAL MEETING
MONDAY, JUNE 14, 2021 7:00P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Bertucci, Canty, Grasse, LaBedz, Schwingbeck, and Tinaglia

BOARD MEMBERS ABSENT: Trustee Scaletta

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Diana Mikula, Assistant Village Manager; Robert Taraszka, IT Manager; Sarah Fitzgibbons, Management Analyst; Ron Fraider, Deputy Fire Chief; Chris Papierniak, Acting Director of Public Works; Scott Schweda, Superintendent of Utilities; Steve Mullany, Services Coordinator; Chester Gorecki, Management Analyst; Charles Perkins, Director of Planning & Community Development and Kim Peterson, Recording Secretary

SUBJECTS:

A. Departmental Status Reports – Integrated Services
B. Departmental Status Reports – Public Works
C. Departmental Status Reports – Fire
D. Departmental Status Reports – Planning & Community Development

Other Business

Adjournment

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

Mr. Recklaus advised that Village Board will be hearing Department Status Reports from four Departments, including the Integrated Services Department, the Public Works Department, the Fire Department and the Planning & Community Development Department.

A. Departmental Status Reports – Integrated Services

Ms. Mikula introduced the two members of her Department in attendance at tonight's meeting, Robert Taraszka, IT Manager and Sarah Fitzgibbons, Management Analyst. Ms. Mikula thanked them for their assistance in helping to prepare her report, as well as for all of their hard work over the past year. Ms. Mikula stated that she is proud of her team, as it has been a year of

accomplishments while working in challenging times.

Ms. Mikula advised the Integrated Services Department (ISD) is a 15-member workgroup that is organized into three areas: Village Manager's Office, Information Technology (I.T.) and Legal. The Department was reorganized in May of 2021 to incorporate the Legal division. The purpose of the Department is to exercise oversight over all departments, ensure the achievement of Village Board Goals and Objectives, optimize interdepartmental processes, and lead in organizational efficiencies. In addition, the ISD serves as the focal point for the executive leadership and direction of the organization.

ISD focuses on three key service areas where interdepartmental coordination is key, including technology initiatives, communication and outreach, and customer service. Ms. Mikula, as the Assistant Village Manager, oversees the Department by providing professional support to the Village Manager and the development and administration of programs and services, as well as serves as the Acting Village Manager in the absence of the Village Manager.

Ms. Mikula discussed her Department's scope of services, including the Village Manager's Office, which is responsible for communications, administration and legislative support. The Village Manager's Office provides outreach to village staff and the community, administers liquor licenses, monitors liquor law changes and trends, oversee the Village Board agenda management, Committee-of-the-Whole agenda management, ensures Open Meetings Act requirements are met, schedules special recognitions, oversees all communications in the Village and oversees all of the special events and community events in the Village. The Information Technologies division provides leadership, cost effective technical services and business solutions for village staff and public interaction. In addition, the I.T. division provides email support, Help Desk support, business application support, maintains network and Wi-Fi maintenance between eight locations and continuously monitors cyber security risks to the organization. Ms. Mikula advised the I.T. division had 3,613 calls for service in 2020, which is a 13.5% increase from 2019. The Legal division moved over to ISD in May and some of the services they provide include, legal advice to elected and appointed officers and employees of the Village and prepares recommendations for policy formation, research and preparation for Village ordinances and resolutions, legal interpretation for questions that are received by residents and draft contracts and documents. In addition, the Legal division oversees Freedom of Information Act (FOIA) requests, which are steadily increasing.

Ms. Mikula discussed the various communication platforms the Village uses, including social media and Arlington Alert/Everbridge, and the increase in the engagement rate by users, with the most successful communication message in 2020 coming from the Mayor in regards to Covid-19.

Ms. Mikula next discussed some of ISD's key accomplishments in 2020 and their internal and external operations response to Covid-19. ISD focused on delivering services in a different way, as they streamlined and automated processes, created new online applications for financial assistance for Social Services and highlighted Covid-19 resources on the Village's web pages. Liquor License Renewals were

deferred from April of 2020 to September of 2020 and several liquor license classifications received a 25% reduction in their annual fee to assist license holders experiencing difficulties during the pandemic. The I.T. division focused on expanding remote work capabilities for village staff by setting up and deploying 46 remote VPN laptops, as well as increasing the network bandwidth to support the increased number of remote users. In addition, I.T. facilitated video conferencing for Board Meetings and trained employees and staff liaisons on how to run their own Boards & Commissions. The I.T. division also conducted a network vulnerability assessment, expanded Microsoft 365 and worked closely with the Police and Fire Departments to update local infrastructure and systems as part of the new Motorola CAD system. The Legal division completed the collective bargaining agreements for the two unions, Police and Fire, and partnered with the Building & Life Safety Department on significant building code amendments.

Ms. Mikula discussed Enterprise Resource Planning (ERP) and the need for a new technology system, as the Village's current system has been in place since 1996. The new ERP system will better serve the community by streamlining business processes and improving internal efficiencies. The Village is currently in the process of selecting a vendor for this project.

Ms. Mikula discussed the current and anticipated challenges, which include finding a replacement for the Community & Outreach Coordinator position, ERP implementation, coordination of special events and cyber security.

Ms. Mikula advised some potential new initiatives include keeping pace with current social media trends, exploring new communication tools, and creating an electronic FOIA process. In addition, ISD will be working with the Village Board in July for the Goal Setting session, which establishes the strategic priorities for the next two years, as well as the business plan for all departments. ISD will also be working on coordinating special events and hosting Sounds of Summer concerts, implementing the new ERP system by the end of the year and accessing the redevelopment and re-use of the Arlington Park site.

Ms. Mikula stated the Integrated Services Department strives to balance the workload of ongoing projects while leading new initiatives that are needed to make the Village a quality, high-performing organization that is innovative and responsive to the needs of the organization and the community.

President Hayes thanked Ms. Mikula for her report and discussed the importance of her Department and the services they provide, especially during the pandemic. President Hayes advised the Village Manager's front office staff handles a great deal of phone calls from residents and non-residents, which is a very important function.

Trustee Schwingbeck advised that Sarah Fitzgibbons and Beverly Davis are doing a great job with the Village's use of social media, following the retirement of Nancy Kluz. Trustee Schwingbeck asked about the increase in calls for I.T. support and why there were so many calls for service. Ms. Mikula stated I.T. assisted staff with remote setups, conducting meetings on Zoom and Microsoft Teams, Office 365 and the preparation for the new CAD mobile system for Police and Fire. In addition, there was an increased need for assistance with hardware. Trustee Schwingbeck

asked if the new ERP system will prompt additional calls for service and if ISD has enough staffing. Ms. Mikula indicated they are hoping to fill the current vacancy by July 4th and will need to task somebody with maintaining the new ERP system.

Trustee Tinaglia asked about FOIA requests and how challenging they are and what can be done to make the process easier. Ms. Mikula stated that FOIA's are very time consuming and the response time the Village has to fulfill the request is very short. Ms. Mikula has already realigned some of the work and gave it to the Administrative support person to help free up the Legal Staff Assistant, and is looking into a FOIA solution, that is trackable and measurable. Trustee Tinaglia thanked Ms. Mikula and her staff for all that they do.

Trustee LaBedz thanked Ms. Mikula for her report and for the fine work she and her staff produce. Trustee LaBedz asked about the Community & Outreach Coordinator position and what the timeline looks like to fill this vacant position. Ms. Mikula advised that the Village received 126 applications for this position, which she is currently going through and should have an update for the Board in about three weeks. Trustee LaBedz thanked Ms. Fitzgibbons and Ms. Davis for their help with keeping the social media output status quo until this position is filled. Trustee LaBedz asked about the hardware the Village uses and if the experiences from this last year impact the type of hardware the Village will choose to use moving forward. Ms. Mikula discussed the cost benefits of laptops and Surface Pros, as well the flexibility these types of hardware offer.

Trustee Bertucci asked Mr. Recklaus if and when it is appropriate to reach out to Ms. Mikula, other than in the Village Manager's absence. Mr. Recklaus advised that as a rule of policy, any service requests should go through the Village Manager's Office, however if he is unavailable or out for the day and something comes up, the Board can always contact Ms. Mikula. Trustee Bertucci asked about Liquor License Renewals and what that process consists of. Ms. Mikula advised Liquor Licenses are good for one year and establishments still need to meet all of the compliance factors to hold a Liquor License. Trustee Bertucci asked if the Village checks to make sure the establishment has not served to minors during the renewal process, which Ms. Mikula stated they do not. This is something that is dealt with by the Liquor Commission when a violation occurs.

Trustee Baldino asked about the vendor that was hired to look into the Village's network vulnerability and if they found any causes for concern. Ms. Mikula advised that everything went well and there was nothing that was identified that could not be addressed. Ms. Mikula attributed the network's success to Mr. Taraszka and his tenacity with keeping everything secure.

Trustee Canty thanked Ms. Mikula and her Department for their fantastic work with keeping everyone connected, especially during the past 15 months. Trustee Canty expressed her desire to keep the same level of connection with the public once the meetings go back to in person and asked about looking for ways to still offer remote participation. Ms. Mikula advised she already looked into having a landline available for the public to call in with questions or comments during the meetings, but is unsure if this process will work. Ms. Mikula stated she will continue to brainstorm and look into offering a remote connection.

Melissa Cayer, Arlington Heights resident, asked if the new ERP system will handle the agendas and minutes. Ms. Mikula advised that at this time the new ERP system does not offer a better solution than what is being used now, although perhaps down the road they will incorporate a different solution.

Mr. Recklaus thanked Ms. Mikula and her staff for the tremendous job they did getting the Village technologically through the pandemic.

B. Department Status Reports – Public Works

Mr. Papierniak introduced the four members of his Department in attendance at tonight's meeting, Scott Schweda, Superintendent of Utilities; Mike Pagones, Village Engineer; Steve Mullany, Services Coordinator and Chester Gorecki, Management Analyst. Mr. Papierniak explained how Public Works is the largest single-shift department in the Village, with 10 operating units, 101 full-time employees and 3 part-time employees. The units of Public Works are Building Maintenance, Engineering, Forestry and Grounds, Sewer, Streets, Traffic, Water Distribution, Water Meters and Water Production. The Public Works Department operates and maintains the Village's basic infrastructure system, which include roadway, sidewalks, traffic signals and street lights, trees, detention ponds and all components of the Village's water and sewer backflow. Public Works also operates and maintains all Village owned property, including all municipal buildings, parking garages and surface lights, water and sewer pumping stations, portable storage tanks and wells, village vehicles an equipment. In addition, The Department has legal and reporting and compliance regulations to the IEPA, MWRD, IDOT, IDOL, IDNR, ACOE and USEPA.

Mr. Papierniak discussed some of his Department's accomplishments in 2020, including the replacement of almost 11,000 feet of eight-inch water main, completion of the road resurfacing/rejuvenation and reconstruction projects on time and within budget, modification of the water pumping strategy from tank elevation to pressure based, reduction in water main breaks, completion of the second water-lining project, completion of the first year of rezoning snow plow routes, completion of rejuvenation of the waterproof membrane on the top floor of the Municipal Parking Garage, completion of two phases of edge grinding program and streamlined the Utility Locate program through the use of new software and cross training. Additional accomplishments included, completion of design and bidding of Greenbriar stormwater project, which is currently under construction and due to be completed at the end of this year, coordination and completion of water, sewer and roadway improvement programs, implementation of new traffic counting equipment and the integration of two new civil engineers into the traffic and road resurfacing programs. Mr. Papierniak advised his Department's biggest accomplishment in 2020 was their response to Covid-19. The Public Works Department maintained the public infrastructure and staffing levels during the pandemic, rearranged all public spaces, offices and facilities to accommodate CDC guidelines and social distancing, procured sanitation equipment and supplies and implemented and maintained Arlington Alfresco.

Mr. Papierniak next discussed his Department's current and anticipated challenges, including the continued effort to address the Village's aging infrastructure. Public Works is now replacing over $4 million of watermain every year, which is up from $400,000, just a few years back, and although they still treat the water lines with Poly Ortho Phosphate to remain in compliance with lead and copper regulations, Staff believes it is inevitable that they will be forced to replace the lead services lines in town, which would cost over $31 million. In addition, the costs of maintenance to the water system beyond the mains continues to rise. The future costs of rehabbing the water tanks, generators, pumps and motors and replacing the aging residential water meters puts stress on their already lean budget. Public Works also continues with their parkway tree planting program after the removal of 12,000 trees due to EAB. Mr. Papierniak stated the Department continues to be affected by unfunded mandates and Staff continues to be challenged by costs associated with ADA's Public Right of Way Accessibility Guidelines. In addition, Staff continues to seek and obtain funding for arterial roadway construction.

Mr. Papierniak discussed potential new initiatives including his Department's continued effort to find new ways to communicate with residents, mainly through social media, which provides Public Works with an excellent platform to provide information about sidewalks, roadway conditions, broken tree limbs, trip hazards and more. Public Works continues to cooperate with other local public agencies to try to find new ways to do business and share equipment, as well as foster their new employees to explore new ideas and creative solutions.

President Hayes thanked Mr. Papierniak for his concise report and the great work his Department does representing the Village, as they often have daily interaction with residents. President Hayes asked Mr. Papierniak about the portion of his report that lists the "Top 10 Requests Received in 2020" with "vehicles need maintenance" on that list, and if these are Village vehicles. Mr. Papierniak advised these are all Village vehicles that need specific maintenance or just routine maintenance.

Trustee LaBedz thanked Mr. Papierniak for all of his hard work and the fine job his Department does representing the Village. Trustee LaBedz asked if residents are utilizing the SeeClickFix app, which Mr. Papierniak stated they are. Trustee LaBedz also asked about the park district and school district using the Village's salt and how they pay for the portion they use. Mr. Papierniak stated that the salt is weighed when it is loaded and then the school district/park district are billed for that amount they use. Trustee LaBedz asked if there is some sort of quality control when the contractors plant the parkway trees, which Mr. Papierniak stated Public Works does inspect the trees after they are planted to ensure everything is done correctly to sustain the life of the trees.

Trustee Tinaglia thanked Mr. Papierniak for the great work his Department does, as he believes they are the true heroes in many ways. Trustee Tinaglia asked Mr. Papierniak how his Department is handling the change in leadership since he became Acting Director. Mr. Papierniak advised that change is hard on everybody, especially considering how long the previous Director was in place, however he is confident that everyone will eventually adjust. Mr. Papierniak stated that he has an open-door policy and wants to keep the lines of communication open with all of the members of his Department. Trustee Tinaglia stated that Mr. Papierniak is a leader

and he wishes him well.

Trustee Baldino asked about the rehabilitating of wells under Capital Improvements in Mr. Papierniak's report and what the Village is using these wells for. Mr. Papierniak advised these wells are used strictly as a back-up water source.

Melissa Cayer, Arlington Heights resident, asked if the Village can opt out of the Northwest Mosquito Abatement District, which Mr. Papierniak advised that he is not aware of the Village being able to opt out of it.

Mr. Recklaus advised that he is always impressed with how much the Public Works Department does, as they do a lot of big things that everyone can see, but they also do a lot of little things extremely well.

C. Departmental Status Reports – Fire

Mr. Recklaus advised that Chief Larson is unable to attend tonight's meeting, due to a personal issue, therefore Deputy Chief Ron Fraider will be presenting the Fire Department's report.

Mr. Fraider reported that the Fire Department has a staff of 108 sworn Firefighters, two administrative assistants and one fiscal clerk. In addition, there are 8 Command Staff positions, 16 Lieutenants and 84 Firefighters, with the majority of them cross-trained as Paramedics. The Command Staff is made up of the Fire Chief, Deputy Chief, three Division Chiefs (EMS, Community Risk Reduction, Training) and three Battalion Chiefs (one for each of the three 24-hour shifts).

Deputy Chief Fraider discussed the Fire Department's Organizational Chart and some of the different practices his Department is involved in, including water rescue, rope rescue, technical rescue and car fire rescue. Deputy Chief Fraider also discussed the 2020 incidents by their dispatched alarm type, and similar to how the numbers historically are, the EMS responses make-up approximately 80% of all calls for service. Deputy Chief Fraider went on to explain how since 2010, the number of EMS calls for service have consistently hovered around the 10,000 mark, with a slight uptick in 2019. However, in 2020, the EMS calls for service decreased by approximately 10%, which he attributes to people not wanting to go to the hospital and potentially expose themselves to Covid-19. These numbers are trending back up this year and it's anticipated that the number of EMS calls will be similar to those in 2019.

Deputy Chief Fraider next discussed the Fire Department's key accomplishments in 2020, which included the rewriting of the Department's General Orders and Standard Operating Guidelines. Deputy Chief Fraider advised that the Department identified numerous policies that were outdated and therefore needed to be discontinued, while other policies needed to be created due to changes in the standards by OSHA and other organizations. Other key accomplishments Deputy Chief Fraider discussed included his Department's efforts to share information that that they thought would be beneficial with other Departments in the Village, as well as the creation of committees within the Department, including a high-rise committee and a vehicle purchasing committee. In addition to these key

accomplishments, the Fire Department, as part of their DEI initiatives, formed a recruitment team to increase its outreach efforts in an attempt to attract a more diverse candidate pool for the entrance examination process. The Fire Department also changed their criteria for applicants by removing the merit points process to increase the candidate pool, which helped increase the number of applicants. Along with the changes made to the hiring process, the Fire Department has implemented a program that pairs recruit Firefighters with experienced employees to act as mentors. The program is focused on providing the recruit with the tools necessary for a successful career as a member of the Arlington Heights Fire Department. In addition to these employee onboarding efforts, the Fire Department is also focusing on career path development for its members. The final key accomplishment Deputy Chief Fraider discussed was the creation of a Risk Reduction Division, which was put into place just prior to the pandemic, and played a critical role in assisting the EMS Division with the development of the Department's Covid-19 response, including procuring PPE, how to use the PPE and the risks that were associated when members of the Department came in contact with potential Covid-19 patients. Now that the pandemic is slowing down, the goals of the Division will shift from an internal focus to reaching out to the various community organizations and assisting them with their risk reduction programs.

Deputy Chief Fraider discussed the Fire Department's future initiatives and challenges, which included updating the scheduling software the Fire Department uses, as their current system is antiquated and no longer meets their needs. The Fire Department has identified the software program VCS, which is the scheduling software the Police Department currently uses. In addition to upgrading the scheduling software, the Fire Department is also looking to continue updating their Standard Operating Guidelines and General Orders, enhance Firefighter safety, increase community outreach, via social media platforms, and get back to working on their basic skills. Deputy Chief Fraider also discussed some of the Fire Department's challenges moving forward, including the redevelopment of Arlington Park, succession planning, strategic planning, mandated training, recruitment and retainment and Covid-19.

Lastly, Deputy Chief Fraider thanked the men and women of his Department for their strength and perseverance through what turned out to be a very difficult year.

President Hayes thanked Deputy Chief Fraider for the fine job he did filling in for Chief Larson and for the great work his Department does, especially during the last 15 months. President Hayes asked about the community Risk Reduction Program and if this was internal initiative. Deputy Chief Fraider advised that the Arlington Heights Fire Department was the first in the area to create this position, with the goal of reducing risk internally in the Department, as well as in the community (weather-related emergencies or mass shooting incidents).

Trustee Schwingbeck thanked Deputy Chief Fraider for the very concise report and the phenomenal job his Department does.

Trustee Tinaglia thanked Deputy Chief Fraider, Chief Larson, and all of the men and women of the Arlington Heights Fire Department, for the great job they do.

Mr. Recklaus thanked Deputy Chief Fraider for stepping up and filling in for Chief Larson tonight. Mr. Recklaus acknowledged Chief Larson for the inclusive, forward-thinking culture he has created in his Department.

D. Departmental Status Reports – Planning & Community Development

Mr. Perkins began his presentation by thanking the members of his Department for all of their hard work and effort over the last year, as it has been a challenging year for everyone. Mr. Perkins discussed the structure of his Department, which is comprised of several program areas, including Zoning, Comprehensive Planning, Redevelopment & Tax Increment Financing (TIF) implementation, Business & Economic Development, Urban Design and Housing Initiatives. Mr. Perkins next discussed his Department's Mission Statement, which is to ensure professional, courteous, consistent and reliable service to the community and Village Board that they are promoting the highest quality development that the community deserves and providing timely advice and information to the Village Board and the various commissions.

Mr. Perkins advised that in 2009 his Department saw a significant reduction in staffing, however they continue to manage the workload, as they have streamlined some processes over the years, which helps to expedite some projects. The Planning & Community Development Department took on some new initiatives last year with various loan programs for businesses, Arlington Alfresco, additional Covid-19 funds they received through CDBG and the inclusionary zoning ordinance the Board adopted last year. Mr. Perkins explained how his Department performed 2,124 zoning reviews in 2020, as compared to less than 1,500 in 2018 and 2019. The Planning & Community Development Department also provides liaisons to the Arlington Economic Alliance, Arts Commission, Design Commission, Housing Commission, Plan Commission and Zoning Board of Appeals. Mr. Perkins advised in 2020, 58 new businesses opened in Arlington Heights, bringing nearly 1,000 jobs to the community. The largest businesses that opened were the Amazon Fulfillment Center and the Fortune 500 company on Shure Drive. In addition, International Services acquired the 3650 Wilke Road properties. Mr. Perkins discussed the Business Attraction and Recruitment program and the efforts that were made last year to attract new businesses to the community.

Mr. Perkins discussed his Department's key accomplishments in 2020, which included Arlington Alfresco, which was truly a team effort. Mr. Perkins explained how his Department recognized early on in the pandemic, when the restaurants were forced to close to indoor dining, that something had to be done to help them, therefore they presented a report to the Board in April of last year that identified a number of alternatives to allow outdoor dining. The decision was made to close the streets and since that time, the program has been extremely successful. The Planning & Community Development Department developed a seating plan for every single restaurant and worked with Public Works to implement the plan. Mr. Perkins noted that the National Restaurant Association reported that 100,000 restaurants closed across the country last year, however in downtown Arlington Heights, there wasn't a single restaurant that closed. In addition to Arlington Alfresco, the Planning & Community Development Department developed a process to quickly approve restaurant seating in parking lots that could have tents,

developed a Covid-19 Relief Loan program, which 18 businesses were approved for $10,000 zero interest loans, used Federal CDBG funds to develop a small business forgivable loan program and increased communications, via social media and e-blasts.

Mr. Perkins also discussed some of his Department's key accomplishments on the development sector, including the Arlington Downs project, which is moving into the second phase residential and is anticipating having their first occupancy permits within the next couple of months, as well as the development of the climbing wall by First Ascent. The 4 N. Hickory project, which is a 5-story, 76-unit, mixed-use residential development near Marianos, just re-submitted their building permit application, therefore that project should be moving forward very soon. Mr. Perkins also discussed the various warehouse distribution facilities that were built over the last 12 months. In addition, the Planning & Community Development Department assisted Arlington 425 with their application submittal and Sigwalt 16 with some utility issues they were experiencing. Mr. Perkins advised that just prior to, and during the pandemic, there were three restaurants that opened.

Mr. Perkins next discussed some of his Department's anticipated challenges, including the retention of revenue generating uses, as there are less retailors out in the market place today, which is a big portion of the Village's budget. When the Planning & Community Development Department identifies a potential retailor, they do everything they can to lure them into Arlington Heights. Other challenges include continued funding for corridor improvements, continued downtown re-development and Arlington International Racecourse and what their announcement brings. Mr. Perkins also discussed some of the new technologies that his Department will need to embrace and stay on top of, including the use of drones and autonomous vehicles within the community. Mr. Perkins discussed some local challenges post-Covid-19, including the future of the office market, if it will rebound, what it's going to look like and how it will impact Arlington Heights. Mr. Perkins believes the office market will take more of a hybrid approach, with some businesses staying virtual and other bringing their staff back, which will affect occupancy rates in the community and impact parking. Other challenges include retail and if it will rebound, as well as the future of the Downtown Chicago office market and how it will impact commuters, public transportation and parking.

Mr. Perkins discussed some of his Department's key potential new initiatives and advised that last year the Village adopted an Inclusionary Zoning Ordinance and Arlington Downs will be the first recent development to provide nine affordable units in their development, which was negotiated prior to this Ordinance being adopted. These units will need to be monitored to ensure they are being rented to families that meet that criteria. The Planning & Community Development Department is also working with the Housing Commission on developing priorities and a process for the use of the Trust Fund monies, as well as future use of Zero-Interest Loan Funds, which should have approximately $1.22 million in the Fund in the next 10 years. There are currently 13 small businesses participating in this program. This Fund was also used for the 18 small businesses that participated in the Covid-19 Relief Loan program. Some new initiatives in the downtown, include implementing Arlington 425 and working with the developer when they move forward with construction, working with the contract purchaser of the long vacant

former AT&T building and other long-term redevelopment sites, parking, and how the Village can utilize some other remote parking areas that are not heavily used during the peak times, and perhaps establish a trolley/shuttle system to transport people to and from the downtown, and the long-term plan for Arlington Alfresco.

Mr. Perkins advised that another key initiative for his Department, which is also one of the Board's strategic priorities, is to look at sustainable Green initiatives. The Village has earmarked Green Aggregation Funds and some of the potential projects for use of these Funds include, ITEP Grant Match for permeable pavers, EV charging stations, solar infrastructure and Bioswales for traffic calming. Other key initiatives include, Tax Increment Financing (TIF) District redevelopment and corridor improvements. Mr. Perkins explained how there are currently four TIF Districts that are in various stages of redevelopment, with a plan to add a mixture of residential, retail, restaurant, senior living and medical offices to these areas. The Village has identified three corridors to redevelop and improve upon, including the Rand/Palatine area, Northwest Highway and South Arlington Heights Road. Mr. Perkins advised that the Arlington International Racecourse property that is up for sale spans 326 acres, which creates an opportunity for a dynamic and unique redevelopment, whether or not that includes continued racing remains to be seen.

President Hayes thanked Mr. Perkins for all the great work he and his team have been doing these past 15 months, despite the pandemic. President Hayes also thanked Mr. Perkins for acknowledging the fact that very few of the businesses in town closed during the pandemic, and thanked the business owners for their perseverance and dedication to our community.

Trustee Tinaglia thanked Mr. Perkins and his team for all of their hard work and acknowledged how lucky the Village is to have had Mr. Perkins for all of the years he has been here.

Trustee LaBedz thanked Mr. Perkins for all that he and his staff do and asked him about staffing and if his Department were to hire another staff member, what would he task that individual with. Mr. Perkins advised that pre-Covid-19, his Department explored the idea of adding some additional staff to assist with business recruitment and attraction efforts, however they did not follow through with this idea, once Covid-19 hit. Mr. Perkins stated that he has thought about the redevelopment of Arlington Racetrack and potentially needing additional staff, but it all depends on what happens there.

Mr. Recklaus explained how Mr. Perkins had been discussing the concept of outdoor dining and an open streetscape for several years and when Covid-19 hit, Mr. Perkins was able to bring his vision to life and essentially created a lifeline for the restaurants in town.

Other Business
None

Adjournment
Trustee Baldino moved, seconded by Trustee LaBedz, to adjourn the meeting at 9:38 p.m. Upon a voice vote, the motion passed unanimously.

Village Board
7/21/2021

Item: Committee of the Whole 06/21/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/21/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
June 21, 2021 at 7:00 pm

President Hayes called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus
OTHERS PRESENT:	Kelly Barash, Jennifer Borrell and Keith Moen

A. Interview of Kelly Barash for appointment to the Special Events Commission- term ending 4-30-2025

Mayor Hayes introduced Kelly Barash and stated she is new to the community and has good event planning experience. Ms. Barash stated that she wants to be involved in her new community and has a passion for event planning.

Trustees welcomed Ms. Barash and thanked her for her willingness to serve. Discussion ensued regarding Ms. Barash's background and resume. Ms. Barash highlighted her experience with small high touch events such as private dinners to much longer entertainment events lasting for 5 days. She explained that she has been involved in a Board and putting events together and working with partners.

Trustee La Bedz moved, seconded by Trustee Canty to concur in the Mayor's appointment of Kelly Barash for appointment to the Special Events Commission – term ending 4-30-2025.

The following voice vote was recorded:

9 Ayes **0 Nays**

The motion passed.

B. Interview of Jennifer Borrell for appointment to the Youth Commission (Adult Member) – term ending 4-30-2024.

Jennifer Borrell was introduced by Mayor Hayes. He stated that she comes highly recommended by many in the community. Mayor Hayes asked Ms. Borrell to introduce

herself. She stated that she looked through the different commissions and as a mom, the Youth Commission is something that appealed to her.

Trustee Grasse thanked Ms. Borrell for her willingness to serve and asked what she was hoping to bring and excited about. Ms. Borrell stated that she was interested in hearing from the youth and what ideas they have, especially after this past year. Mayor Hayes stated that the Youth Commission did not meet much this past year so, he is eager for it to get going again and that more youth are needed for the Commission. Mayor Hayes pointed out that recommendations of youth for the commission would be appreciated.

Trustee Schwingbeck moved, seconded by Trustee Baldino to concur in the Mayor's appointment of Jennifer Borrell for appointment to the Youth Commission (Adult Member) – term ending 4-3-2024.

The following voice vote was recorded:

9 Ayes 0 Nays

The motion passed.

C. OTHER BUSINESS – Keith Moens asked that it be acknowledged that whoever ran the online meetings throughout the past year and a half that they did a spectacular job, there were almost zero problems across the Board meetings and Commission meetings. The Mayor thanked Mr. Moens and stated it was a team effort and that his comments will be shared.

Mr. Moens also asked if a hybrid option could be considered and if the email questions prior to the meeting could still be part of the process. Village Manager Recklaus pointed out that hybrid meetings are more challenging with more potential for error. Mr. Recklaus stated that there are some upgrades being done to the AV system and at that time, there may be something done, however the Village is fully compliant with current set up. The meeting can be watched live or streaming or watched recorded. Mr. Recklaus also stated that people can send information in writing and have it read into the record at anytime. Mr. Moens also recommended that Public Comment be included on the Commission agendas. Mr. Recklaus stated that there are a number of new Commissioners and that is being discussed.

Trustee Scaletta expressed concern on hybrid meetings and that free speech reaches beyond just the Village. He stated he is concerned with allowing enough time for Village residents to comment while allowing comments from others, even all over the world. This could create meeting in excess of 5 or 6 hours. Mr. Recklaus stated that has been seen and it is a factor of concern.

D. ADJOURNMENT – Trustee Scaletta moved, and Trustee LaBedz seconded the motion to adjourn. The meeting was adjourned at 7:29pm.

Village Board
7/21/2021

Item: Committee of the Whole 07/06/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 07/06/2021	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS July 6, 2021 at 7:15 pm

President Hayes called the meeting to order at 7:15 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, and Tinaglia
BOARD MEMBERS ABSENT:	Trustee Schwingbeck
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	Jay Virchow

A. Interview of Jay Virchow for appointment to the Bicycle and Pedestrian Advisory Commission- term ending 4-30-2023

Mayor Hayes introduced Jay Virchow and stated that he would be qualified for many of the Boards and Commissions and Mr. Virchow has a strong interest in bicycle safety.

Trustees thanked Mr. Virchow for his willingness to serve. Trustee Tinaglia stated he knows many that have had bicycle accidents and was wondering what can be done and why this seems to be happening. Mr. Virchow stated that there are both motorists and bicyclists that are reckless and that there is need for more signage. Mr. Virchow feels that more outreach is needed as well, especially focusing on those that are younger. Discussion ensued regarding reaching out to schools as well as including walking and skateboarding in the safety education.

Trustee Canty moved, seconded by Trustee Grasse to concur in the Mayor's appointment of Jay Virchow for appointment to the Bicycle and Pedestrian Advisory Commission – term ending 4-30-2023.

The following voice vote was recorded:

8 Ayes 0 Nays

The motion passed.

B. OTHER BUSINESS – None

C. ADJOURNMENT – Trustee Tinaglia moved, and Trustee LaBedz seconded the motion to adjourn. The meeting was adjourned at 7:26pm.

Village Board
7/21/2021

Item: Village Board 07/06/2021

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 07/06/2021	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
July 6, 2021
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Grasse, LaBedz, Baldino, Bertucci, Scaletta, Canty and Tinaglia.

Also present were: Randy Recklaus, Diana Mikula, Tom Kuehne, Charles Perkins, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 06/21/2021 Approved

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2021 Approved

Melissa Cayer asked what the payments to the Daily Herald were for. Mr. Kuehne said the could be a number of things: advertisements for employment, public notices or subscriptions.

Trustee James Bertucci moved to approve in the amount of $1,960,435.72.
Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of June 28, 2021 — Approved

Review of the 12-Month Period ending December 31, 2020 Annual Financial Report

Trustee Canty moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole accept the 12 month period ending December 31, 2020 Annual Financial Report.

Trustee Mary Beth Canty moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

B. Report of the Committee of the Whole Meeting of June 28, 2020 — Approved

Review of the Capital Asset Policy Update

Trustee Baldino moved, seconded by Trustee Bertucci that the Committee-of-the-Whole recommend to the Village Board that the Board Approve the Capital Asset Policy Update.

Trustee Richard Baldino moved to approve. Trustee James Bertucci Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

C. Report of the Committee of the Whole Meeting of June 28, 2021 — Approved

Review of the 2022 Capital Improvement Program Update

Trustee Canty moved, seconded by Trustee LaBedz that the Committee-of-the-Whole Approve the 2022 Capital Improvement Program Update.

Trustee Mary Beth Canty moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

D. Report of the Committee of the Whole Meeting of June 28, 2021 — Approved

Operating Fund Overview/Recommended Budget Ceilings 2022

Trustee Scaletta moved, seconded by Trustee Tinaglia that the Committee-of-the-Whole recommend to the Village Board that the Board Approve the 2022 Budget Ceilings of $81,592,500 for the General Fund; and $25,035,500 for the Water and Sewer Fund.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

E. Report of the Committee of the Whole Meeting of June 28, 2021 — Approved

Review of the American Rescue Plant Grant - Spending Proposal

Trustee Canty moved, seconded by Trustee Scaletta that the Committee-of-the-Whole approve the American Rescue Plan Grant-Spending Proposal.

Trustee Mary Beth Canty moved to approve. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

F. Report of the Committee of the Whole Meeting of July 6, 2021 — Approved

Interview of Jay Virchow for appointment to the Bicycle and Pedestrian Advisory Commission, term ending 4/30/23

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

Trustee Mary Beth Canty moved to concur in the Mayor's appointment. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Dell Servers - I.T. Equipment Replacement Program — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

B. HPE SAN Unit - I.T. Equipment Replacement Program — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

CONSENT NEW BUSINESS

A.	Cash in Lieu	Approved

Trustee Jim Tinaglia moved to approve the Cash in Lieu from District 25, District 214, AH Memorial Library and AH Park District. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

CONSENT LEGAL

A.	An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Approval of a Planned Unit Development, and a Variation from Chapter 28 of the Arlington Heights Municipal Code (Hawkeye Chiropractic, 1650 S Arlington Heights Rd)	Approved

Trustee Jim Tinaglia moved to approve 2021-023. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

B.	An Ordinance Amending Chapters 28 and 29 of the Arlington Heights Municipal Code (Overlay Zoning District - Arlington International Racecourse Property)	Approved

Trustee Jim Tinaglia moved to approve 2021-024. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Hiding Place Banquet Hall - 1863 W. Central Rd. Approved - PC#21-008
Special Use Permit for a Banquet Hall

Mr. Perkins said Mr. Murati is expanding Toscano's into the space next door, adding a 120 person banquet hall. There are 271 parking spaces and no landscape maintenance issues. Even with a high demand parking analysis, there is a surplus of spaces. Staff and the Plan Commission recommend approval.

Trustee Scaletta asked what the condition was of the adjacent space. Mr. Murati said the are gutting it and then it will be built out. The outdoor seating will serve the restaurant more than the Banquet Hall.

Trustee John Scaletta moved to approve the recommendation of the Plan Commission for a Special Use Permit for a Banquet Hall in the B-2 zoning district. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed

Absent: Schwingbeck

B. Mini-Golf - 955 W. Dundee Rd. - PC#21-011 Approved
SUP for Restaurant & Amusement Facility, Large

John Clery, attorney for the petitioner, said they have a contract to purchase the building contingent on the Board's approval of the project. The building has been vacant and the facility would be a welcome addition to the Village. There are no mini golf courses within 15 miles. They plan to improve the parking lot with landscape islands and upgrade the building. There are no concerns with traffic or parking. A bicycle rack will be added and they will comply with all Village regulations.

Mr. Perkins said this is a welcome upgrade. There are 69 parking spaces on site. Staff has requested that if a future cross access drive is needed, that it shall be installed. The facility will have food service and an arcade area. Staff and the Plan Commission recommend approval. There will be open golfing as well as kids' parties. There is no plan to add alcohol service.

Trustee Mary Beth Canty moved to approve the Plan Commission's recommendation for a Special Use Permit to allow a 8,400 SF Restaurant

and Amusement Facility (large). Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

XIII. LEGAL

A.	An Ordinance Amending Chapter 2 of the Arlington Heights Municipal Code (Section 2-202a Quorum; Meetings)	Approved

Mr. Recklaus explained the ordinance amends the time that Village Board meetings start. The former 8:00 p.m. time was one of the later start times in the metro area. During Covid, the Board started meetings earlier, and subsequently found that the Board prefers an earlier start.

Mr. Moens, who asked for this item to be removed from the Consent Agenda, asked if there will be a defined ending time. He noted some of the appointed Boards and Commissions have 10:30 p.m. end time. Could the Village Board also have an ending time? Mr. Recklaus said there used to be an informal rule of ending by 11:00 p.m. which went away a few years ago. Sometimes, discussions are timely, and the Village is hamstrung if the meeting goes late. If we are past the point of having a productive conversation it is always the Boards' prerogative to adjourn and continue the discussion at another time.

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

B.	Permit Fee Waiver - Arlington Heights Park District	Approved

Melissa Cayer suggested the financial books of the Village and the Park District show the true cost of the services and for the Village not to waive the fee. Mr. Recklaus said when another taxing body is doing work on their facilities, we typically waive the permit fees for them. They are taxpayer supported entities so it doesn't make sense to take money from one pocket just to put it in another.

Trustee Scaletta clarified that the costs being waived did not used to be included in the information to the Board. It is good to know what it is we are waiving for transparency purposes.

Trustee John Scaletta moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

C. An Ordinance Adopting the Village's Flag Display Policy — Approved

President Hayes clarified the proposed Ordinance. It was precipitated by the discussions in other communities about flying the Pride flag. This Ordinance codifies our longstanding unwritten policy of limiting the flags to those we fly currently, the Stars and Stripes, the State of Illinois Flag, the Village of Arlington Heights Flag and the POW/MIA flag. President Hayes explained that local government flag poles should be limited only those flags that all of its residents can support so should not have social or political comment on its flagpoles. He said there is a distinction between issuing a proclamation and flying a flag. A proclamation is signed by the Mayor, and has the names all the Trustees. Those proclamations belong to the 9 people as representatives of the community. Flag poles belong to all residents. Flying a flag means that the government endorses what it stands for, and that all residents owe allegiance to that flag. The flags that are indisputable are flown at Village Hall. From a practical standpoint, the Ordinance allows us to treat all requests the same and avoid controversial conversations. We don't need special flags to support diversity, equity and inclusion (DEI). There is already one symbol that already does that, the Stars and Stripes. One flag works for us all. It symbolizes peace, honor, truth and justice.

Trustee Scaletta concurred saying the Ordinance codifies the existing practice of the Village. Some people are using this opportunity to politicize the situation. The Board's job is to provide residents safety and wellbeing. He noted his support for people in the LGBTQ+ communities.

Trustee Bertucci agreed. He asked what the legal issues were regarding non-public and public forums in relation to flag poles. Mr. Passman said not all public property is designated for public speech. Public streets are a public forum. Village Hall is not. Flag poles are not public forum because they have not been opened up for political discussion. If a municipality makes a flag pole open to public expression, it becomes open to everyone on all sides of an issue. Trustee Bertucci asked if the POW/MIA flag was a considered a Federal Flag on par with the Stars and Stripes. Mr. Passman explained In 2019, former President Donald Trump signed a bill requiring the POW/MIA flag be flown with the US flag on certain federal properties at all times. There is a law that requires the POW flag to be flown at airports in Illinois and at State Parks. This flag has an express mention in the Illinois Flag Display Act. It makes sense to fly it with the U.S. flag and it fits with other governmental bodies.

Trustee Grasse asked if we had had an ordinance in place prior to 2019, would the POW/MIA flag be considered a special flag. Mr. Passman said it is not in the Statutes. There are differences in the law and the speech the Village engages in. President Hayes said this is part of our longstanding policy, and the flying or the POW/MIA flag goes back more than 30 years. The Federal laws and State laws do not impact the Village's choice to fly or not fly individual flags. The only flag we are required to fly is the American flag.

Trustee Tinaglia said he supports the LGBTQ community. He said there are certain flags he does not want to see on a taxpayer funded building. For him, it's not about the Pride flag, he doesn't want to open the discussion to other flags and spend tax dollars fighting about it. He recommends keeping it simple, straightforward and inclusive. If you are a resident, you are a part of Illinois, Arlington Heights, and the U.S.A. The Ordinance is not about singling anyone out, but the opposite, Old Glory is the most inclusive flag.

Trustee Grasse supports flying the Pride flag to recognize and respect that all are welcome in the Village. She does not believe it is a moral, partisan or political issue. She thinks it is to support those who have been persecuted and denied basic human rights. Flying the Pride flag symbolizes that we welcome all people in the Village. She does not support a restrictive response. There are legal ways we can remain open and reduce our exposure to lawsuits. Culture changes with time, and a static concept of tradition fossilizes our history. The Pride flag has flown over Federal buildings and over the State capital since 2019.

Trustee Grasse moved to amend the proposed Ordinance by inserting into A, #5 'other special flags recognized and flown by the U.S.A. or the State of Illinois by statute or proclamation or as requested by a sitting Village Board member and voted upon by the Village Board'. Trustee Canty seconded the motion.

Trustee Canty asked how many flag requests we get. Mr. Recklaus said the request this year was the first in his tenure. Trustee Canty said after this request, within 2 days, this Ordinance came forward. She said the Board is better and smarter than this. Trustee Canty said it seems opposite of furthering the DEI goal. The Ordinance gives special consideration to one non governmental flag, who's flag to which she is not opposed. She said the Stars and Stripes has not been historically inclusive as the country, and at one time said she was 3\5's of a person. That flag also previously stated her brother could not mary the man he loved. If we are welcoming, we should show we are welcoming. She said there was no pressing or urgent need to go through with this Ordinance at this time. Trustee Canty said the Pride Proclamation was hard fought and required a lot of discussion by the Board.

President Hayes strongly disagreed with this assertation that the Pride Proclamation was not unanimous. Trustee Canty said President Hayes did

not want a proclamation initially, but that he did ultimately vote for it, which she appreciated. President Hayes said his public actions and statements were clear and that Trustee Canty was misrepresenting him and defaming his character.

Resident Response
The following residents spoke against the Ordinance: Keith Moens, Meil Johnson, Luc Neacy, Roger Wohlner, Lisa Doty on behalf of Elisa Kohlber, Luke Sparreo, Felix Garkisch, Eric Hubbs, Will Kelly, Jean Furlan, June Furlan, Michael Furlan, Heidi Graham, Jean Wood, John Sparreo, Thomas Furyk, Janice Phares, and Corrine Fiore.

They cited the following reasons: Does not promote a progressive or welcoming community perception, a better policy could be crafted, it's a solution without a problem, it is not a first amendment problem, the timing is embarrassing, flying the Pride flag would show that LGTBQ people are valued and appreciated, it's an unnecessary prohibition of free speech, it's a step back from DEI goals, the reasoning is based on fear, the Village should represent people who have been marginalized, flying the Pride flag would help fight racism and hatred, it would improve property values, it would show we are progressive.

The following Residents spoke in support of the Ordinance: Mary Lou Olhava, Mark Rymsza, Diane Mulheim, Thomas Bruno, Steven Ryder, and Sue Hayes.

They cited the following reasons: putting up a flag does not make us more diverse, keep politics off the flag pole, the Village is acting on DEI so doesn't need a flag to show it, it's unwise to allow displays of special interests, the municipal flag pole is a visual expression of jurisdiction.

President Hayes said he was opposed to the amendment stating we can make our own decisions, and he didn't want the Village to be submissive to the Federal or the State governments. These are our flag poles, they belong to the people of the community.

Trustee Grasse said she researched successful ordinances and polices of other communities to allow for the change in culture that is our reality. Two different communities used her suggested amendment in their ordinances. This amendment means the State and Federal government vets the flags, so works as a filter or guide, and then we can decide for ourselves which flags we want to fly for ourselves.

Trustee Canty said the Pride flag flies in Chicago, Buffalo Grove and at the State capital. There is no reason we can't consider flying the Pride flag. This Ordinance takes away our opportunity to hear from our residents and make our own decisions.

Trustee Tinaglia disagreed with Trustee Canty regarding the Pride Proclamation assertation. He said the allegation was embarrassing and the

Board has never seen anything like it since he has been a Trustee. Old Glory is the only flag that should mean anything to anyone about being inclusive. We are all Americans, we are here for the same reason. When he ran for office, he heard the same things from residents; don't raise my taxes and fix the flooding. These issues are what people care about the most. The Village pays hundreds of thousands of dollars to attorneys fighting claims from people on issues they don't like. The Board members are basically volunteers, the folks who get paid are the employees. Those guys have to battle with the attorneys and take time out of their day. They are fighting battles over stupid things and it costs a lot of money. The only answer is to be completely inclusive of all, red white and blue. He expressed his love for his LGBTQ friends and family. He does not want to debate whose flag can go on our pole.

Trustee LaBedz said it seemed like flying the Pride flag was a no brainer. Then she learned there was a Juneteenth flag, how do you decide? She wrestled with the proposed Ordinance from the start. This is a very difficult decision. The American flag has not always been seen and observed in an inclusive manner. It has been used as divisive sometimes. Patriotism comes in all sizes and stripes. It would be easy to say it represents us all and ideally it does. She supports of the amendment by Trustee Grasse as a good compromise. Mr. Passman said the decision on what to fly is made by the government. The Ordinance alleviates the potential fight.

Trustee Baldino said he was sympathetic to the Ordinance and appreciates the symbolism of the flags we do fly. He said he would support the amendment.

The question was called on the amendment to the Ordinance.
Ayes: LaBedz, Grasse, Canty, Baldino
Nayes: Scaletta, Tinaglia, Bertucci, Hayes
The Motion: Failed

President Hayes said this was not a referendum on the Pride flag but a decision based on the bigger picture of requests that would be coming down the road.

Trustee John Scaletta moved to approve the Flag Display Policy. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Hayes, Scaletta, Tinaglia
Nays: Canty, Grasse, LaBedz

Absent: Schwingbeck

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 9:41 p.m. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Tinaglia

Absent: Schwingbeck

Village Board
7/21/2021

Item: Warrant Register 07/15/2021

Department: Village Clerk

ATTACHMENTS:

Description	Type
Warrant Register 07/15/2021	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 7-15-2021

Fund	Fund Description	Total Transaction Amount
101	General Fund	$321,201.59
211	Motor Fuel Tax Fund	$462,496.82
225	Zero Interest Loan Fund	$20,000.00
227	Foreign Fire Ins Tax Fund	$15,460.80
231	Criminal Investigation Fd	$2,118.31
235	Municipal Parkg Opr Fund	$3,306.55
401	Capital Projects Fund	$773,324.47
426	Storm Water Control Fund	$553,406.90
505	Water and Sewer Fund	$122,422.13
511	Solid Waste Fund SWANCC	$128,779.00
515	Arts,Entert & Events Fund	$88,566.47
611	General Liability Ins Fnd	$1,390.00
615	Workers Compensation Ins	$10,703.89
621	Fleet Operations Fund	$33,808.96
625	Technology Fund	$65,757.00
715	Guaranty Deposits Fund	$7,200.00
721	Escrow Deposits Fund	$44,047.33
TOTAL ALL FUNDS		**$2,653,990.22**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2250	715-0000-220.93-00	ROBERT ANDERSON	BOND REFUND	$200.00	$200.00
229778	715-0000-220.93-00	ACE PYRO	BOND REFUND	$1,000.00	$1,000.00
229784	715-0000-220.93-00	AJD CONCRETE CORP	BONDREFUND	$200.00	$200.00
229791	715-0000-220.93-00	ANDERSON, ROBERT JR	BOND REFUND	$200.00	$200.00
229792	715-0000-220.93-00	ANNETTE QUICK	BOND REFUND	$200.00	$200.00
229795	721-0000-221.10-11	ARLINGTON HTS MEMORIAL LIBRARY	CASH IN LIEU OF LAND	$2,246.93	$2,246.93
229796	721-0000-221.10-11	ARLINGTON HTS PARK DISTRICT	CASH IN LIEU OF LAND	$27,972.94	$27,972.94
229797	721-0000-221.10-11	ARLINGTON HTS SCHOOL DIST 25	CASH IN LIEU OF LAND	$11,867.24	$11,867.24
229835	715-0000-220.93-00	DANIEL SLOWINSKE	BOND REFUND	$200.00	$200.00
229836	715-0000-220.93-00	DAVID STACK	BOND REFUND	$200.00	$200.00
229837	715-0000-220.93-00	DEBRA COAN	BOND REFUND	$200.00	$200.00
229839	715-0000-220.93-00	DEPENDABLE CONCRETE	BOND REFUND	$200.00	$200.00
229847	715-0000-220.93-00	EVERLAST BLACKTOP INC	BOND REFUND	$200.00	$200.00
229855	715-0000-220.93-00	FORTIS GROUND WERKS	BOND REFUND	$200.00	$200.00
229858	715-0000-220.93-00	GABRIEL'S LANDSCAPE & TREE SER	BOND REFUND	$200.00	$200.00
229862	715-0000-220.93-00	GERALD SIEMIENAS	BOND REFUND	$200.00	$200.00
229863	235-0000-435.65-03	LAURA GOKHMAN	REFUND PARKING PERMIT - J	$40.00	$40.00
229870	101-0000-421.20-00	DEREK HANLEY	REFUND LIQUOR LICENSE FEE	$4,107.60	$4,107.60
229871	715-0000-220.93-00	HARDROCK DESIGN, INC	BOND REFUND	$200.00	$200.00
229889	715-0000-220.93-00	JAN TOSSMAN	BOND REFUND	$200.00	$200.00
229890	715-0000-220.93-00	JEFF WHITE	BOND REFUND	$200.00	$200.00
229895	715-0000-220.93-00	JUDITH L KOLET	BOND REFUND	$200.00	$200.00
229896	715-0000-220.93-00	KAPLAN PAVING LLC	BOND REFUND	$200.00	$200.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229913	715-0000-220.93-00	MELROSE PYROTECHNICS, 21-1703	BOND REFUND	$1,000.00	$1,000.00
229918	715-0000-220.93-00	MICHAEL TOKARZ	BOND REFUND	$200.00	$200.00
229932	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	$188.42	$188.42
229940	715-0000-220.93-00	POUL'S LANDSCAPING INC	BOND REFUND	$200.00	$200.00
229944	715-0000-220.93-00	ROSS CHAPMAN	BOND REFUND	$200.00	$200.00
229946	715-0000-220.93-00	RUSSEL LOKUN	BOND REFUND	$200.00	$200.00
229947	715-0000-220.93-00	S & H PAVING, INC	BOND REFUND	$200.00	$200.00
229952	101-0000-210.82-00	SONTIQ	MONTHLY EMP ID PROTECT	$274.61	$274.61
229966	715-0000-220.93-00	TIMBERBUILT, INC	BOND REFUND	$200.00	$200.00
229969	721-0000-221.10-11	TOWNSHIP HIGH SCHOOL DIST #214	CASH IN LIEU OF LAND	$1,960.22	$1,960.22
229972	715-0000-220.93-00	UNITED ASPHALT SERVICES	BOND REFUND	$200.00	$200.00
229988	715-0000-220.93-00	DANIELLE VOYLES	BOND REFUND REISSUE	$200.00	$200.00
229994	715-0000-220.93-00	WOJTASZEK, MARCIN 19-1238	BOND REFUND	$200.00	$200.00
901732	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$2,495.53	$2,495.53
901734	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2021	$2,344.44	$2,344.44
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDANT CARE 2021	$381.30	$381.30
				Division 0 Total	$61,079.23
				Department 0 Total	$61,079.23

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Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229798	101-0101-501.21-65	ARLINGTON SIGNS & BANNERS	PRINTING SERVICES	$45.00	$45.00
				Division 1 Total	$45.00
				Department 1 Total	$45.00

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Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229814	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	$7.10	$7.10
229840	515-0201-525.40-55	DIGGING RECORDS INC	SOUNDS OF SUMMER 07232021	$2,500.00	$2,500.00
229844	515-0201-525.40-55	EDGE ENTERTAINMENT LTD	SOUNDS OF SUMMER 07162021	$2,800.00	$2,800.00
229926	515-0201-525.40-55	NEW BLUE INC	SOUNDS OF SUMMER 07152021	$2,850.00	$2,850.00
229932	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$58.57	$128.95
			OFFICE SUPPLIES, GENERAL	$17.60	
			OFFICE SUPPLIES, GENERAL	$52.78	
229967	515-0201-525.40-55	TOM CAREY MUSIC INC	SOUNDS OF SUMMER 07222021	$2,000.00	$2,000.00
229977	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	$121.62	$121.62
				Division 1 Total	$10,407.67
				Department 2 Total	$10,407.67

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Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229814	101-0301-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.15	$18.15
229859	615-0301-552.20-45	GALLAGHER BASSETT SERVICES	RUN-OFF CLAIM FEES W/C	$9,928.00	$9,928.00
229872	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	SQ THE FLOWER STUDIO,	$155.00	$155.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	$75.89	$75.89
229949	615-0301-552.20-50	SEARCH INC	DISABILITY TRAINING	$700.00	$700.00
229985	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	$116.96	$116.96
				Division 1 Total	$10,994.00
				Department 3 Total	$10,994.00

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Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229825	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	$9,578.75	$9,578.75
229845	101-0401-503.20-10	ELROD FRIEDMAN LLP	SERVICE PROFESSIONAL	$7,016.00	$7,016.00
229846	101-0401-503.20-15	ERNEST R BLOMQUIST PC	JULY, 2021 RETAINER	$4,170.00	$4,170.00
229965	101-0401-503.33-05	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	$331.81	$331.81
				Division 1 Total	$21,096.56
				Department 4 Total	$21,096.56

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Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229787	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	$35.96	$35.96
229819	101-0501-503.21-65	CHASE	SAFE DEP BOX FEE #3841	$190.00	$190.00
229834	101-0501-503.22-01	DAILY HERALD	ADVERTISING	$60.75	$109.35
			ADVERTISING	$48.60	
229859	611-0501-552.42-60	GALLAGHER BASSETT SERVICES	RUN-OFF CLAIM FEES LIAB	$1,390.00	$1,390.00
229894	101-0501-503.22-01	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	$1,425.00	$1,425.00
229932	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$217.41	$232.90
			OFFICE SUPPLIES, GENERAL	$15.49	
229938	101-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	PERMIT PI 2594 BPM FLATS	$245.00	$245.00
229984	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	$49.60	$49.60
				Division 1 Total	$3,677.81
				Department 5 Total	$3,677.81

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229818	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	$14,276.00	$14,276.00
229850	625-0601-553.30-05	FASTSIGNS	NAME PLATE	$12.00	$12.00
229851	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$32.10	$32.10
229872	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	CDW GOVT #F526435	$482.80	$482.80
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	FS PINGPLOTTER	$349.00	$1,048.00
			VITEXTRA TRIAL OVER	$499.00	
			ZOOM.US 888-799-9666	$200.00	
229885	625-0601-553.33-05	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	$12,510.00	$12,510.00
229953	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	COMPUTERS,DP & WORD PROC.	$53.53	$53.53
229962	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	$17,704.89	$17,704.89
229982	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	$1,404.64	$1,404.64
229986	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	$856.87	$856.87
901733	625-0601-553.20-05	MUNICIPAL GIS PARTNERS INC	MONTHLY GIS STAFFING SVCS	$17,376.17	$17,376.17
				Division 1 Total	$65,757.00
				Department 6 Total	$65,757.00

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229917	515-2005-525.40-81	METROPOLIS PERFORMING ARTS CENTRE	2021 OPER CONT 3 OF 4	$67,500.00	$67,500.00
229963	515-2005-525.50-55	SWEETWATER	OFFICE SUPPLIES, GENERAL	$1,668.00	$1,668.00
				Division 5 Total	$69,168.00
				Department 20 Total	$69,168.00

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229777	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$356.72	$356.72
229782	101-3001-511.33-25	AED PROFESSIONALS	POLICE EQUIPMENT & SUPPLY	$2,148.00	$2,148.00
229790	101-3001-511.21-65	ANDERSON GLASS TINTING	SERVICE MISCELLANEOUS	$100.00	$100.00
229797	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSS GUARD REIMBURSEMENT	$29,555.32	$29,555.32
229809	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$1,072.72	$1,072.72
229810	101-3001-511.21-65	BRIGHTSIDE CLINIC	SERVICE PROFESSIONAL	$2,250.00	$2,250.00
229817	401-3001-572.50-15	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	$2,885.00	$3,201.00
			POLICE EQUIPMENT & SUPPLY	$316.00	
229828	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$245.00	$245.00
229830	101-3001-511.33-25	CORPORATE IDENTITY INC	POLICE EQUIPMENT & SUPPLY	$4,635.00	$4,689.88
			SHIPPING/DELIVERY SERVICE	$54.88	
229848	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	$51.92	$51.92
229864	101-3001-511.22-03	TARYN GOMBAR	TRAVEL & TRAINING	$150.00	$150.00
229869	101-3001-511.21-65	GUARDIAN ALLIANCE TECHNOLOGIES INC	POLICE EQUIPMENT & SUPPLY	$150.00	$150.00
229872	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	ACTAR	$300.00	$300.00
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US 2X2ST6YN2	$22.97	$22.97
229879	101-3001-511.21-02	ID NETWORKS	QUARTERLY MAINT FEE 073121	$4,643.00	$4,643.00
229891	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$247.00	$480.85
			CLOTHING & APPAREL	$77.95	
			CLOTHING & APPAREL	$77.95	
			CLOTHING & APPAREL	$77.95	
229901	101-3001-511.21-65	LIVE VIEW GPS INC	DATA SUBSCRIPTION	$502.80	$502.80
229902	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	$3,665.08	$3,665.08

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229908	101-3001-511.22-03	DINKA MALIK	TRAVEL & TRAINING	$420.60	$420.60
229924	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	TRAVEL & TRAINING	$600.00	$600.00
229925	101-3001-511.22-03	NELSON ALEXANDRA	TRAVEL & TRAINING	$359.88	$359.88
229931	101-3001-511.22-03	JOHN O'LEARY	TRAVEL & TRAINING	$452.40	$452.40
229932	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	($7.04)	$153.81
			OFFICE SUPPLIES, GENERAL	($4.13)	
			OFFICE SUPPLIES, GENERAL	$4.13	
			OFFICE SUPPLIES, GENERAL	($4.13)	
			OFFICE SUPPLIES, GENERAL	$148.99	
			OFFICE SUPPLIES, GENERAL	$15.99	
229933	235-3001-532.30-35	MONICA OWCA	CLOTHING & APPAREL	$115.00	$115.00
229943	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	$104.99	$95.00
			CLOTHING & APPAREL	($9.99)	
229951	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	$17.99	$17.99
229965	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	$560.15	$560.15
229968	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	$247.25	$247.25
229976	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	$2,411.08	$2,411.08
	101-3001-511.33-25	VERIZON WIRELESS	ACCT 68682493000001	$379.39	$379.39
229983	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	$35.01	$35.01
229989	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$23.98	$23.98
				Division 1 Total	$59,456.80

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229803	231-3003-511.40-01	RODOLFO AVALOS	TRAVEL & TRAINING	$1,297.24	$1,297.24
229872	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	EXPEDIA 72114828712256	$821.07	$821.07

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 3 Total	**$2,118.31**
				Department 30 Total	**$61,575.11**

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229776	401-3501-572.50-10	ABT ELECTRONICS	APPLIANCES	$17,804.00	$17,804.00
229783	101-3501-512.30-35	AIR ONE EQUIPMENT	CLOTHING & APPAREL	$1,130.00	$1,130.00
	101-3501-512.31-85	AIR ONE EQUIPMENT	HARDWARE SUPPLIES	$713.00	$878.00
			HARDWARE SUPPLIES	$165.00	
229804	101-3501-512.30-35	AZ TAILORING	CLOTHING & APPAREL	$75.00	$75.00
229814	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$33.83	$33.83
229820	101-3501-512.21-02	CHICAGO COMMUNICATIONS LLC	PROFESSIONAL SERVICES	$700.00	$700.00
229842	101-3501-512.31-85	DUO SAFETY LADDER CORP	HARDWARE SUPPLIES	$41.64	$41.64
229854	101-3501-512.22-03	JOSEPH FORDE	TUITION REIMBURSEMENT	$724.00	$724.00
229860	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$150.00	$1,496.70
			CLOTHING & APPAREL	$705.70	
			CLOTHING & APPAREL	$66.00	
			CLOTHING & APPAREL	$150.00	
			CLOTHING & APPAREL	$190.00	
			CLOTHING & APPAREL	$180.00	
			CLOTHING & APPAREL	$55.00	
229878	101-3501-512.21-11	HOME DEPOT CREDIT SERVICES	KITCHEN SUPPLIES	$47.94	$47.94
229880	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	LICENSE FEE	$10.00	$10.00
229915	101-3501-512.30-35	MUNICIPAL EMERGENCY SERVICES	CLOTHING & APPAREL	$594.83	$594.83
229932	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$48.00	$102.89
			OFFICE SUPPLIES, GENERAL	$35.93	
			OFFICE SUPPLIES, GENERAL	$18.96	
229942	101-3501-512.21-16	R H MEDICAL	MEDICAL OXYGEN	$201.50	$201.50

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229951	101-3501-512.21-11	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$17.16	$31.74
			HARDWARE SUPPLIES	$14.58	
229957	101-3501-512.33-05	STROJNY, DAVID	SUPPLIES REIMBURSEMENT	$28.13	$28.13
229958	101-3501-512.33-50	STRYKER SALES CORP	MEDICAL SUPPLIES	$361.27	$361.27
229980	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	$1,007.71	$1,007.71
229993	101-3501-512.31-65	WITMER PUBLIC SAFETY GROUP	HARDWARE SUPPLIES	$74.96	$74.96
				Division 1 Total	$25,344.14
				Department 35 Total	$25,344.14

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229958	227-3701-512.50-15	STRYKER SALES CORP	MEDICAL SUPPLIES	$15,460.80	$15,460.80
				Division 1 Total	$15,460.80
				Department 37 Total	$15,460.80

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2249	225-4001-521.40-43	MJC555, LLC	ZERO INTEREST LOAN	$20,000.00	$20,000.00
229850	101-4001-521.40-41	FASTSIGNS	ALFRESCO SIGNAGE	$207.62	$649.15
			ALFRESCO SIGNAGE	$78.00	
			ALFRESCO SIGNAGE	$103.30	
			ALFRESCO SIGNAGE	$260.23	
229851	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$37.64	$37.64
229872	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$2.99	$2.99
	101-4001-521.40-41	HARRIS TRUST & SAVINGS BANK	AFFORDABLE DISPLAY	$337.06	$337.06
229899	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$472.55	$1,426.15
			TRANSCRIPTS	$731.65	
			TRANSCRIPTS	$221.95	
229914	101-4001-521.40-40	MICHAEL MERTES	MEAL REIMBURSEMENT	$87.10	$87.10
229927	101-4001-521.40-41	NORTHERN IL REAL ESTATE MGZN	ADVERTISING	$1,500.00	$1,500.00
229932	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$205.11	$328.91
			OFFICE SUPPLIES	$123.80	
229974	101-4001-521.21-65	VERIZON WIRELESS	ACCT 380420270001	$95.61	$95.61
				Division 1 Total	$24,464.61
				Department 40 Total	$24,464.61

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229852	101-4501-523.30-35	MARK FINK	CLOTHING & APPAREL	$235.00	$235.00
229868	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$625.00	$625.00
229937	101-4501-523.22-03	PETTY CASH	PLUMBING INSP MEETING	$20.00	$20.00
229953	101-4501-523.30-05	SOUTHERN COMPUTER WAREHOUSE	MONITOR-PLAN REVIEWER	$881.35	$881.35
229961	101-4501-523.30-05	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	$50.00	$50.00
229964	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$35.00	$105.00
			SERVICE BLDG MAINT	$35.00	
			SERVICE BLDG MAINT	$35.00	
229975	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	$180.05	$180.05
229987	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	$383.52	$383.52
				Division 1 Total	$2,479.92
				Department 45 Total	$2,479.92

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229814	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$15.84	$15.84
229832	101-7001-541.33-05	CUSTOM DATA PROCESSING	RENEWAL ENVIRONMENTAL	$10,860.00	$10,860.00
229853	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$85.00	$435.00
			PROPERTY MAINTENANCE	$350.00	
229907	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	PROFESSIONAL SERVICES	$390.00	$650.00
			PROFESSIONAL SERVICES	$260.00	
229909	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	NURSING CLINIC SUPPLIES	$268.38	$376.72
			NURSING CLINIC SUPPLIES	$108.34	
229932	101-7001-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$35.19	$55.18
			OFFICE SUPPLIES, GENERAL	$19.99	
229937	101-7001-541.22-03	PETTY CASH	MILEAGE	$10.08	$21.28
			MILEAGE	$11.20	
	101-7001-541.30-05	PETTY CASH	SUPPLIES	$14.79	$14.79
	101-7001-541.33-10	PETTY CASH	SUPPLIES	$45.52	$45.52
	101-7001-541.40-61	PETTY CASH	MED RESERVE CORP RENEWAL	$25.00	$25.00
229981	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	$314.76	$314.76
				Division 1 Total	$12,814.09

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229932	101-7007-541.31-65	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$49.00	$49.00
229961	101-7007-541.30-05	SUMMIT PRINT SOLUTIONS	BUSINESS CARDS	$50.00	$50.00
				Division 7 Total	$99.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 70 Total	**$12,913.09**

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229779	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$683.50	$683.50
229780	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	KEYS AND LOCK SUPPLIES	$14.50	$171.50
			KEYS AND LOCK SUPPLIES	$40.00	
			KEYS AND LOCK SUPPLIES	$117.00	
229781	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	STREET/SIDEWALK SUPPLIES	$16.25	$16.25
229785	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	FORESTRY SUPPLIES	$93.66	$93.66
229788	101-7101-531.21-11	AMERICAN DOOR & DOCK	BUILDING MAINT SUPPLIES	$148.50	$148.50
229793	101-7101-531.21-02	ARC IMAGING RESOURCES	BUILDING MAINT SUPPLIES	$405.00	$405.00
229799	101-7101-531.31-40	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$7,754.94	$7,754.94
	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$8,759.02	$48,859.99
			STREET/SIDEWALK SUPPLIES	$12,041.50	
			STREET/SIDEWALK SUPPLIES	$8,718.76	
			STREET/SIDEWALK SUPPLIES	$1,437.75	
			STREET/SIDEWALK SUPPLIES	$931.50	
			STREET/SIDEWALK SUPPLIES	$9,639.40	
			STREET/SIDEWALK SUPPLIES	$7,332.06	
	401-7101-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$257,404.79	$257,404.79
229800	101-7101-531.22-70	AT & T	ACCT 84759060006156	$1,026.46	$1,026.46
229801	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 217S667106106	$1,977.17	$1,977.17
229802	101-7101-531.21-11	AUTOMATIC DOORS INC	BUILDING MAINT SUPPLIES	$275.00	$275.00
229805	101-7101-531.31-65	BATTERIES PLUS BULBS #842	OFFICE SUPPLIES	$366.08	$366.08
229806	101-7101-531.20-05	BAXTER & WOODMAN	SERVICE CONSULTING	$19,823.50	$19,823.50
229808	101-7101-531.30-35	BONIFAZI ROBERT A	CLOTHING & APPAREL REIMBURSE	$214.49	$461.94

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229808	101-7101-531.30-35	BONIFAZI ROBERT A	CLOTHING & APPAREL	$247.45	$461.94
229812	426-7101-571.50-25	OVIDIJUS BURBULIS	ENHANCED SEWER REBATE	$11,250.00	$11,250.00
229814	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$17.29	$17.29
229822	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$30,246.50	$30,246.50
229826	101-7101-531.31-40	CLESEN ARTHUR INC	LANDSCAPE SUPPLIES	$912.50	$912.50
229831	401-7101-571.50-30	CORRECTIVE ASPHALT MATERIALS LLC	SERVICE CONSTRUCTION	$131,092.20	$131,092.20
229833	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	PLUMBING SERVICES	$614.00	$614.00
229841	401-7101-571.50-30	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$324,247.30	$324,247.30
	426-7101-571.50-25	DIMEO BROTHERS INC	SERVICE CONSTRUCTION	$499,660.40	$499,660.40
229843	101-7101-531.22-15	DURABILT FENCE	BUILDING MAINT SUPLLIES	$3,535.00	$3,535.00
229849	401-7101-571.50-30	CHRIS FAHNOE	SUPLLY REIMBURSEMENT	$737.50	$737.50
229853	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$5,770.00	$16,458.70
			SERVICE MISCELLANEOUS	$10,688.70	
229857	426-7101-571.50-25	DAVID GABRIEL	ENHANCED SEWER REBATE	$11,250.00	$11,250.00
229861	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$21,040.00	$21,040.00
229865	101-7101-531.20-05	GOVTEMPSUSA LLC	TEMP SERVICES	$2,318.40	$4,502.40
			TEMP SERVICES	$2,184.00	
229866	101-7101-531.31-55	GRAINGER W W INC	ELECTRICAL EQUIP & SUPPLY	$231.57	$231.57
229867	101-7101-531.31-65	GRAYBAR ELECTRIC COMPANY	ELECTRICAL SUPPLIES	$270.69	$270.69
229873	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	$392.06	$3,109.60
			EQUIPMENT MAINTENANCE	$251.36	
			HVAC MAINTENANCE	$2,466.18	
229874	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	$905.65	$13,658.00
			HVAC MAINTENANCE	$541.97	
			HVAC MAINTENANCE	$292.77	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229874	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$2,876.00	$13,658.00
			EQUIPMENT MAINTENANCE	$3,708.00	
			BUILDING MAINT SUPPLIES	$1,489.48	
			BUILDING MAINT SUPPLIES	$294.08	
			BUILDING MAINT SUPPLIES	$294.08	
			EQUIPMENT MAINTENANCE	$294.08	
			EQUIPMENT MAINTENANCE	$423.62	
			EQUIPMENT MAINTENANCE	$944.55	
			EQUIPMENT MAINTENANCE	($944.55)	
			EQUIPMENT MAINTENANCE	$944.55	
			EQUIPMENT MAINTENANCE	$603.39	
			EQUIPMENT MAINTENANCE	$473.39	
			EQUIPMENT MAINTENANCE	$516.94	
229876	101-7101-531.31-90	HELLER LUMBER CO	STREETS SUPPLIES	$35.26	$35.26
	401-7101-571.50-20	HELLER LUMBER CO	MULLER HOUSE REPAIRS	$430.10	$1,069.78
			MULLER HOUSE REPAIRS	$403.20	
			MULLER HOUSE REPAIRS	$236.48	
229877	101-7101-531.30-35	MICHAEL HODGE	CLOTHING & APPAREL	$179.95	$179.95
229881	401-7101-571.50-30	IL DEPT OF TRANSPORTATION	SERVICE CONSTRUCTION	$36,631.40	$36,631.40
229882	426-7101-571.50-25	IL EPA	NPDES FEE	$1,000.00	$1,000.00
229883	401-7101-571.50-30	LAURA ILIE	SIDEWALK REIMBURSEMENT	$297.50	$297.50
229887	101-7101-531.21-11	INTL EXTERMINATORS INC	EQUIPMENT MAINTENANCE	$60.00	$865.00
			EQUIPMENT MAINTENANCE	$120.00	
			EQUIPMENT MAINTENANCE	$65.00	
			EQUIPMENT MAINTENANCE	$88.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229887	101-7101-531.21-11	INTL EXTERMINATORS INC	EQUIPMENT MAINTENANCE	$88.00	$865.00
			EQUIPMENT MAINTENANCE	$59.00	
			EQUIPMENT MAINTENANCE	$60.00	
			EQUIPMENT MAINTENANCE	$325.00	
229888	101-7101-531.21-02	INTL TEST & BALANCE INC	POLICE TEST AND BALANCE	$1,300.00	$1,300.00
229892	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	ALARM SERVICES	$1,690.00	$1,690.00
	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	ALARM SERVICES	$106.43	$1,007.65
			ALARM SERVICES	$369.07	
			ALARM SERVICES	$106.43	
			ALARM SERVICES	$106.43	
			ALARM SERVICES	$106.43	
			ALARM SERVICES	$106.43	
			ALARM SERVICES	$106.43	
			ALARM SERVICES	($106.43)	
			ALARM SERVICES	$106.43	
229893	211-7101-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	$462,496.82	$462,496.82
229897	401-7101-571.50-30	PAVIE KOVACIC	RESIDENT REIMBURSEMENT	$144.00	$144.00
229903	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	ELECTRICAL EQUIP & SUPPLY	$40.92	$40.92
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$18.49	$18.49
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	$31.77	$254.70
			HARDWARE SUPPLIES	$180.49	
			STREET/SIDEWALK SUPPLIES	$42.44	
229911	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL SERVICE	$850.95	$850.95
229912	101-7101-531.31-55	MECOR INC	ELECTRICAL SUPPLIES	$671.10	$671.10
229919	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ANNUAL LOAD TEST	$313.00	$1,459.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229919	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR SERVICE	$382.00	$1,459.00
			ELEVATOR SERVICE	$764.00	
229929	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$85.49	$85.49
	401-7101-571.50-20	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$46.68	$146.28
			ELECTRICAL SUPPLIES	$99.60	
229930	401-7101-571.50-30	NUTOYS LEISURE PRODUCTS	BIKE RACK PARTS	$118.00	$118.00
229932	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	$17.99	$17.99
229934	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	PAY PHONES	$153.00	$306.00
			PAY PHONES	$153.00	
229936	101-7101-531.31-40	PESCHES FLOWER SHOP	LANDSCAPE SUPPLIES	$55.84	$55.84
229937	101-7101-531.31-65	PETTY CASH	FUEL	$30.00	$92.94
			SUPPLIES	$62.94	
229939	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$6,286.00	$13,245.50
			SERVICE CONSTRUCTION	$6,959.50	
229941	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	$522.50	$522.50
229945	101-7101-531.31-65	ROUTE 12 RENTAL CO INC	PROPANE	$164.78	$164.78
229948	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	LANDSCAPE SERVICE	$400.00	$400.00
229950	101-7101-531.21-65	SEECLICKFIX	SERVICE CONSULTING	$6,942.98	$6,942.98
229951	101-7101-531.31-55	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	$2.39	$8.38
			HARDWARE SUPPLIES	$5.99	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	STREET/SIDEWALK SUPPLIES	$32.99	$32.99
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.95	$9.95
229956	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$48.10	$109.44
			PLUMBING SUPPLIES	$61.34	
	401-7101-571.50-20	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$267.61	$430.72

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229956	401-7101-571.50-20	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$163.11	$430.72
229971	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 3 FLOOR MATS	$30.30	$1,093.52
			FIRE 2 FLOOR MATS	$47.50	
			PW FLOOR MATS	$134.96	
			FIRE 4 FLOOR MATS	$39.75	
			FIRE 1 FLOOR MATS	$30.30	
			VH FLOOR MATS	$206.23	
			POLICE FLOOR MATS	$57.72	
			FIRE 3 FLOOR MATS	$30.30	
			FIRE 2 FLOOR MATS	$47.50	
			PW FLOOR MATS	$134.96	
			FIRE 4 FLOOR MATS	$39.75	
			FIRE 1 FLOOR MATS	$30.30	
			VH FLOOR MATS	$206.23	
			POLICE FLOOR MATS	$57.72	
229979	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	$2,166.12	$2,166.12
229992	101-7101-531.30-39	WEX BANK	FUEL,OIL,GREASE, & LUBES	$196.12	$196.12
229996	101-7101-531.31-45	ZORO TOOLS INC	HARDWARE SUPPLIES	$411.20	$411.20
802084	101-7101-531.22-70	AT & T	ACCT 84725334382001	$102.64	$415.29
			ACCT 84734215365273	$49.83	
			ACCT 84739208661733	$52.13	
			ACCT 84739271083278	$50.33	
			ACCT 84739443682112	$49.83	
			ACCT 84739893361501	$54.62	
			ACCT 84759391411742	$55.91	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802085	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	$31.55	$8,223.20
			ACCT 4286290000	$555.65	
			ACCT 4321662000	$683.22	
			ACCT 7363016029	$6,952.78	
802086	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063218	$537.40	$8,115.00
			ACCT 8063214	$7,577.60	
802087	101-7101-531.21-50	NICOR	ACCT 06802945268	$39.53	$6,527.50
			ACCT 15839647334	$125.29	
			ACCT 25422686599	$2,443.32	
			ACCT 28178600004	$316.79	
			ACCT 38096400007	$448.38	
			ACCT 38178600003	$317.06	
			ACCT 40178600009	$111.20	
			ACCT 53278600001	$566.89	
			ACCT 58401600000	$415.71	
			ACCT 72489260108	$246.08	
			ACCT 94830700004	$409.01	
			ACCT 97034457784	$1,088.24	
				Division 1 Total	$1,972,152.18
				Department 71 Total	$1,972,152.18

WARRANT REGISTER - GM0002

Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229789	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	$287.26	$430.74
			ACCT U1109311	$143.48	
229805	505-7201-561.31-65	BATTERIES PLUS BULBS #842	BATTERIES	$366.09	$366.09
229807	505-7201-561.31-55	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	$191.05	$191.05
229813	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$4,606.56	$4,606.56
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$1,189.98	$1,189.98
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$1,933.90	$1,933.90
229822	505-7201-561.21-25	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$5,628.20	$5,628.20
229827	505-7201-561.22-70	COMCAST CABLE	TV	$2.10	$190.45
			INTERNET	$188.35	
229829	505-7201-561.20-05	CONSULTING ENGINEERING, INC.	SERVICE CONSULTING	$29,393.00	$29,393.00
229875	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$836.00	$836.00
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METER SUPPLIES	$114.30	$114.30
229903	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$186.90	$186.90
229921	505-7201-561.22-03	MULLANY STEVE	TRAVEL & TRAINING ADVANCE	$351.20	$351.20
229923	505-7201-561.31-65	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLIES	$340.90	$348.93
			VEH MAINTENANCE SUPPLIES	$8.03	
229937	505-7201-561.31-65	PETTY CASH	MEDICAL SUPPLIES	$6.57	$6.57
229941	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	$522.50	$522.50
229950	505-7201-561.21-65	SEECLICKFIX	SERVICE CONSULTING	$6,942.98	$6,942.98
229951	505-7201-561.31-07	SHERWIN ACE HARDWARE	PLUMBING SUPPLIES	$26.95	$26.95
	505-7201-561.31-65	SHERWIN ACE HARDWARE	FUEL,OIL,GREASE, & LUBES	$4.99	$4.99
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$112.98	$112.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229956	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	HYDRANT METER SUPPLY	$111.50	$111.50
229959	505-7201-561.20-05	SUBURBAN LABORATORIES INC	JUNE LAB ANALYSIS	$1,045.00	$1,045.00
229970	505-7201-561.31-85	ULINE INC	HARDWARE SUPPLIES	$175.19	$175.19
229973	505-7201-561.31-60	USA BLUEBOOK	WATER PROD SUPPLIES	$742.37	$742.37
229978	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	$396.36	$396.36
229979	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	$1,444.08	$1,444.08
229990	505-7201-561.31-01	WATER PRODUCTS CO	WATER DIST SUPPLY	$520.00	$2,060.50
			WATER DIST SUPPLY	$712.50	
			WATER DIST SUPPLY	$828.00	
229995	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLY	$1,827.40	$7,569.56
			WATER DIST SUPPLY	$600.00	
			WATER DIST SUPPLY	$1,465.68	
			WATER DIST SUPPLY	$85.00	
			WATER DIST SUPPLY	$205.00	
			WATER DIST SUPPLY	$2,941.48	
			WATER DIST SUPPLY	$255.00	
			WATER DIST SUPPLY	$190.00	
229997	505-7201-561.31-55	1000BULBS.COM	HARDWARE SUPPLIES	$412.03	$412.03
			HARDWARE SUPPLIES	($45.77)	
			HARDWARE SUPPLIES	$45.77	
802084	505-7201-561.22-70	AT & T	ACCT 84725301748135	$52.44	$1,214.69
			ACCT 84759080850047	$262.64	
			ACCT 84759021056118	$899.61	
802085	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	$194.57	$400.23
			ACCT 0368380009	$30.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802085	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0684023014	$84.38	$400.23
			ACCT 1092085063	$90.29	
802086	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063213	$289.23	$7,890.93
			ACCT 1050217	$2,049.09	
			ACCT 1050218	$828.78	
			ACCT 1050220	$4,723.83	
802087	505-7201-561.21-50	NICOR	ACCT 04055600003	$160.38	$816.55
			ACCT 05850400002	$61.63	
			ACCT 19278600002	$220.98	
			ACCT 19426400008	$135.55	
			ACCT 42567835683	$42.83	
			ACCT 58544400003	$70.17	
			ACCT 90920700003	$125.01	
				Division 1 Total	$77,663.26
				Department 72 Total	$77,663.26

WARRANT REGISTER - GM0002

Department: 73 Parking

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229951	235-7301-532.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$9.98	$9.98
802085	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	$20.17	$81.54
			ACCT 5231622008	$61.37	
				Division 1 Total	$91.52

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802084	235-7302-532.21-50	AT & T	ACCT 84725309782425	$166.32	$166.32
				Division 2 Total	$166.32

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802086	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060231	$2,686.24	$2,686.24
802087	235-7303-532.21-50	NICOR	ACCT 12690400002	$41.01	$41.01
				Division 3 Total	$2,727.25

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802087	235-7304-532.21-50	NICOR	ACCT 92296400002	$131.45	$131.45
				Division 4 Total	$131.45
				Department 73 Total	$3,116.54

WARRANT REGISTER - GM0002

Department: 74 Solid Waste Dispsl SWANCC

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901735	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES AUGUST	$128,779.00	$128,779.00
				Division 1 Total	$128,779.00
				Department 74 Total	$128,779.00

WARRANT REGISTER - GM0002

Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229786	621-7501-551.31-51	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLIES	$553.04	$553.04
229794	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLIES	$6.04	$1,035.10
			VEH MAINTENANCE SUPPLIES	$24.16	
			VEH MAINTENANCE SUPPLIES	$53.96	
			VEH MAINTENANCE SUPPLIES	$48.61	
			VEH MAINTENANCE SUPPLIES	$150.06	
			VEH MAINTENANCE SUPPLIES	$90.11	
			VEH MAINTENANCE SUPPLIES	$384.63	
			VEH MAINTENANCE SUPPLIES	$277.53	
229811	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLIES	$60.76	$129.86
			VEH MAINTENANCE SUPPLIES	$51.14	
			VEH MAINTENANCE SUPPLIES	$17.96	
229815	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	$502.43	$502.43
229816	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLIES	$89.99	$89.99
	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLIES	($283.98)	$283.98
			VEH MAINTENANCE SUPPLIES	$283.98	
			VEH MAINTENANCE SUPPLIES	$283.98	
229821	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLIES	$157.63	$1,237.28
			VEH MAINTENANCE SUPPLIES	$261.03	
			VEH MAINTENANCE SUPPLIES	$314.04	
			VEH MAINTENANCE SUPPLIES	$197.64	
			VEH MAINTENANCE SUPPLIES	$40.86	
			VEH MAINTENANCE SUPPLIES	$266.08	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229823	621-7501-551.21-07	CITY LIMITS HARLEY DAVIDSON	VEH MAINTENANCE SUPPLIES	$640.66	$1,659.82
			VEH MAINTENANCE SUPPLIES	$1,019.16	
229824	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	$122.88	$122.88
	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	$57.10	$57.10
	621-7501-551.31-65	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	$106.99	$106.99
229838	621-7501-551.21-07	DENT SOLUTIONS PLUS	VEH MAINTENANCE SUPPLIES	$250.00	$850.00
			VEH MAINTENANCE SUPPLIES	$600.00	
229866	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLIES	$63.49	$63.49
229886	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLIES	$1,031.91	$1,031.91
229898	621-7501-551.31-51	LEAHY WOLF CO	VEH MAINTENANCE SUPPLIES	$2,213.55	$2,213.55
229900	621-7501-551.21-62	LIBERTY TIRE RECYCLING	TIRE RECYCLE	$642.71	$642.71
229904	621-7501-551.21-07	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLIES	$2,134.80	$2,134.80
	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	VEH MAINTENANCE SUPPLIES	$7,784.39	$7,784.39
229905	621-7501-551.31-85	MAC TOOLS	VEH MAINTENANCE SUPPLIES	$171.99	$171.99
229906	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLIES	$130.11	$328.09
			VEH MAINTENANCE SUPPLIES	$197.98	
229910	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLIES	$115.65	$204.00
			VEH MAINTENANCE SUPPLIES	$88.35	
229920	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLIES	$374.14	$392.84
			VEH MAINTENANCE SUPPLIES	$18.70	
229922	621-7501-551.21-07	MUNICIPAL EMERGENCY SERVICES	VEH MAINTENANCE SUPPLIES	$1,111.38	$1,111.38
229923	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLIES	$17.00	$2,664.16
			VEH MAINTENANCE SUPPLIES	$429.88	
			VEH MAINTENANCE SUPPLIES	$9.94	
			VEH MAINTENANCE SUPPLIES	$29.82	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229923	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLIES	$220.95	$2,664.16
			VEH MAINTENANCE SUPPLIES	$405.76	
			VEH MAINTENANCE SUPPLIES	$32.97	
			VEH MAINTENANCE SUPPLIES	$811.52	
			VEH MAINTENANCE SUPPLIES	$7.54	
			VEH MAINTENANCE SUPPLIES	$4.98	
			VEH MAINTENANCE SUPPLIES	$9.92	
			VEH MAINTENANCE SUPPLIES	$113.04	
			VEH MAINTENANCE SUPPLIES	$17.28	
			VEH MAINTENANCE SUPPLIES	$35.99	
			VEH MAINTENANCE SUPPLIES	$190.84	
			VEH MAINTENANCE SUPPLIES	$74.06	
			VEH MAINTENANCE SUPPLIES	$20.79	
			VEH MAINTENANCE SUPPLIES	$89.87	
			VEH MAINTENANCE SUPPLIES	$142.01	
229928	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	$680.70	$1,321.80
			CAR WASHES	$641.10	
229935	621-7501-551.21-36	PATLIN INC	VEH MAINTENANCE SUPPLIES	$236.94	$236.94
	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLIES	$190.48	$419.97
			VEH MAINTENANCE SUPPLIES	$4.86	
			VEH MAINTENANCE SUPPLIES	$224.63	
229951	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLIES	$1.38	$1.38
229954	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLIES	$144.95	$144.95
229955	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	($214.05)	$996.18
			VEH MAINTENANCE SUPPLIES	($565.00)	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229955	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	$226.68	$996.18
			VEH MAINTENANCE SUPPLIES	$134.85	
			VEH MAINTENANCE SUPPLIES	$377.97	
			VEH MAINTENANCE SUPPLIES	$809.92	
			VEH MAINTENANCE SUPPLIES	$225.81	
229960	621-7501-551.21-07	SUBURBAN TRIM & GLASS	VEH MAINTENANCE SUPPLIES	$250.00	$250.00
229971	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	$68.88	$206.64
			CLOTHING & APPAREL	$68.88	
			CLOTHING & APPAREL	$68.88	
229991	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLIES	$1,143.00	$4,735.72
			VEH MAINTENANCE SUPPLIES	$2,102.72	
			VEH MAINTENANCE SUPPLIES	$1,490.00	
229996	621-7501-551.31-65	ZORO TOOLS INC	VEH MAINTENANCE SUPPLIES	$123.60	$123.60
				Division 1 Total	$33,808.96
				Department 75 Total	$33,808.96

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229856	505-9001-571.50-25	FOURBRIDGE SOLUTIONS	17 EAST TANK INSP.	$4,300.00	$8,600.00
			16 EAST TANK INSP	$4,300.00	
			16 EAST TANK INSP	($4,300.00)	
			16 EAST TANK INSP	$4,300.00	
229884	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	$36,158.87	$36,158.87
				Division 1 Total	$44,758.87
				Department 90 Total	$44,758.87

WARRANT REGISTER - GM0002

Department: 99 Non Operating

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
229916	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	$6,956.20	$6,956.20
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	$2,292.27	$2,292.27
				Division 1 Total	$9,248.47
				Department 99 Total	$9,248.47
TOTAL ALL FUNDS:					$2,653,990.22

Village Board
7/21/2021

Item: Public Hearing on the 2021 Annual Action Plan including CDBG Budget

Department: Planning & Community Development

BACKGROUND

The purpose of this public hearing is to receive final comments on the proposed 2021 Community Development Block Grant (CDBG) budget for the program year October 1, 2021 – September 30, 2022.

2021 Annual Action Plan and CDBG Budget

The 2021 Annual Action Plan states how the Village will address its community development needs, especially those of its low- and moderate-income residents, during the October 1, 2021 – September 30, 2022 program year including how the Village will use its available CDBG funds.

Since the annual CDBG budget has historically been of particular interest to members of the community, the draft 2021 CDBG allocations are provided as a separate document for the convenience of the Village Board and the public.

A Draft of the 2021 Annual Action Plan is provided. The draft has been updated to include information on the public participation process including public comments received and the Village's responses to those comments. Certain pages have also been added to reflect the draft CDBG budget discussed at the June 7, 2021 Village Board meeting. The 2021 Annual Action Plan will require a final update to reflect the discussions at the Village Board meeting on July 21, 2021 prior to submission to HUD.

Public Comment

The 2021 Annual Action Plan was made available for a 30-day public comment period ending on July 9, 2021. Four comments were made in response to the public comment period announcement on the Village's Facebook page. Four emails were received from one resident and two CDBG grant applicants. The comments and the Village's responses to those comments are attached to the Draft Annual Action Plan beginning on page 40. Below is a summary of the comments received from the public

- CDBG funds should not go to groups that collect taxes as funding and should instead all go to go non-profits. The Village should not take any money other than a small amount for administration. Allocations should be based on the number of Arlington Heights residents served for free and the cost of providing the services (ex. salary costs). All CDBG eligible activities may be considered by the Board.

- There was a comment that the materials provided were too lengthy, lacked substance, and indicated that the program is being continued as in the past. The Village follows the CDBG requirements and copies of the grant applications were provided for additional information for the public.

- There was a request for additional information about the proposed infrastructure program. The Village clarified the nature of this program and provided additional information was provided to the person who submitted the comment.

- Full Circle Communities asked for feedback concerning their grant application which was not recommended for funding. The Village provided the requested feedback on the conceptual nature of the preliminary proposal.

- Journeys|The Road Home stated that the level of funding in the draft CDBG budget for the agency's homeless services is too low. The agency also objected to the draft CDBG budget not including additional funds for the agency's new building project. The Village has provided significant funding to Journeys and needs to allocate scarce resources amongst many agencies. There were emails exchanged between Journeys and the Village which are provided in an attachment to the Draft 2021 Annual Action Plan beginning at page 40.

HUD REVIEW

If approved by the Village Board, the Village's 2021 Annual Action Plan will be updated as per the Village Board's discussion and funding allocations. The final 2021 Annual Action Plan will then be submitted by Cook County for submission to HUD along with the 2021 Annual Action Plans of the other municipal members of the Cook County HOME Consortium. HUD may take up to 45 days to review the Village's 2021 Annual Action Plan. Upon approval, HUD will provide a Grant Agreement to the Village for its Federal fiscal year 2021 CDBG entitlement funds.

ATTACHMENTS:

Description	**Type**
Annual Action Plan for Public Hearing	Exhibits
Annual Action Plan CDBG Budget	Exhibits

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2021 Annual Action Plan includes the actions the Village of Arlington Heights will take during the October 1, 2021 – September 30, 2022 program year to address housing and community development needs in the Village of Arlington Heights, particularly the needs of the Village's extremely low-, low-, and moderate-income residents. The 2021 Annual Action Plan also contains the Village's plans for using its Federal Community Development Block Grant (CDBG) allocations during the program year.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In this program year, the Village will address its goals in the areas of homeowner unit preservation, rental unit preservation, homelessness, public services, public infrastructure, public facilities, economic development, and planning & administration.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Village of Arlington Heights has been a recipient of Community Development Block Grant (CDBG) since 1974. For 47 years, the Village has addressed housing and community development needs of the Village's low- and moderate-income citizens, and has worked effectively with the U.S. Department of Housing and Urban Development.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Village's citizen participation plan for the year consisted of a public announcement of the availability of the CDBG application form for the 2021-2022 program year and will include two public hearings and a 30-day public comment period on the draft 2021 Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The comments received may be found in the Citizen Participation section of this Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments will be considered.

7. Summary

This Annual Action Plan explains actions the Village will take during the 2021 Program Year (October 1, 2021 - September 30, 2022). The Citizen Participation process undertaken in the development of this Plan included two public hearings and a 30-day public comment period.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ARLINGTON HEIGHTS	Department of Planning & Community Development

Table 1 – Responsible Agencies

Narrative

na

Consolidated Plan Public Contact Information

Nora A. Boyer

Housing Planner/Planner II

Village of Arlington Heights, IL 60005

telephone: (847) 368-5200

fax: (847) 368-5988

nboyer@vah.com or planningmail@vah.com

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Village will hold two public hearings concerning the 2021 Annual Action Plan, and the 2021 Annual Action Plan (including the CDBG budget) will be made available for a 30-day public comment period. The public hearings and the public comment period will be advertised through the Daily Herald local newspaper, the Village's website, and direct mailings to persons and entities on the Village's CDBG Interested Persons list.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Village has enhanced coordination with housing providers by adopting and inclusionary housing program and through upcoming activities of the Village's Affordable Housing Trust Fund. The Village also reviews and processes public and assisted housing development proposals, and works with housing providers throughout the approval and construction phases. Various departments of the Village including Planning and Community Develpment, Health and Human Services, the Police Department and the Fire Department work with government health, mental health and other service agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Village is in regular contact with the homeless assistance agencies in the area. Arlington Heights also has its own Department of Health and Human Services that is in regular contact with other government health agencies and provide direct client services to Arlington Heights residents. Relationships are maintained with social service agencies through the CDBG citizen participation and funding processes.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Village does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Village of Arlington Heights
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village is the lead agency on the development of the Annual Action Plan.
2	**Agency/Group/Organization**	COOK COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village is a member of the Cook County HOME Consortium. The Village develops and coordinates with Cook County on the sections of the Consolidated Plan that are shared by the members of the Consortium and on administrative aspects of submission and review of plans and reports through the HUD Integrated Disbursement and Information System (IDIS).
3	**Agency/Group/Organization**	Housing Authority of Cook County (HACC)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Cook County Housing Authority's plans were reviewed and informed the development of the 2021 Annual Action Plan. The Village also has ongoing contact with the CCHA regarding public housing in the Village.

4	**Agency/Group/Organization**	TOWNSHIP HIGH SCHOOL DISTRICT 214 COMMUNITY EDUCATION FOUNDATION
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
5	**Agency/Group/Organization**	Faith Community Homes
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
6	**Agency/Group/Organization**	Northwest CASA
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
7	**Agency/Group/Organization**	Children's Advocacy Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
8	**Agency/Group/Organization**	Connections to Care
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
9	**Agency/Group/Organization**	Resources for Community Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
10	**Agency/Group/Organization**	Life Span
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
11	**Agency/Group/Organization**	Suburban Primary Health Care Council
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
12	**Agency/Group/Organization**	WINGS
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
13	**Agency/Group/Organization**	JOURNEYS-THE ROAD HOME
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.

14	**Agency/Group/Organization**	ARLINGTON HEIGHTS PARK DISTRICT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
15	**Agency/Group/Organization**	Northwest Compass
	Agency/Group/Organization Type	Services - Housing Services-homeless Multi-service social service agency
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
16	**Agency/Group/Organization**	Shelter Inc.
	Agency/Group/Organization Type	Multi-service social service agency
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.

17	**Agency/Group/Organization**	LITTLE CITY FOUNDATION
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
18	**Agency/Group/Organization**	CLEARBROOK CENTER
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.
19	**Agency/Group/Organization**	Full Circle Communities
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	2021 Annual Action Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided input through its grant application for CDBG funds.

Identify any Agency Types not consulted and provide rationale for not consulting

Na.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Alliance to End Homelessness in Suburban Cook County	The goals and strategies of the organization correspond with the Strategic Plan goals for homelessness.
Comprehensive Plan	Village of Arlington Heights	The Comprehensive Plan contains a housing section with goals consistent with the Strategic Plan.
Consolidated Plan	Cook County, IL	Cook County is the lead entity for the HOME Consortium. Cook County and the Village collaborate on the shared sections of the Consolidated Plan which then inform the Village's Strategic Plan.
Public Housing Plan	Housing Authority of Cook County	The Village reviews the plan of the Cook County Housing Authority and the activities and goals inform the Village's Strategic Plan.

Table 3 - Other local / regional / federal planning efforts

Narrative

None.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The citizen participation process for this Annual Action Plan will include a solicitation for grant applications, two public hearings, and a 30-day public comment period on the draft Annual Action Plan. Input from the grant applicats and other members of the public will be used to develop priorities and in determining funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	An advertisement was published announcing the availability of the 2021 CDBG grant application.	There were 22 responses.	None.	www.vah.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	A public hearing was held before the Village Board on June 7, 2021 at 7 pm. The public hearing was advertised in the Daily Herald newspaper, on the Village website and through direct mailing to the persons and organizations on the CDBG interested persons mailing list.	Several grant applicants answered questions of the Village Trustees regarding their applications.		www.vah.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad, Website Announcement, and Facebook Announcement	Non-targeted/broad community	Announcements were made regarding the availability of the draft 2021 Annual Action Plan for a 30-day public comment period.	Some questions were asked of the Village concerning the recommendation to not fund the Full Circle Communities project this year and regarding the proposed use of funds for infrastructure. The Village responded to those comments. There were comments received that the Village should not use CDBG funds to support programs of taxing bodies. Journeys|The Road Home criticized the Village for the levels of CDBG funding it has provided to the agency for homeless services and the level of proposed support for the new	All comments will be considered and responded to by the Village.	www.vah.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	A public hearing is scheduled on the 2021 Annual Action Plan on July 21, 2021. The public hearing was advertised in the newspaper and on the Village's website.	To be completed	To be completed	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Federal funds reported as being made available under this Annual Action Plan are the 2021 CDBG entitlement funds allocated to the Village, CDBG carry over funds from prior years, and anticipated program income for the 2021 year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	284,265	50,000	111,000	445,265	930,000	Expected amount available for the 3 years remaining in the Consolidated Plan is $260,000 x 3 years in annual allocations and $50,000 x 3 years in program income.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Village does not anticipate receiving any federal funds that have matching requirements. CDBG funds will be used to leverage many sources of other funds. Sub-recipient agencies receiving CDBG funding frequently site receiving Village/CDBG support of their programs as beneficial to them when seeking other public and private funds. CDBG funds may also leverage other government funding from other federally funded programs such as the HOME program, State programs such as those administered by Cook County and the Illinois Housing Development Authority (IHDA), other public housing funds, or funding from other public or private entities. The CDBG entitlement program has no matching requirements.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None identified.

Discussion

None.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Unit Preservation	2020	2024	Affordable Housing	No geographic areas are targeted	Affordable Housing	CDBG: $60,465	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Public Services	2020	2024	Non-Housing Community Development	No geographic areas are targeted	Public Service Needs	CDBG: $43,500	Public service activities other than Low/Moderate Income Housing Benefit: 403 Persons Assisted
3	Homelss Services	2020	2024	Homeless	No geographic areas are targeted	Homeless	CDBG: $11,500	Homeless Person Overnight Shelter: 6 Persons Assisted Homelessness Prevention: 8 Persons Assisted
4	Infrastructure	2020	2024	Non-Housing Community Development	No geographic areas are targeted	Public Infrastructure	CDBG: $150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
5	Public Facilities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	No geographic areas are targeted	Other Special Housing/Non-Homeless Needs Public Facility	CDBG: $113,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Administration	2020	2024	Planning and Administration	No geographic areas are targeted	Planning & Administration	CDBG: $66,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeowner Unit Preservation
	Goal Description	Preserve home owner units.
2	**Goal Name**	Public Services
	Goal Description	Provide needed public services.
3	**Goal Name**	Homelss Services
	Goal Description	Provide needed public services to the homeless or persons at risk of homelessness.
4	**Goal Name**	Infrastructure
	Goal Description	Maintain and expland public infrastructure.
5	**Goal Name**	Public Facilities
	Goal Description	Maintain and enhance public facilities including special needs housing.
6	**Goal Name**	Planning and Administration
	Goal Description	Administer the Consolidated Plan, Annual Action Plans and CDBG program.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Village of Arlington Heights received CDBG applications for the following for the program year 2021-2022. These requests were discussed at the public hearing scheduled before the Village Board on June 7, 2021. Comments will be received during the 30-day public comment period from June 9 - July 9, 2021. Finally, the projects and budget will be discussed at a second public hearing tenatively scheduled for July 21, 2021.

Public Services

District 214 Education Foundation, Beginning English as a Second Language Classes, Request: $1,500, Draft allocation: $1,500

Faith Community Homes, Family Housing and Financial Counseling, Request: $3,000, Draft allocation: $3,000

NW CASA, Domestic Violence Program, Request: $3,500, Draft allocation: $3,500

Children's Advocacy Center, Child Abuse Services, Request: $4,000, Draft allocation: $3,500

Connections to Care, Transportation to Medical Appointments for Seniors/Disabled Person, Request: $4,000, Draft allocation: $4,000

Resouces for Community Living, Services for Persons with Disabilities, Request: $5,000, Draft allocation: $5,000

Life Span, Domestic Violence, Request: $5,000, Draft allocation: $3,500

Suburban Primary Health Care Council, Subsidized Medical Care, Request: $7,000, Draft allocation: $6,500

WINGS Program, Domestic Violence and Homeless Shelter and Services, Request: $9,000, Draft allocation: $6,500

Journeys|The Road Home, Homeless Services, Request: $10,000, Draft allocation: $5,000

Arlington Heights Park District, Children at Play Program, Request: $30,000, Draft allocation: $9,000

Northwest Compass, Housing Counseling, Request: $15,000, Draft allocation: $4,500

Public Facilities

Shelter Inc, Shelter Housing Program for Young Adults, Request: $33,050, Draft allocation: Request to be considered under the Group Home and Transitional Housing Program

Little City Foundation, Group Home Renovation, Request: $34,525, Draft allocation: Request to be considered under the Group Home and Transitional Housing Program

Clearbrook, Group Home Renovation, Request: $36,600, Draft allocation: Request to be considered under the Group Home and Transitional Housing Program

Journeys|The Road Home, Capital Project, Request: $100,000, Draft allocation: Rebudgeting of $28,000 from 2019 as part of the CDBG jointly funded project with other CDBG entitlement communities

Full Circle Development, Permanent Supportive Housing Development, Request: $100,000, Draft allocation: $0

Group Home and Transitional Housing Program: $105,000, Draft allocation: $85,000

Single Family Rehab Program, Request: $67,000, Draft allocation: $60,465

Public Infrastructure Program, Request: $150,000, Draft allocation: $150,000

Administration

CDBG Administration: $66,800, Draft allocation: $66,800

#	Project Name
1	Public Services
2	Public Facility
3	Public Infrastructure
5	Homeowner Unit Preservation
6	Homeless Services
7	Planning & Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Village funds a range of services and activities to benefit multiple populations, various needs and to imporve different geographic areas in the community. Village funding can be used by social service agendies to leverage other funding. An obstacle with respect to public service spending is the 15% legislative cap. With respect to housing, high land and construction costs are barriers to creating and

preserving affordable housing.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Public Services
	Target Area	No geographic areas are targeted
	Goals Supported	Public Services
	Needs Addressed	Public Service Needs
	Funding	CDBG: $43,500
	Description	This project will support various public service activities.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number of individuals that will benefit from proposed activities is 480. The number of families cannot be estimated other than for the homeowner preservation activity where the number is 3 households.
	Location Description	Not applicable.

	Planned Activities	Public Services District 214 Education Foundation, Beginning English as a Second Language Classes, Request: $1,500, Draft allocation: $1,500 Faith Community Homes, Family Housing and Financial Counseling, Request: $3,000, Draft allocation: $3,000 NW CASA, Domestic Violence Program, Request: $3,500, Draft allocation: $3,500 Children's Advocacy Center, Child Abuse Services, Request: $4,000, Draft allocation: $3,500 Connections to Care, Transportation to Medical Appointments for Seniors/Disabled Person, Request: $4,000, Draft allocation: $4,000 Resouces for Community Living, Services for Persons with Disabilities, Request: $5,000, Draft allocation: $5,000 Life Span, Domestic Violence, Request: $5,000, Draft allocation: $3,500 Suburban Primary Health Care Council, Subsidized Medical Care, Request: $7,000, Draft allocation: $6,500 WINGS Program, Domestic Violence and Homeless Shelter and Services, Request: $9,000, Draft allocation: $6,500 Journeys|The Road Home, Homeless Services, Request: $10,000, Draft allocation: $5,000 Arlington Heights Park District, Children at Play Program, Request: $30,000, Draft allocation: $9,000 Northwest Compass, Housing Counseling, Request: $15,000, Draft allocation: $4,500
2	**Project Name**	Public Facility
	Target Area	No geographic areas are targeted
	Goals Supported	Public Facilities
	Needs Addressed	Public Facility
	Funding	CDBG: $113,000
	Description	Public facility improvements such as improvements of group homes and to a homeless service center/affordable housing facility.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Thirty individuals living in group homes and 38 individuals assisted at the homeless service/housing facility.
	Location Description	Not applicable or identified as per the instructions above.
	Planned Activities	Group home renovations: Up to $85,000. Support of homeless facility: $28,000.
3	**Project Name**	Public Infrastructure
	Target Area	No geographic areas are targeted
	Goals Supported	Infrastructure
	Needs Addressed	Public Infrastructure
	Funding	CDBG: $150,000
	Description	Public infrastructure program including improvements such as street resurfacing and sidewalk replacement.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 individuals. The number of families cannot be estimated.
	Location Description	To be determined. An area eligible as a HUD-designed low/mod income area or improvements for persons with disabilities.
	Planned Activities	Public infrastructure program including improvements such as street resurfacing and sidewalk replacement.
4	**Project Name**	Homeowner Unit Preservation
	Target Area	No geographic areas are targeted
	Goals Supported	Homeowner Unit Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: $60,465
	Description	0% interest, deferred home rehabilitation loan program for low/moderate-income homeowners.
	Target Date	9/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	3 households. Household types are unknown.
	Location Description	NA
	Planned Activities	0% interest, deferred home rehabilitation loan program for low/moderate-income homeowners.
5	**Project Name**	Homeless Services
	Target Area	No geographic areas are targeted
	Goals Supported	Homelss Services
	Needs Addressed	Homeless
	Funding	CDBG: $11,500
	Description	Homeless services to address needs of homeless persons or persons at risk of homelessness.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	44 individuals. The number of families and family types cannot be estimated.
	Location Description	NA
	Planned Activities	Homeless services to address needs of homeless persons or persons at risk of homelessness.
6	**Project Name**	Planning & Administration
	Target Area	No geographic areas are targeted
	Goals Supported	Planning and Administration
	Needs Addressed	Planning & Administration
	Funding	CDBG: $66,800
	Description	Costs related to Annual Action Plan / CDBG administration.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	NA

	Location Description	NA
	Planned Activities	Costs related to Annual Action Plan / CDBG administration.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Village of Arlington Heights, IL

Geographic Distribution

Target Area	Percentage of Funds
No geographic areas are targeted	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Village does not target its funds geographically but area-benefit infrastructure improvements are only permitted as per HUD in identified low/moderate income Census block group areas.

Discussion

The draft allocation for public infrastructure improvements is $150,000 of the available $445,265.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

A primary barrier to affordable housing is the cost of land and construction. In the coming year, the Village will continue to implement it affordable inclusionary housing policy seeking to include affordable units in new housing developments or substantially rehabilitated developments.

Another barrier to affordable housing is a lack of sufficient funds to address problems. The Village will plan for how to use fund collected into its new Affordable Housing Trust Fund to preserve and create affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Village of Arlington Heights has been very proactive in addressing affordable housing needs. The Village regularly reviews its land use controls, tax policies affecting land, zoning ordinance, building codes, fees and charges, growth limitation, and policies affecting residential return on investment. The Village has adopted an Affordable Inclusionary Housing Ordinance (8/3/2020) to require the creation of affordable units in private housing or collect fees in lieu of affordable units into an Affordable Housing Trust fund for the creation and preservation of affordable housing.

The Village's Housing Commisison was created to expand the amount of affordable housing in the Village. The Village's Building Departmnt is proactive in working with owners of renal housing to insure that the rental housing stock is well maintained. Many non-profit agencies in the Village also work to remove barriers to affordable housing by providing finanical assistance, housing counseling, landlor-tenant counseling, and information on other housing related issues.

Discussion

The Village staff and commissions will continue to monitor an evaluate barriers to affordable housing in Arlington Heights.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Below are actions the Village intends to take during the program year.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to addressing underserved needs is insufficient funding. The Village will seek funding from other sources and will support service providers in seeking funding from other sources.

Actions planned to foster and maintain affordable housing

During the program year, the Village will take the following actions to foster and maintain affordable housing, to remove barriers to affordable housing, and to encourage public housing improvements and resident initiatives:

Professionals in the Department of Planning and Community Development will continue to research and investigate alternative sources of funding to replace dwindling State and Federal funds for housing assistance and other affordable housing programs. The Housing Planner will monitor housing initiatives at these levels through contact with HUD and through professional organizations and planning offices.

The Village will continue to promote and enforce the goals and policies from the Comprehensive Plan relating to preserving the existing housing stock, encouraging a wide variety of housing types within the Village, utilizing good housing redevelopment concepts, maintaining a good housing balance, preventing housing deterioration, and providing housing for the young, single, and elderly.

Code enforcement will continue to uncover unsafe and unsanitary conditions. The Single Family Rehabilitation Program will be available to income-eligible individuals to improve their properties.

The Village will implement its Affordable Inclusionary Housing Ordinance and create affordable units in new construction residential projects and/or collect fees into the Village's Affordable Housing Trust Fund.

The Housing Commission will continue to promote a balanced housing stock including affordable housing for persons with low to moderate incomes.

The Department of Building and Health Services will work throughout the community, including at the Backstretch at Arlington Park, to improve housing and living environments.

No units are expected to be lost form the federally assisted housing inventory in Arlington Heights.

Actions planned to reduce lead-based paint hazards

The Village is aware of the health risks, especially to children, that exist in its older homes due to the presence of lead-based paint. The Village will continue to provide information and blood lead based paint testing services to Village residents. When persons are identified as having elevated blood levels, the appropriate County and State agencies will be notified, and these persons will be referred for appropriate services.

The Village complies with HUD's lead-based paint regulations with respect to the Village's housing rehabilitation programs. The required notifications, lead-hazard testing, and lead hazard treatment protocols are followed.

Actions planned to reduce the number of poverty-level families

The Village will continue to coordinate efforts to assist households with incomes below the poverty line with other agencies providing services to this population. This will take place through the activities of the Village's Health and Human Services Department and by supporting senior service agencies at the Village's Senior Center. The Health and Human Services Department administers an emergency assistance fund to assist very low and low income persons with emergency needs. Village staff coordinate and combine resources with local agencies to address needs of poverty-level families on a case by case basis.

Actions planned to develop institutional structure

The Village will continue to address affordable housing and other community needs within the area by coordinating its efforts with private and non-profit agencies and organizations. The Village will also work with regional planning groups such as the Metropolitan Mayors Caucus, the Chicago Metropolitan Agency for Planning, the Metropolitan Planning Council (MPC), etc.

Actions planned to enhance coordination between public and private housing and social service agencies

The Village will enhance coordination between public and private housing and social service agencies through the citizen participation plan that encourages all interested parties to share in the Consolidated Planning process. The Village will continue to work with non-profit service providers, other private institutions, public housing and assisted housing providers, and community organizations to discuss community needs and opportunities. The Village will also continue to work with and coordinate the provision of services with Elk Grove and Wheeling Townships, Northwest Housing Partnership, and other Northwest Chicago Suburbs.

Discussion

The Village recognizes that enhancing institutional structure provides efficiencies in service that are of benefit to its residents. The various departments of the Village seek to maximize coordination with public and private housing and service providers to meet the needs in the community.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

The Village of Arlington Heights is an entitlement jurisdiction for the CDBG program. As such information is provided below concerning program specific requirements for the CDBG program.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The Village has budgeted all program income that it has received as of the submission of the Consolidated Plan. No additional program income is scheduled to be received, although program income could be received from the repayment of past years' Single Family Rehabilitation Loans. It is not possible to predict whether or when such loans will be repaid. The Village does not receive any of the other types of income listed above.

No projects are expected to be funded on the basis of urgent need. 100% of CDBG funds are budgeted to be used for activities benefitting low- and moderate-income persons including Planning and Administration.

Attachments

Citizen Participation Comments

2021 Annual Action Plan

Citizen Participation and Comments

Facebook Postings and Comments

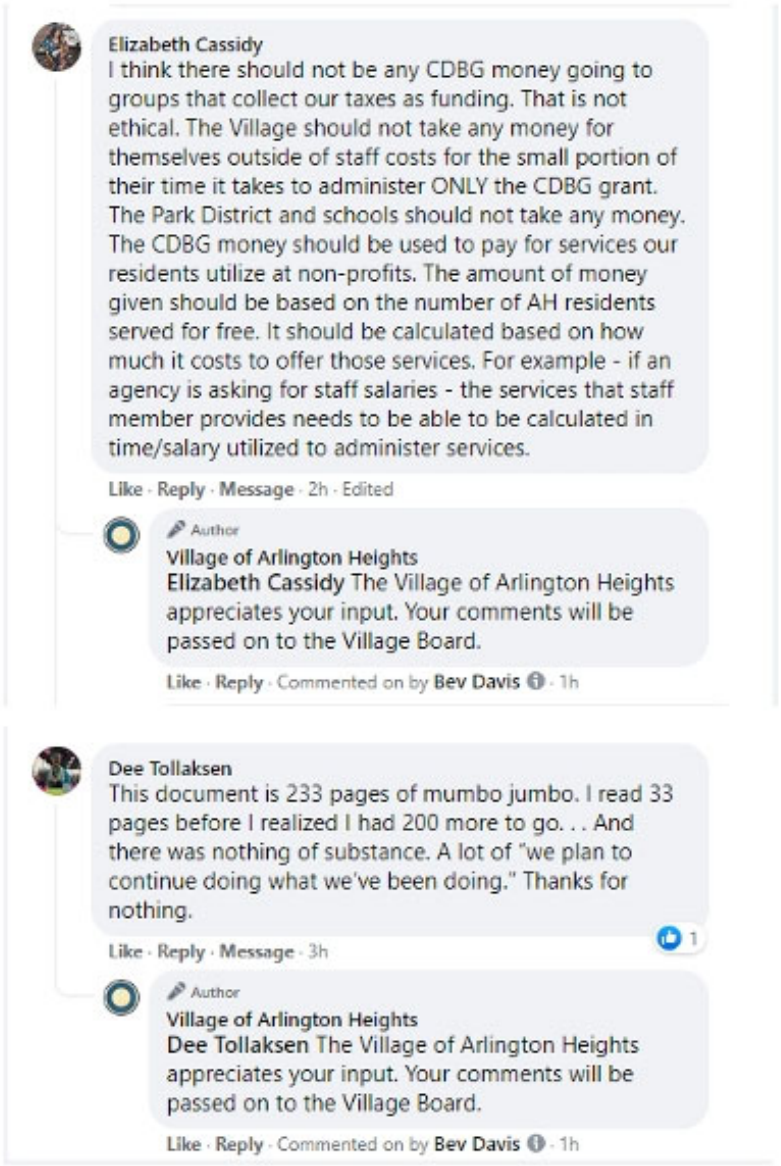
https://www.facebook.com/ArlingtonHtsGov/

Posted June 8, 2021:

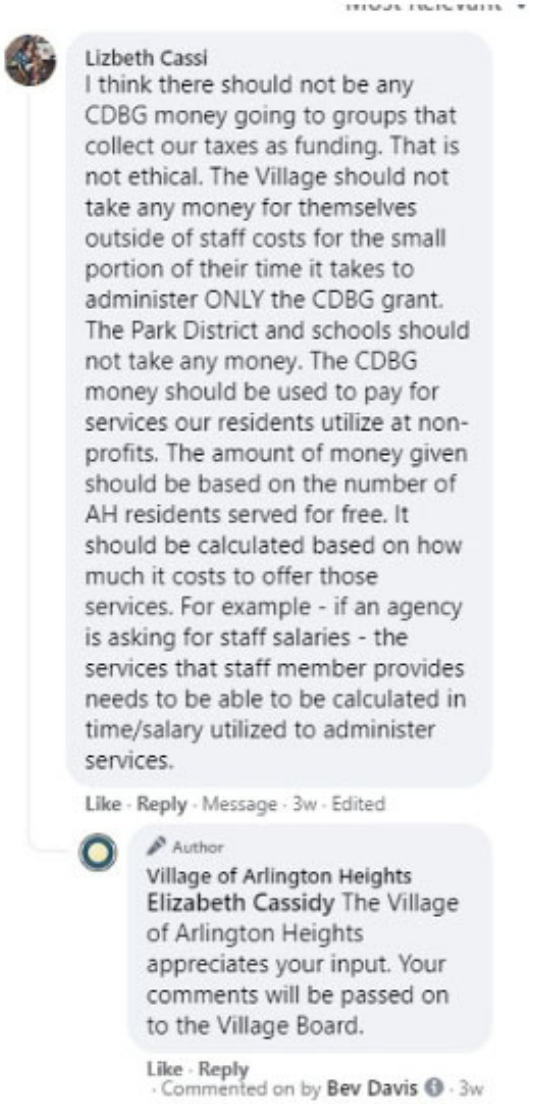


Posted June 24, 2021:




Elizabeth Cassidy
I think there should not be any CDBG money going to groups that collect our taxes as funding. That is not ethical. The Village should not take any money for themselves outside of staff costs for the small portion of their time it takes to administer ONLY the CDBG grant. The Park District and schools should not take any money. The CDBG money should be used to pay for services our residents utilize at non-profits. The amount of money given should be based on the number of AH residents served for free. It should be calculated based on how much it costs to offer those services. For example - if an agency is asking for staff salaries - the services that staff member provides needs to be able to be calculated in time/salary utilized to administer services.
Like · Reply · Message · 2h · Edited
Author
Village of Arlington Heights
Elizabeth Cassidy The Village of Arlington Heights appreciates your input. Your comments will be passed on to the Village Board.
Like · Reply · Commented on by Bev Davis · 1h
Dee Tollaksen
This document is 233 pages of mumbo jumbo. I read 33 pages before I realized I had 200 more to go. . . And there was nothing of substance. A lot of "we plan to continue doing what we've been doing." Thanks for nothing.
1
Like · Reply · Message · 3h
Author
Village of Arlington Heights
Dee Tollaksen The Village of Arlington Heights appreciates your input. Your comments will be passed on to the Village Board.
Like · Reply · Commented on by Bev Davis · 1h


Beth Nabors
Was at the meeting - read every detail. I respectfully do not believe Arlington Heights is using this money appropriately in regard to taking the largest portions for programs that get our tax money to do the same thing they are taking this grant money to do. Not Cool AH - says the resident since 1967 who wants to be from a community that cares not one that manipulates grant money.
Like · Reply · Message · 2m · Edited
Most Relevant is selected, so some replies may have been filtered out.
Author
Village of Arlington Heights
Beth Nabors The Village of Arlington Heights appreciates your input. Your comments will be passed on to the Village Board.
Like · Reply · Commented on by Bev Davis · 1m


Most Relevant
Lizbeth Cassi
I think there should not be any CDBG money going to groups that collect our taxes as funding. That is not ethical. The Village should not take any money for themselves outside of staff costs for the small portion of their time it takes to administer ONLY the CDBG grant. The Park District and schools should not take any money. The CDBG money should be used to pay for services our residents utilize at non-profits. The amount of money given should be based on the number of AH residents served for free. It should be calculated based on how much it costs to offer those services. For example - if an agency is asking for staff salaries - the services that staff member provides needs to be able to be calculated in time/salary utilized to administer services.
Like · Reply · Message · 3w · Edited
Author
Village of Arlington Heights
Elizabeth Cassidy The Village of Arlington Heights appreciates your input. Your comments will be passed on to the Village Board.
Like · Reply
· Commented on by Bev Davis · 3w

Boyer, Nora

From: Boyer, Nora
Sent: Thursday, June 10, 2021 2:09 PM
To: Estefany Noria
Subject: RE: 2021-2022 Village of Arlington Heights CDBG Application

Hello Estaphany,

I would say that the issues were:

1. The amount of the request from the CDBG program. Since the total CDBG budget for the year is $445,265 and the amount available for construction projects is $323,465. The $100,000 was a big ask.
2. The timing was a concern due to the HUD timeliness requirements on CDBG spending. Reserving $100,000 for a project that is still relatively early in the process could cause the Village timeliness issues in 2022.
3. In general, it seemed premature to budget CDBG funds for a project for which a Plan Commission application has not yet been submitted and reviewed.
4. The Village will want to see a pro-forma to understand if/how large a financing gap there is. My understanding is that the application to the expected major funder (IHDA) hasn't been submitted yet.
5. The Housing Commission is still working on its priorities an policies for our Affordable Housing Trust Fund, but they are finishing up their recommendation(s) in the next couple of months. I can't say for sure, but the Trust Fund may be a better fit for the project depending on what the Village Board ultimately decides about priorities and process.

I hope that's helpful.

Nora

From: Estefany Noria
Sent: Thursday, June 10, 2021 1:50 PM
To: Boyer, Nora <nboyer@vah.com>
Cc: Jordan Bartle
Subject: Re: 2021-2022 Village of Arlington Heights CDBG Application

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Nora,

I want to follow up on Monday's Village Board meeting regarding recommendations for CDBG allocations. Can you provide us with some info on the rationale for our $0 allocation, and how we can improve our application if we re-apply for CDBG funds next year? Thank you.

> On Wed, Apr 21, 2021 at 12:32 PM Estefany Noria wrote:
>
> Great, thanks!
>
> On Wed, Apr 21, 2021 at 12:30 PM Boyer, Nora <nboyer@vah.com> wrote:
>
> Yes, I received it. Thank you for checking.

1

From: Estefany Noria
Sent: Wednesday, April 21, 2021 11:38 AM
To: Boyer, Nora <nboyer@vah.com>
Cc: Jordan Bartle
Subject: Re: 2021-2022 Village of Arlington Heights CDBG Application

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Hi Nora,

I want to confirm that you received Full Circle's CDBG application. FedEx indicates that our original copy was delivered last Thursday, 4/15. Please let me know if this is not the case. Thank you.

On Wed, Apr 14, 2021 at 11:56 AM Estefany Noria wrote:

> Hi Nora,
>
> Thank you for the opportunity to submit an application for the Village's CDBG program. We have mailed our original application to the Village (confirmation is attached). A digital copy of our application is also attached.
> --
> **Estefany Noria**
> Project Analyst

2

--
Estefany Noria
Project Analyst

Full Circle Communities, Inc.
310 S. Peoria, Suite 500
Chicago, IL 60607
(312) 530-9615 | enoria@fccommunities.org

3

Boyer, Nora

From: Boyer, Nora
Sent: Thursday, June 24, 2021 10:30 AM
To: Austin Kapustka
Subject: RE: The Department of Planning and Community Development public comment

Hello. Thank you for your question.

The plan is to use $150,000 for street resurfacing in a HUD designated low/moderate income area of the Village. The project could include sidewalk replacement also depending on the improvements that are needed.

The specific street to be resurfaced in 2021-2022 has not been finalized, but it would be a street in a CDBG-eligible area of the Village. HUD sometimes makes changes in the areas that are eligible for this funding. The Village would look at the eligible areas around the beginning of 2022 and select the street to be improved under this program in the summer of 2022.

The street resurfacing work it put out for bid by the Department of Public Works.

Please let me know if you have any additional questions.

Nora Boyer
Housing Planner/Planner II
Village of Arlington Height, IL
847-368-5214

Please let me know if you have any further questions.

From: Austin Kapustka
Sent: Thursday, June 24, 2021 10:16 AM
To: Boyer, Nora <nboyer@vah.com>
Subject: The Department of Planning and Community Development public comment

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To whom this may concern,

Can details of the $150,000 public infrastructure allocation be provided? The 233 page document had very little specificity on that line, yet it accounts for almost 1/2 of the funding.

Sincerely

Austin Kapustka

1

Boyer, Nora

From: Beth Nabors
Sent: Tuesday, June 8, 2021 1:03 PM
To: Boyer, Nora
Cc: Hayes, Thomas; Bertucci, James
Subject: RE: Follow Up from CDBG Public Hearing

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Nora,

I feel blessed to have had an opportunity to sit in the meeting last night. It sure lifted a veil for me as a resident since 1967 (longer that almost all Village officials I am sure). Last night actually infuriated me not only as a long term resident but more importantly as a non-profit leader that has served MY village since 1989. My village – the second largest consumer of MY free services.

Those amounts your quote are the amounts that were granted prior to COVID. We have asked each community to increase the two year old gift that was never utilized due to our current strain of providing hotels to the communities residents for over 52 weeks – a task not duplicated by any other non-profit asking for assistance. Will we get the amounts of the requested increases? We sure thought so. We were not asking for anything that was not due. Based on last night, the answer is probably no, we will see no increase.

I was completely shocked by your decision Nora as it was not how I was led to believe you would stand in support of this project. I must also share, I went right to Carol Anderson who had numerous discussions with you regarding this project and had stated we were inline for a nice increase. She is so disappointed – I can not even do her feelings justice here in this e-mail.

When I said others fund more than you I meant annually, Nora. AH is one of the richest villages and I serve more residents from AH than any of the other towns in my service area (other than Palatine and that is more due to convenience of location). But your amount that you fund me is one of the smallest. Those numbers I can provide back to you if you would like. The comments about CAP last night – that is so popular it always sells out…well shelter is also so popular – it also sells out. But not for a JOURNEYS profit. I utilized CAP and was not eligible for any scholarship or reduction and didn't ask for one. I always got my kids in because as a long term resident of the community I knew to get on the list ASAP. I was also told that I paid so much to supplement those who could not pay thus awarded back through scholarship. Sounds like the park district double dips with CDBG money and it looks like the Village allows it. Additionally, the Village taking money for work in low income resident neighborhoods? That is a joke and we both know it.

I was also upset how it was announced that we are receiving COVID money – that was news. And when announced we sat with numerous other non-profits getting COVID money too – have any of them expended almost ¾ of a million on housing the street homeless during a pandemic? 3/4 of million unbudgeted money I may add. I am bleeding out. But it sure doesn't seem like MY village cares.

By the way, I loved our new trustee's (Jim Bertucci – copied in with my response along with the Mayor) bravery and very valid points. In full transparency (something we are not awarded from VAH) I plan to make sure those points are discussed as often as possible publicly regarding how tax receiving and government entities take from CDBG. Has this been dug into with HUD? I'm not sure their intent for this funding is how it is being used.

Based on the amount of residents served at JOURNEYS and the very humble amount we get in CDBG annually from AH is an embarrassment as an AH resident and frankly Nora I need to decide what to do with that. I am still deciding as a resident since 1967 what I plan to do about this lack of support for a community building I am sure you will be utilizing quite a bit.

On a side note and I am sure Mayor Tom will remember, a few years back, on the insistence of many of my 2,500 local volunteers, I put my name in the ring to join the Housing Commission. Tom invited me in to meet with him and in that meeting he let me know why I would not even be entertained for the seat. He was concerned over the kick back the Village would receive with my name attached to the committee. Well maybe it is time to start discussing that too. I sat very quietly after meeting with Tom. That quiet didn't serve me very well...obviously.

In 1999 when I rehabbed this current facility where I operate so that I could provide AH and surrounding communities with my free to the community facility and program structure, I received $85,000 from VAH. Today, I get nothing for this brand new community resource? In all honesty, what would happen if the money I received from you was directly linked to only serving your residents and I never pulled general operating money to supplement? Do you know what $5,000 really pays for? Almost nothing Nora. I spend $18,000 a week alone on hotel stays. Without that, I spend $90,000 a month just to operate and keep my doors open ....losing $5,000 annually doesn't seem like losing all that much when we pay out far more for AH residents than we receive. It does not seem like a very reciprocal relationship. What would AH do without JOURNEYS? I think this is a great time to ask that question.

Am I disappointed? YES. Am I angry ABSOLUTELY! What do I plan to do with these emotions – yet to be determined.

I am aware that the trustees rarely go against staff recommendations. In AH your department holds a lot of power. But I have voice and I need to exercise that right. This is a complete shame!

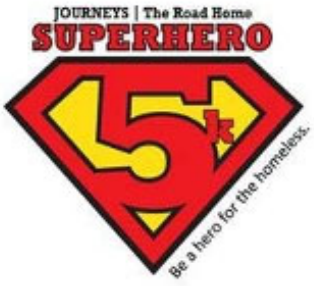
Beth Nabors

Beth Nabors, Executive Director

JOURNEYS | The Road Home
1140 E. Northwest Hwy., Palatine, IL 60074
Phone: (847) 963-9163, ext. 112
Fax: (847) 963-9120

www.journeystheroadhome.org

UPCOMING EVENTS:



Join us for the Superhero 5K!
In-person Race: June 19, 2021
NEW LOCATION for 2021– Busse Woods

Virtual Race: June 19-30, 2021
Be a Superhero for the Homeless
Sign-up and Learn more here!

Building *for* Hope
Support Shelter Stability

Building for HOPE Capital Campaign
A new facility is coming with your help!
Support & Learn more here!

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From: Boyer, Nora <nboyer@vah.com>
Sent: Tuesday, June 8, 2021 12:25 PM
To: Beth Nabors
Subject: Follow Up from CDBG Public Hearing
Importance: High

Hello Beth,

I have been asked to follow up on a few of your comments last night to get additional information relative you Journey's CDBG requests for 2021-2022.

I believe the impression made by one of your statements is that Arlington Heights allocated less toward the new building than the other area entitlement communities including Cook County.

I believe the allocations toward the building are:
Cook County $100,000
Arlington Heights $28,000
Mt. Prospect $25,000
Palatine $25,000 and another $100,000 has been requested in 2021-2022 CDBG funds
Hoffman Estates $25,000
Schaumburg $25,000

If the above is not correct, would you please let me know the correct information.

Perhaps when you were referring to Arlington Heights' allocations being less, you were referring to CDBG funds for public services.

Would you please provide the amounts allocated by the NW suburban entitlement communities and Cook County for Journeys homeless services for 2019/2020 and 2020/2021?

Thank you,
Nora

Nora Boyer
Housing Planner/Planner II
Village of Arlington Heights, IL
847-368-5214

Boyer, Nora

From: Boyer, Nora
Sent: Tuesday, June 15, 2021 11:53 AM
To: Beth Nabors
Subject: Response to Comment - Draft 2021 Annual Action Plan and CDBG Allocations

Dear Beth,

I received your email of June 8, 2021 regarding the draft 2021 CDBG allocations. Your comments along with the Village's full response will be attached to the 2021 Annual Action Plan and will be summarized on the "Participation" page.

Below are brief responses to your comments:

Capital Request:

- In the 2019 Annual Action Plan, the Village joined the area multi-jurisdictional CDBG entitlement community funding plan through which a total of $218,000 in CDBG funds was allocated to Journeys' capital project. Arlington Heights' allocation was the largest of the municipal allocations at $28,000 (12.9% of the total) which is proportional to Arlington Heights' reported share (12%) of Journeys' clients.
- There remain unanswered questions about Journey's compliance with regard to federally-assisted construction projects. The environmental assessment has not been completed for this project, and it is not known if Federal regulations were followed with respect to the procurement of construction services (e.g. a fair, open, and public bidding process, verification that contractors are not debarred from federal contracts, required federal contract provisions, labor standards requirements, etc.). This is especially concerning now that Journeys announced that construction was to have begun on June 7, 2021. These questions need to be resolved through Cook County as the lead entity on the CDBG funding plan.

Homeless Services Request:

- CDBG regulations impose a 15% cap on spending for public services. The CDBG program was not intended to be a significant source of support for public services. The sizes of CDBG entitlement communities' CDBG awards vary; and therefore, the maximum 15% of the awards vary. Historically, Arlington Heights has annually spent up to the maximum on public service needs. Some communities choose not to fund public services at all. Arlington Heights' allocation is in line with other communities.
- When making awards, the Village supports a variety of services (ex. homelessness, medical care, child care, illiteracy, child abuse, and domestic violence). These allocations leverage additional funding. If the Village were to defer additional funds to Journeys, from which of the agencies providing these critical services should funding be reduced or eliminated in order to provide more funding to Journeys?
- Many of the other agencies funded by the Village, as well at the Village's Department Health and Human Services, provide services that address homelessness (e.g. WINGS) and persons with housing instability.

Covid-19 Homeless Needs:

- Arlington Heights has been awarded a total of $547,922 in CDBG-Covid (CDBG-CV) funds.
- The Village is using its $164,062 CDBG-CV1 allocation primarily to provide rent assistance in order to avoid tenant displacement and homelessness.
- Journeys requested $253,008 in CDBG-CV funding. The Village allocated $120,335 to Journeys for hotel nights for homeless persons. This allocation is 31% of the Village's CDBG-CV3 award of $383,860.

In summary, in the near future and for the 2021 program year, Journeys is slated to receive:

$120,335 approved CDBG-CV3 funds
$28,000 recommended and re-budgeted capital project
$5,000 recommended public services award

Your email questions to allocation of CDBG funds to public taxing bodies. CDBG regulations permit funding activities of public, non-profit, and (in limited circumstances) for-profit entities; and eligible CDBG activities include public infrastructure and public facilities. Your assertion that the participation fees paid by full-pay CAP participants subsidized low/moderate income families is incorrect. The CDBG funded scholarships directly assist low/mod income families and not other families participating in the CAP program.

Sincerely,
Nora Boyer
Housing Planner/Planner II
Village of Arlington Heights, IL
Direct: 847-368-5214

Boyer, Nora

From: Beth Nabors
Sent: Tuesday, June 15, 2021 1:12 PM
To: Boyer, Nora
Cc: Hayes, Thomas; Bertucci, James; Suzanne Ploger
Subject: RE: Response to Comment - Draft 2021 Annual Action Plan and CDBG Allocations

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi again Nora,

Responses below in red. Since this is ALL public record – please also include all of the below!

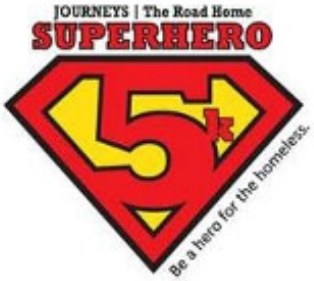
Beth Nabors

Beth Nabors, Executive Director

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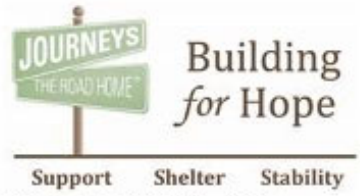
www.journeystheroadhome.org

UPCOMING EVENTS:



Join us for the Superhero 5K!
In-person Race: June 19, 2021
NEW LOCATION for 2021– Busse Woods
Virtual Race: June 19-30, 2021
Be a Superhero for the Homeless
Sign-up and Learn more here!

1



Building for HOPE Capital Campaign
A new facility is coming with your help!
Support & Learn more here!



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From: Boyer, Nora <nboyer@vah.com>
Sent: Tuesday, June 15, 2021 11:53 AM
To: Beth Nabors
Subject: Response to Comment - Draft 2021 Annual Action Plan and CDBG Allocations

Dear Beth,

I received your email of June 8, 2021 regarding the draft 2021 CDBG allocations. Your comments along with the Village's full response will be attached to the 2021 Annual Action Plan and will be summarized on the "Participation" page.

Below are brief responses to your comments:

Capital Request:

- In the 2019 Annual Action Plan, the Village joined the area multi-jurisdictional CDBG entitlement community funding plan through which a total of $218,000 in CDBG funds was allocated to Journeys' capital project. Arlington Heights' allocation was the largest of the municipal allocations at $28,000 (12.9% of the total) which is proportional to Arlington Heights' reported share (12%) of Journeys' clients. Nora, If you are planning to include Cook County in this percentage ($100,000) – then you are double dipping your allocation % as AH residents are also residents of Cook County. Rather to not manipulate the numbers you need to pull out Cook County and only compare the local entitlement communities #'s served compared to the number that community is awarding the BUILDING FOTR HOPE community project. As I offered earlier, I can share those numbers with you to show how AH is way out of proportion.
- There remain unanswered questions about Journey's compliance with regard to federally-assisted construction projects. The environmental assessment has not been completed for this project, and it is not known if Federal regulations were followed with respect to the procurement of construction services (e.g. a fair, open, and public bidding process, verification that contractors are not debarred from federal contracts, required federal contract provisions, labor standards requirements, etc.). This is especially concerning now that Journeys announced that construction was to have begun on June 7, 2021. These questions need to be resolved through Cook County as the lead entity on the CDBG funding plan.

A) Please double check with Cook County. We did two phase one environmental studies and a phase two as well. All are submitted with the county and we informed Palatine of the same. No findings reported. You have NEVER asked me about this before. Where are you getting this outdated information?
B) We have secured Power Construction to general the job for FREE and we are following all Davis Bacon Rules for securing subs for this design build through Power (who does non-profit massive jobs like hospitals utilizing the same funding streams – I shopped them out for this reason). All are union employees utilizing union scale pay grades. Power also went out for competitive bids. So, the question remains – what are your concerns?

Homeless Services Request:

- CDBG regulations impose a 15% cap on spending for public services. The CDBG program was not intended to be a significant source of support for public services. The sizes of CDBG entitlement communities' CDBG awards vary; and therefore, the maximum 15% of the awards vary. Historically, Arlington Heights has annually spent up to the maximum on public service needs. Some communities choose not to fund public services at all. Arlington Heights' allocation is in line with other communities. So how was the Senior Center's mortgage (owned by the Village) and the Metropolis Center's get out of financial crisis (owned by the Village) paid for, for all these years – am I correct that portions were paid for by CDBG? More importantly, how does the village justify supporting non-profits at their levels who serve far less AH residents than JOURNEYS but are getting more of the % of service dollars?
- When making awards, the Village supports a variety of services (ex. homelessness, medical care, child care, illiteracy, child abuse, and domestic violence). These allocations leverage additional funding. If the Village were to defer additional funds to Journeys, from which of the agencies providing these critical services should funding be reduced or eliminated in order to provide more funding to Journeys? No, funding should be made with a more thoughtful approach. Not giving to the popular programs based on the population served. I have NEVER asked for more than my piece of the pie and I am not doing that now either. As a long term resident I strongly believe that AH should not take such a large portion and neither should tax receiving entities and government entities.
- Many of the other agencies funded by the Village, as well at the Village's Department Health and Human Services, provide services that address homelessness (e.g. WINGS) and persons with housing instability. To use your example, WINGS addresses domestic violence and is able to state that they also serve the homeless due to someone fleeing DV and based on that decision are now without a home. However, you are aware that JOURNEYS also serves those experiencing DV when there is no room at WINGS, which is often. But JOURNEYS does not compete with DV funding for ethical reasons. We are well aware that we do not serve the popular population like women and children and unfortunately it also appears that because of that, it does not warrant as much support. PS…WINGS provided services to 9 AH residents last FY….we do remember how many JOURNEYS served.

Covid-19 Homeless Needs:

- Arlington Heights has been awarded a total of $547,922 in CDBG-Covid (CDBG-CV) funds.
- The Village is using its $164,062 CDBG-CV1 allocation primarily to provide rent assistance in order to avoid tenant displacement and homelessness.
- Journeys requested $253,008 in CDBG-CV funding. The Village allocated $120,335 to Journeys for hotel nights for homeless persons. This allocation is 31% of the Village's CDBG-CV3 award of $383,860. And this decision is valid and appropriate based on how much money JOURNEYS expended to keep AH past residents and currently newly homeless off the streets. Are you aware that we also serve prevention clients and do exactly what you are planning to do with your allocation? We also keep AH residents in their homes.

In summary, in the near future and for the 2021 program year, Journeys is slated to receive:

$120,335 approved CDBG-CV3 funds

3

$28,000 recommended and re-budgeted capital project
$5,000 recommended public services award

Your email questions to allocation of CDBG funds to public taxing bodies. CDBG regulations permit funding activities of public, non-profit, and (in limited circumstances) for-profit entities; and eligible CDBG activities include public infrastructure and public facilities. Your assertion that the participation fees paid by full-pay CAP participants subsidized low/moderate income families is incorrect. The CDBG funded scholarships directly assist low/mod income families and not other families participating in the CAP program.

I have lived in AH a very, very long time. I have supported the Village in many ways – through my taxes, through vote and voice and through serving your residents (my neighbors – past and present) for free. I have donated my time to Frontier Days, watching CAPS Students, at St. James Community Theatre and attempted to do so with the Housing Commission but was denied access. Can all others requesting assistance say the same?

Over the years I have not complained when I felt funding was embarrassingly low. But after all we have done this past year plus, to keep people alive during the pandemic – in addition to building a community facility in spite of the pandemic, I am now in the mind frame to stand up and be heard because I do not believe the respect and support we should garner from AH is being shown.

Sincerely,
Nora Boyer
Housing Planner/Planner II
Village of Arlington Heights, IL
Direct: 847-368-5214

Village responses to Beth Nabors Email of June 15, 2021

Capital Request;

- The Village did not double dip or manipulate the numbers. The percentages of Journeys' clients from the CDBG entitlement communities in the area were provided to the Village by Journeys' staff on June 3, 2021. The proportion of the CDBG funding compared to the proportion of Arlington Heights clients was done as shown below:

	% of Journey's Clients are Reported by Journeys	2019 CDBG Allocations	Percentage of the Total CDBG Allocation
Arlington Heights	**12%**	$28,000	**12.5%**
Hoffman Estates	4%	$25,000	11.2%
Mount Prospect	6%	$25,000	11.2%
Palatine	17%	$25,000	11.2%
Schaumburg	3%	$20,000	9.0%
Cook County*	56%	$100,000	44.9%
Total	100%	$223,000	100%

* The percentage of client attributed to Cook County was not provided by Journeys. This 56% is the different between the total percentage attributed to the municipalities and 100% so that there is no double counting of clients.

- The Village did check with Cook County and the HUD required Environmental Review (24 CFR Part 58) has not been completed. The Village has been in communication with Cook County which is the lead funder (of the CDBG entitlement communities) and has taken responsibility for working with Journeys on the ER. The purpose of designating Cook County as the lead funder was to streamline processes for Journeys and avoid duplications of efforts. As of Friday, June 25, 2021, Cook County confirmed that the ER has not been completed and that Cook County is waiting for documents requested from Journeys.

  Discussions were held with Journeys in early 2020 concerning the procurement procedures used with respect to this project, and some questions were left unanswered. The funders understood that the project was being re-designed, and it was expected that bidding/procurement would need to be re-done for the re-designed building. Cook County has forms and procedures for documenting that federal procurement practices are followed. Again, a lead jurisdiction was selected for this project (i.e. Cook County) in order to avoid duplication and so that Journeys could follow one compliance procedure (Cook County's) rather than being in the position or responding to questions and requests for documentation separately from the six funding jurisdictions. The regulations of federal procurement may be found at 2 CFR Part 200 and Cook County's requirements should be obtained from Cook County. It should be noted that the involvement of federal funding in the project makes the entire project subject to the federal requirements. A meeting is being organized by Cook County to include representatives from Journeys and the CDBG-funders to discuss project status and requirements.

Homeless Services Request:

- A portion of the Senior Center acquisition and rehab project was funded with CDBG funds under a 20-year financing plan approved by HUD in 1996. This was not a public service project and was not subject to the 15% cap. The Metropolis Performing Arts Center has not been assisted with CDBG or any other federal funds. The Village does not evaluate grant requests simply on a cost per client basis.

- The Village does not know what Journeys means by "popular programs based on the population served" and does not make funding decisions on any kind of popularity basis. CDBG funds are used for the benefit of eligible extremely-low, low-, and moderate-income residents and costs associated with administering the funds so that the Village remains eligible to receive them. It is required that 70% of CDBG funds be used to benefit extremely-low, low-, and moderate-income residents, but the Village has always used 100% of its funds to benefit extremely-low, low-, and moderate-income residents. Under the CDBG program, public and private entities may provide eligible activities.

- As indicated in the Village's initial statement, the Village is aware that several organizations and agencies are involved in homeless assistance and prevention. The Village is also aware that these organizations work together. The Village is unfamiliar with the concept raised of "popular populations" and does not make funding decisions on the basis of popularity. As stated earlier, the Village also does not base funding decisions on a simplistic cost per client basis.

Covid-19 Homeless Needs:

- The Village is aware that Journeys provides homeless services and services to persons at risk of homelessness. Journeys was allocated $120,335 in CDBG-CV3 funds for shelter (hotel nights) for homeless persons. The Village elected to administer the CDBG-CV1 funds directly in order to be able to insure compliance with the legislation/regulations and make adjustments quickly at a time when the CDBG-CV funds were first available and HUD guidance was limited and changing.

- Journeys' program are important. Currently and through the 2021 program year, Journeys is slated to receive:

  $120,335 approved CDBG-CV3 funds
  $28,000 recommended and re-budgeted capital project
  $5,000 recommended public services award

  Your comments and participation in this process are welcome. The Village showed its support and confidence in Journeys by allocating 31% of its CDBG-CV3 funds to Journeys. As explained above, the Village asks that Journeys work with Cook County with regard to the multi-jurisdictional funding for Journeys' new building. The CDBG program has never been intended to be a major funder of public services, and the Village does its best to support multiple populations and areas of need including housing stability which is a service provided by several funded agencies to different populations.

Public Notices



Federal Consolidated Plan - FY 2021 Annual Action Plan
Public Hearing

Every 5 years, the Village of Arlington Heights prepares a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assess its affordable housing and community development needs and market conditions, and develops a strategic plan to meet those needs. Particularly with respect to its low and moderate income residents. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to progress the priority needs and specific goals identified by the Consolidated Plan.

The Village of Arlington Heights is in the process of developing its Federal Fiscal Year 2021 Annual Action Plan. The 2021 Annual Action Plan will be incorporated into the 2020-2024 Consolidated Plan. The 2021 Annual Action Plan identifies actions and activities to be taken the 2021 program year (October 1, 2020 – September 30, 2021), including how the Village will use its Community Development Block Grant (CDBG) funds.

The Federal funds (estimated to be received during the 1-year period of the 2021 Annual Action Plan are shown below):

Estimated Federal FY 2021 CDBG Entitlement Grant: $330,136
Estimated Prior Year's CDBG Carry Over Funds: $111,000
Anticipated CDBG Program Income: $35,000
Total Estimated CDBG Funds Available: $476,136

The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning current year carryovers and program income.

A PUBLIC HEARING will be held concerning the 2021 Annual Action Plan:

Date: Monday, June 7, 2021
Time: 7:00 p.m.

In response to the COVID-19 emergency, this meeting is being held virtually, which permits the public to fully participate via their computers or smart phones. Instructions on how to participate in the virtual meeting will be posted on the Village's website (www.vah.com) at least 48 hours prior to the meeting.

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at (planning@vah.com). Please limit emails to 300 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on the day of the meeting.

The Village does not anticipate the displacement of any persons as the result of any activities presented in its Federal 2021 Annual Action Plan. If any displacement does occur, the Village will comply with all federal laws and regulations concerning assistance to displaced persons. The Arlington Heights Department of Planning and Community Development will respond to any problems associated with displacement in the Village. The Village anticipates that all of the activities funded will benefit low-, low- and moderate-income persons as defined by HUD.

For more information, contact Mary Beyer, Housing Planner, at (847) 368-5214 or (mbeyer@vah.com).

Provisions will be arranged for any non-English speaking person or individuals with disabilities who wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Rieb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5799 (Voice), (847) 368-5660 (Fax) or (drieb@vah.com). All requests should be made as soon as possible.

Published in Daily Herald May 21, 2021 (4564026)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Winnetka

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/21/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4564026

Assessment of Affordable Housing and Community Development

Posted on 05/21/2021



Every 5 years, the Village of Arlington Heights adopts a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assess its affordable housing and community development needs and market conditions; and develops a strategic plan to meet those needs, particularly with respect to its low- and moderate-income residents. The Consolidated Plan is carried out through Annual Action Plans which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

The Village of Arlington Heights is in the process of developing its Federal Fiscal Year 2021 Annual Action Plan. The 2021 Annual Action Plan will be incorporated into the 2020 - 2024 Consolidated Plan. The 2021 Annual Action Plan identifies actions and activities to be taken the 2021 program year (October 1, 2021 –

September 30, 2022), including how the Village will use its Community Development Block Grant (CDBG) funds.

The Federal resources expected to be received during the 1-year period of the 2021 Annual Action Plan are shown below:

Estimated Federal FY 2021 CDBG Entitlement Grant: $280,136
Estimated Prior Year's CDBG Carry Over Funds: $111,000
Anticipated CDBG Program Income: $50,000
Total Estimated CDBG Funds Available: $441,136
The estimates above may be adjusted prior to the public hearing as additional information becomes available concerning current year expenditures and program income.

A Public Hearing will be held concerning the 2021 Annual Action Plan before the Village Board on Monday, June 7, 2021 at 7 PM. In response to the COVID-19 pandemic, this meeting is being held virtually, which permits the public to fully participate via their computers or using their phones. Instructions on how to participate in the virtual meeting will be posted on the Village's website at least 48 hours prior to the meeting.

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at nboyer@vah.com. Please limit emails to 200 words or less. To be shared at the

meeting, the email must be received by 3:00 p.m. on the day of the meeting.

The funds available for program year 2021 are expected to fund a range of activities including the provision of decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

The Village does not anticipate the displacement of any persons as the result of any activities presented in its Federal 2021 Annual Action Plan. If any displacement does occur, the Village will comply with all federal laws and regulations concerning assistance to displaced persons. The Arlington Heights Department of Planning and Community Development will respond to any problems associated with displacement in the Village. The Village anticipates that all of the activities funded will benefit very low, low and moderate income persons as defined by HUD. For more information, contact Nora Boyer, Housing Planner, at (847) 368-5214. Provisions will be arranged for any non-English speaking persons or individuals with disabilities who wish to attend. If non-English speaking persons wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. 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). This request should be made as soon as possible.

Federal Consolidated Plan - FY 2021 Annual Action Plan
Public Hearing

Every 5 years, the Village of Arlington Heights adopts a 5-Year Consolidated Plan. Through the Consolidated Plan process, the Village assess its affordable housing and community development needs and market conditions; and develops a strategic plan to meet those needs, particularly with respect to its low and moderate income residents. The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

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For more information, contact Nora Boyer, Housing Planner, at (847) 368-5214 or nboyer@vah.com.

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PUBLIC NOTICE

To: The Citizens of Arlington Heights
Subject: Consolidated Plan - 2021 Annual Action Plan including the CDBG Budget
30-Day Public Comment Period

On May 7, 2021, the Village of Arlington Heights will make available for public comment its proposed Consolidated Plan - 2021 Annual Action Plan.

The 2020-2024 Consolidated Plan assesses the needs of the Village's low and moderate income residents and its housing market. The Consolidated Plan also includes a strategic plan for addressing community needs over the five years period of the Consolidated Plan. The 2021 Annual Action Plan will specifically address the Village's priorities during the 2021 program year (October 1, 2020 – September 30, 2021).

Persons interested in receiving a copy of the amendments to the Consolidated Plan or 2021 Annual Action Plan may request a copy, email or click up a copy during regular business hours at:

Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road, Arlington Heights, IL 60005
Telephone: (847) 368-5760, Email: nbayer@vah.com)

A copy will also available on the Village's website: www.vah.com

Village Hall is wheelchair accessible. Persons who need an auxiliary aid or service, such as a sign language interpreter or materials in alternate formats, please contact David Roods, Disability Services Coordinator at (847) 368-5793. Requests for accommodations should be made as soon as possible.

The Department of Planning and Community Development staff will be available to accept written or verbal comments during regular business hours at Village Hall 33 S. Arlington Heights Rd., Arlington Heights, IL 60005, (847) 368-5214. Written comments may be mailed to the Village at: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or sent by email to nbayer@vah.com or by fax to (847) 368-5981. This public comment period expires at 5:00 p.m. on July 9, 2021.

Published in Daily Herald (May 25, 2021) (4564114)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery, Morton Grove,Mt. Prospect,Mundelein,Niles,Northbrook,Northfield,Northlake, Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hollow, St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/25/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Ballz
Authorized Agent

Control # 4564185

30 Day Public Comment Period – Consolidated Plan 2021 Annual Action Plan

Posted on 06/08/2021



The Village of Arlington Heights has made available for public comment its proposed Consolidated Plan – 2021 Annual Action Plan.

The 2021 Annual Action Plan will set forth the actions the Village intends to undertake in the areas of housing and community development during the 2021 program year (October 1, 2021 – September 30, 2022) to benefit extremely low, low, and moderate income persons and households. This includes how the Village will use its Community Development Block Grant (CDBG) funds during the program year.

Persons interested in receiving a hard copy of the 2021 Annual Action Plan, may telephone, e-mail or pick up a copy during regular business hours at:

Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Telephone: (847) 368-5214

E-mail: nboyer@vah.com

Village Hall is wheelchair accessible. Should you need an auxiliary aid or service, such as a sign language interpreter or materials in alternate formats, please contact David Robb, Disability Services Coordinator at (847) 368-5793. Requests for accommodations should be made as soon as possible.

The Department of Planning and Community Development staff will be available to accept written or verbal comments during regular business hours (8 am – 5 pm) at Village Hall: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or by calling (847) 368-5214. Written comments may be mailed to the Village at: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or sent by e-mail to nboyer@vah.com or by fax to (847) 368-5988. **This public comment period expires at 5:00 p.m. on July 9, 2021.**

To: The Citizens of Arlington Heights

Re: **30-Day Public Comment Period**
Proposed Consolidated Plan 2019 Annual Action Plan including the CDBG budget

On June 9, 2021, the Village of Arlington Heights will make available for public comment its proposed Consolidated Plan - 2021 Annual Action Plan.

The 2020-2024 Consolidated Plan assesses the needs of the Village's low and moderate income residents and its housing market. The Consolidated Plan also includes a Strategic Plan for addressing community needs over the five-year period of the Consolidated Plan. The 2021 Annual Action Plan will set forth the actions the Village intends to undertake during the 2021 program year (October 1, 2021 – September 30, 2022).

Persons interested in receiving a copy of the amendments to the Consolidated Plan or draft 2021 Annual Action Plan, may telephone, email or pick up a copy during regular business hours at:

Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
Telephone: (847) 368-5200
Email: nbover@vah.com

A Copy will also available on the Village's website: www.vah.com.

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The Department of Planning and Community Development staff will be available to accept written or verbal comments during regular business hours at Village Hall: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005, (847) 368-5214. Written comments may be mailed to the Village at: 33 S. Arlington Heights Rd., Arlington Heights, IL 60005 or sent by email to nbover@vah.com or by fax to (847) 368-5988. This public comment period expires at 5:00 p.m. on July 9, 2021.

Public Hearing – 2021 Annual Action Plan

Posted on 06/30/2021



The Village is seeking resident input concerning proposed Consolidated Plan 2021 Annual Action Plan.

The 2021 Annual Action Plan contains a description of the Village's plans for addressing the housing and community development needs in the Village during the program year. The Annual Action Plan contains the amount of assistance expected to be received and the range of activities that may be undertaken during the program year. Any activities to be funded by the Village of Arlington Heights through Community Development Block Grant (CDBG) program are described therein. The Village anticipates that all federal funds will be used to benefit low and moderate-income residents of Arlington Heights, and the activities will not result in the displacement of any Arlington Heights residents.

For this purpose, a public hearing is scheduled for the date and time indicated below. The draft 2021 Annual Action Plan is available in electronic or printed form upon request and is available on the Village's website at this announcement regarding the 30-day public comment period for the document.

Please also review the materials in the July 21, 2021 Village Board meeting packet under this public hearing item on the agenda for any additional or updated materials, including any amendments to draft 2021 Annual Action Plan that are made after the publication of this announcement.

For more information or to request an electronic or printed copy, contact Nora Boyer, Housing Planner at (847) 368-5214 or nboyer@vah.com.

A PUBLIC HEARING WILL BE HELD CONCERNING THE 2021 ANNUAL ACTION PLAN:

Date: Wednesday, July 21, 2021
Time: 7:30 p.m.
Place: Board Room, Municipal Building, 33 S. Arlington Heights Rd., Arlington Heights, IL
This is expected to be an in-person meeting as indicated above. For any possible changes, please check the meeting agenda on the day of the meeting to confirm.

Village Hall is wheelchair accessible. Provisions will be arranged for any non-English speaking persons or individuals with disabilities who wish to attend. If non-English speaking persons wish to participate in the public hearing, and if a request for assistance is made at least 5 working days before the public hearing, the Village of Arlington Heights will arrange for translation. With notice, the Village will arrange to have a sign language interpreter present or a real time captionist available for the hearing impaired. Should you need an auxiliary aid or service, such as a sign

language interpreter or materials in alternate formats, please contact David Robb, Disability Services Coordinator at (847) 368-5793. Requests for accommodations should be made as soon as possible.

Village Board Minutes

(July 21, 2021 minutes to be added)

MINUTES
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 7, 2021
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees were present: Bertucci, Tinaglia, Schwingbeck, Grasse, Scaletta, Baldino, Canty and LaBedz.

Also present were: Randy Recklaus, Charles Perkins, Cris Papierniak, Nora Boyer. Becky Hume joined the meeting at 7:08 p.m.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 05/10/2021 Approved

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Village Board 05/17/2021 Approved

Trustee Tinaglia clarified that he overlooked passing on a Consent Agenda item at the May 3rd meeting. He declined to pass on item X, Legal item A, which was the second reading of the Arlington 425 project. He noted he did not participate in the review of the project and had intended to pass. He wanted the record to reflect his intent to pass.

Trustee Tom Schwingbeck moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/30/2021 Approved

Trustee Richard Baldino moved to approve in the amount of $3,206,490.96. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of LGBTQ+ Pride Month

President Hayes recognized the Village's 2021 "Best Town to Live" in the Daily Herald's Reader's Choice awards.

President Hayes said the Village Board decided to issue a LGBTQ+ Pride Month proclamation. This decision has not been well received by all, but he and the Board have an obligation to represent all members of the community, stating we are all precious in God's sight. The proclamation works to further the Village's commitment to be a welcoming and inclusive place. He read the proclamation.

VII. PUBLIC HEARINGS

Trustee Richard Baldino moved to open the Public Hearing. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

A. Public Hearing 2021-2022 HUD Annual Action Plan including the CDBG Budget Approved

Mr. Perkins said Federal regulations require a public hearing process prior

to disbursing CDBG funds. Tonight, is the first hearing, then there is a 30-day public comment period. Action will be taken at the second public hearing scheduled for July 21. An amount of $445,265 is expected for 2021-2022. Requests for $790,000 have been received. Within this amount, funding caps are in place for Administrative Services ($66,800), Public Services ($55,000) and Brick and Mortar projects ($323,465). Programs benefitting low- and moderate-income residents must receive a minimum of 70% of the funding.

Ms. Boyer described the Public Service and Construction requests. Staff is recommending that all of the public service agencies receive funding. The CAP funding comes from both CDBG funds and money from the Village's General Fund under the Health Department Budget. Shelter Inc. is building a new location, and has a property under contract. Journeys was allocated $28,000 two years ago, but the money has not been spent, so needs to be re-budgeted and allocated. The timing of their construction is unsure. Full Circle Development has not submitted a zoning application yet. They could be eligible in the next funding cycle.

Public Services, $55,000 Cap-Suggested Allocations

1. District 214 Education Foundation Beginning English as a Second Language Instruction $1,500
2. Faith Community Homes Housing and Mentoring Support for Low Income Families $2,500
3. NW CASA - Sexual Assault Program Sexual Assault Intervention Program $2,500
4. Children's Advocacy Center Services for Victims of Child Abuse $2,500
5. Connections to Care (formerly known as Escorted Transporation Service NW) Escorted Transportation Service for Elderly/Disabled to Medical Appointments $3,500
6. Resources for Community Living Affordable Housing Options and Support Services for Persons with Disabilities $5,000
7. Life Span Legal and Counseling Services to Victims of Domestic and Sexual Violence $3,000
8. Suburban Primary Health Care Council Access to Care - Subsidized Medical Services $4,337
9. WINGS Emergency and Transitional Housing and Community Based Service $6,000
10. Journeys The Road Home Homeless Services $4,500
11. Arlington Hts. Park District Children At Play Program $9,113 (balance of request provided by Health Department Budget)
12. Northwest Compass Housing Counseling and Assistance $4,000

Construction/Economic Development, $323,465 Cap-Suggested Allocations

1. Shelter Inc. Renovations to Transitional Living Program Residence $0
2. Little City Foundation Renovations to Group Home: 2 Bathrooms, Drywall, Kitchen/Living Room Flooring $0
3. Clearbrook - rehabs at 2 group homes Renovations to 2 Group Homes: Wheelchair Ramp, Sidewalk/Steps, Kitchen, Lighting $25,000

4. Journeys The Road Home - capital project ($28,000 was a 2019 allocation) New Building - Floors for Services, Shelter, and 7 Permanent Affordable Units $0
5. Full Circle Development - permanent supportive housing Permanent Supporting Housing - Acquisition and Infrastructure Costs $0
6. VAH Single Family Rehab Loan Program Single Family Rehabilitation Loan Program $39,310
7. VAH Group Home and Transitional Housing Program Group Home and Transitional Housing Program $105,000
8. VAH Public Infrastructure Street Resurfacing on HUD Designated Low/Moderate-Income Areas $150,000

CDBG Administration Costs for Administering the CDBG Program - Salaries, Audit Costs, etc. $66,800.

President Hayes thanked all the agencies for all the great work they do for those in need.

Trustee Bertucci asked why government entities were getting funds when the not-for-profits didn't have the same opportunity to levy taxes. Mr. Perkins said the District 214's Foundation was one requester, so not really a government entity. The Park District and Village are government agencies, the rest of the recipients are not for profit. The money requested by the Park District for CAP provides scholarships to families to allow their children to go to the before/afterschool program to underwrite the costs. Years ago, a task force comprised of the School District, Park District and Village put the program together to help the latch key kids who had no before/after school supervision. The agencies came together and came up with an agreement whereby the schools provide the space, the Park District provides the Staff and the Village provides the scholarships. The Board can decide how they wish to allocate the funds. Mr. Bertucci said more money could come from the general fund for CAP scholarships to free up dollars for more of the not-for-profits. Mr. Perkins explained the Park District does not want families who use CAP to subsidize those who need scholarships.

Trustee Scaletta said when he joined the Board, the dollars allocated for CAP out of CDGB funds was three times the amount it is today. More requests for this kind of funding will come as the Affordable Housing programs are fleshed out, because more people will need help. He said the CAP Scholarships are an appropriate to use of CDBG funds. Most of the costs are funded by the General Fund.

Trustee Canty said CAP is a very successful program. She recommended looking at housing from a comprehensive viewpoint, not a statement on a particular organization.

Melissa Cayer said the D214 Foundation and Park District receive donations. CDBG money comes from Federal Government based on demographics. Mr. Perkins said the Village is an entitlement community, we get a specific allocation that we can dispense. Many of the agencies, even

the foundations, ask for a little bit so they can show that the Village and other entitlement communities fund them and leverage for more monies.

Jorden Bartle of Full Circle Development said they are working with a Northwest Suburban task force on finding a location for a new development. He asked the Board to reconsider the $0 recommendation. They wish to build 31 units for people with disabilities. Their organization dedicates 75% of money made to provide on site services to residents. They are applying to the State for the primary bulk of their funding, but don't have it lined up. It is important to show the Village is a sponsor in order for them to leverage other funders and the State.

Beth Nabors of Journeys the Road Home asked the Board to reconsider their request. For the 52 past weeks, they housed people in hotels because of Covid. The Village is the second largest consumer of their services. The previously allocated $28,000 has not been received yet. This amount was very small compared to other CDBG communities. They are in the permitting process for their new building. Journeys is looking for a partnership with the Village on a larger level. She asked the Board to take a thoughtful approach to their request.

Luticia Fiorito of WINGS thanked the Board for the modest increase. They appreciate everything they can get and couldn't do the work without the Board's support.

Lorri Grainawi works with Full Circle to provide housing and services for the disabled. There is a huge demand for housing in the area and they hope to get money from the State, but it makes a big difference if they can show there is community support for the project. It could make a difference if they get the funding or not.

Seth Goldberg sent kudos to the Board for helping the non for profits.

Trustee LaBedz asked if some of these agencies received Covid Funding. Mr. Perkins said yes, the Village received CV-1 funds of $116,000 and CV-3 funds of $340,000. A lot the money went to agencies, like Journeys to help with hotel costs. Ms. Boyer said the Suburban Access to Care, CAP, Children's Advocacy Center, Clearbrook, Journeys, Faith Community Homes, the Northwest Housing Partnership, Northwest Compass, WINGS and the Village's Small Business Loan Program received funds. Trustee LaBedz said she wished we had the amount of money that was asked for. The amount given to the Village continues to decrease.

Mr. Perkins said the second hearing and final action will be taken on the CDBG Plan and Budget in July These are the preliminary recommendations. Staff will take suggestions to the plan during the next thirty days.

Trustee Jim Tinaglia moved to close the Public Hearing. Trustee John Scaletta Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of Committee of the Whole Meeting of June 7, 2021 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Crazy Quesadilla Inc, dba Crazy Quesadilla Mexican Restaurant at 644 E. Golf.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Report of the Committee of the Whole Meeting of June 7, 2021 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class AA Liquor License to Grodek LLC dba Peggy Kinnane's Irish Restaurant & Pub located at 8 North Vail Avenue.

Trustee James Bertucci moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Well #13 South - Painting Design & Construction Observation Services - Award — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Southtown Corridor Sewer Capacity Study — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. Pickup Truck Vehicle Purchase - PW Forestry — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

A. An Ordinance Prohibiting Parking (417 W University Drive) — Approved

Trustee Mary Beth Canty moved to approve 2021-018. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. A Resolution Approving an Intergovernmental Agreement for State Maintenance of Traffic Control Devices with the Illinois Department of Transportation (10-year agreement) — Approved

Trustee Mary Beth Canty moved to approve R2021-019. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. A Resolution Approving an Intergovernmental Agreement for Governmental Body Maintenance of Traffic Control Devices with the Illinois Department of Transportation (10-year agreement) — Approved

Trustee Mary Beth Canty moved to approve R2021-020. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

A. Settlement of Joseph Mangiamele v. Village of Arlington Heights — Approved

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Timber Ridge School - 201 S. Evanston Ave. - Approved
PC#21-005
Special Use Permit for School, Variations

Julie Jilek of Timber Ridge School explained the therapeutic day school's mission. They would like to add an elevator, fitness room, gym and two classrooms. Accessibility is important, especially for disabled students. There is a multipurpose room now, but it is not adequate for physical education needs. One acre still remains of their greenspace counting this addition.

Jonathan Kuzynowski gave an overview of the project. The parking lot is maintained and the second floor becomes wheelchair accessible. The utilities and playground area stay in place. The entrance will be on the east side. A sensory lounge will be created. The gym needs some additional height to allow for traditional sports. The neighboring high school stands taller than this structure will.

Mr. Perkins said under the current Code, the school needs a Special Use Permit even though it has been in existence for decades. The project calls for a height variation and a few parking lot variations. The parking is sufficient and the modified plan will allow for better internal stacking, lessening the pressure on Evanston. The Plan Commission and staff recommend approval.

Trustee Tinaglia asked where the egress stairs were. Mr. Kuzynowski said they are to the north between two sets of classrooms.

Trustee Grasse said she appreciated the green features. She asked if there were details about some of the sustainable landscape plans. Mr. Kuzynowski said there will be some larger trees next to the building, plantings around the expanded detention area, and plants to shield the transformer. There will be manageable plants around the perimeter and entrance. Native plants will be placed in the dentition area.

Tony and Sherri DeRicco submitted an email which was read as follows: We live directly across from Timber Ridge School (120 S. Evanston). This is the first time we have seen the proposed engineering plans and we have a couple of comments. The proposed 6" water service connection is shown to be made on the south side of our driveway which is in conflict with our existing sanitary service, water service, and gas service. We request that the proposed water service connection be made on the north side of our driveway instead. This will avoid these conflicts and will allow the water service to run essentially straight avoiding two unnecessary pipe bends. It will also provide a design more sensitive to the affected property owners by installing the proposed valve vault manhole structure on the property line and not right in front of our front door. Please see the attached markup to the proposed Utility Plan Drawing No. C8.000 by MeritCorp showing the conflicts (our existing utility services are in shown red and the location of where we request the proposed water service to be is shown in blue). We

are extremely confident as to the location of our utility service lines as the utility locate paint marks are still visible on the pavement and sidewalk, as well as our sanitary service cleanout location in our front yard. Thank you.

Mr. Perkins consulted with Public Works who consulted with the project engineer, and this request can be accommodated. They do have to check with the MWRD first.

Resident Jill Stark (through a sign language interpreter) said she had a nice view now, but is worried about a negative affect on the property value of her home because the new building will be in front of it. Has lived there a long time and wondered why this side of the school was chosen. The addition to the building will change the whole look and will block everyone's view. She said she just heard about the plan this April, and didn't receive the notifications. She said she made comments at the Plan Commission meeting and hoped adjustments would be made.

Mr. Kuzynowski said they looked at other locations but there wasn't another one that would allow the placement of the gym on the site. It would not fit on the east and they are trying to maintain the parking lot.

President Hayes the school has been there since he was at Prospect High School in 1974. He appreciated Ms. Stark's concerns but there were not a lot of options for the location of the gym.

Trustee John Scaletta moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Discussion of Downtown Special Events Approved

Mr. Recklaus explained that staff has been evaluating the new landscape with Alfresco and its impact on Special Events. After a comprehensive survey of the community, the downtown businesses and the residents, we learned the downtown businesses prefer an Alfresco environment as they have been profitable with this model. Events are intended to drive business. Because of the transition from Covid, the Village does not as much lead time to plan a large scale event this year. Before we can have a conversation on the details, we have to make some fundamental decisions on the broader issues.

Funding
Alfresco is supported by the A&E fund, which gets tax dollars from all the restaurants, not just those downtown. The Downtown Alfresco restaurants had some of the best months they have ever had. Just outside of Alfresco, restaurants performed better than restaurants at large. Staff does not think it is fair for the business community as a whole to support Alfresco. Staff is looking for direction for funding Alfresco, and Special Events. Two suggestions: a 1% or .75% tax on Alfresco restaurants could cover the costs, or a license fee could be charged for outdoor dining. Details from the summer Food and Beverage Tax dollars earned this summer would be used in this decision.

When/Where/How Long?
The Chamber of Commerce has proposed having a Mane/Taste event in the footprint of Alfresco, using the streets. However, the pedestrian corridor provides enough space for a fire truck in an emergency. Ambulances have needed to access the space before. To break it down and put it back would take an enormous amount of time and effort and the Village does not have a place to temporarily store the sections of fencing. It takes 10 staff members 1.5 days to set it up. Lots of the furniture is owned by the businesses. Some of the businesses wouldn't want others to touch their furniture. Electricians need 2-4 days to set up. In between sets, the area would need to be power washed. Then to reset would take 3 days, not including furniture. This idea assumes Public Works has nothing else to do. Mr. Recklaus said he is not hearing positive feedback from the restaurants regarding this idea. Staff is suggesting a Special Event would have to be at the end of Alfresco.

Alfresco Timing
There is lower Alfresco attendance in March, April and October. Staff thinks a beginning in May and ending in early October to maximize good weather still allows for a festival the second week of October. The Downtown restaurants don't want an event to break up or slow their Alfresco revenues, but welcome events during less busy times.

2021
Coming out of the pandemic there is less time for staff to plan an event. What happens this year does not have to be a precedent for future years. The 2019 agreement between the Chamber, the Special Events Commission (SEC) and the Village codified the roles of the Mane Event/Taste of Arlington (Mane/Taste). We have a playbook, diagrams, maps making a redo manageable. The Chamber would like to add a third day meaning a Village/Chamber agreement would have to be redefined. Also, adding a Sunday would call for double time pay, making the personnel cost $90,000, not including police costs. The Board could acknowledge this is a transitional year and sponsor a one-day event in 2021 while beginning to work on something new in the future.

Staff recommendations
1. That a new Food and Beverage Tax concept be developed for

restaurants in the Alfresco zone along with an annual licensing fee concept for non-Alfresco restaurants who utilize public parking spaces for eating areas and for non-restaurant businesses who wish to use Alfresco space. The purpose of these new revenues would be help offset the Village's costs of Alfresco. The concept would be reviewed further for final approval at a later Village Board meeting.
2. That Alfresco run from approximately the first weekend in May to the first weekend in October going forward
3. That the Village Staff be directed to approach the Chamber and SEC to develop a two-day Mane/Taste type Finale Event the second weekend in October this year following the 2019 funding and operational program.
4. In the event that the Chamber does not wish to participate in the recommended format- this year, it is recommended that the Village experiment with a one-day Finale Event to be overseen by Village Staff and the SEC.
5. That the Village Staff, Chamber, and SEC continue to work towards a new permanent post Alfresco "finale" event for the second October weekend in 2022 and beyond.

Board Discussion

President Hayes said it is difficult to try to get stakeholders to agree when they are advocating their own interests. He agreed with exploring the Food and Beverage Tax and liked the other recommendations as well. This is just for this year so doesn't have to be a permanent future decision. He also liked the idea of going with a two-day event because we have a model for it and an agreement in place for this year. He recommended that the end of the year event be the last weekend in September.

Trustee Canty said Alfresco is what sets the Village apart from the surrounding areas. She agreed with the Mayor in looking into the F&B tax. She is in favor of a kick off event and a closing event. She asked if it was possible to have an event that is not in the Alfresco footprint. She said she was in favor of maximizing the good weather, which includes October in her experience.

Mr. Recklaus listed some other possible locations, but there are some drawbacks to them. We are lucky with the layout of Alfresco because it doesn't disrupt access to the residential buildings. Not every block has that.

Trustee Bertucci said Campbell and Vail is our town square. It should be available and accessible to the full town. The Board should give access to businesses not in Alfresco to show their wares. Residents should be able to have the entertainment in the area too. He is in favor of keeping the event at the corner and of having a special event during good weather to restaurants which are outside of the footprint. Trustee Bertucci disclosed he is the past president of the Chamber.

Trustee Schwingbeck said October is unpredictable but he didn't want to shut down Alfresco. He would like to see the event move somewhere else

where we don't have to break Alfresco down. He said there is a difference between the Alfresco crowd and the Mane/Taste crowd.

Trustee Scaletta said it is difficult to answer the Food and Beverage tax question when there are so many issues that are yet to be resolved like the removal 60 parking spaces and doubling the capacity of the restaurants. The new Parking Garage system will give us numbers so we know if we have enough parking. Metropolis is not in their location. He said he is concerned we are going too fast. He wants staff to address handicapped parking downtown. He wants better control on deliveries. There are still pick up zones in at curbside but people are just parking there. He asked how are the Uber/Lyft signs working. He said he wants to do this work before he addresses the taxes. He questioned how the Board would decide who pays the extra taxes. Mr. Recklaus said staff is not asking the Board to say yes on the tax, but rather asking the Board if is appropriate to begin the research and work on it. This work will include which spaces would be subject to the tax. The Board already voted to pursue Alfresco on an ongoing basis so now would be a good time to explore a funding source. Trustee Scaletta said he is supportive of exploring it, but hopes to receive answers to his questions.

Staff is making frequent adjustments to Alfresco based on the dynamic situation. Trustee Scaletta asked for an opt in/out situation, and suggested that a business should be included or excluded based on the fiscal year.

Trustee Baldino said making major changes to a large fall event in June is difficult. He thinks the focus should be on 2022. Would sidewalk dining be subject to the tax or only street dining? Mr. Recklaus said he will have to do that work. Alfresco captures street seating, which greatly increases restaurant capacity.

Trustee LaBedz said a Board goal is to explore ways of raising revenue for things we want to do. The exploration is important. Businesses will be in the Alfresco zone, whether they opt in or not. Parking space is still being used. The Village is only finally in phase 5 this week, so the Board won't know how it will be in a fully open experience yet. We don't have the full picture yet. She wondered if momentum would be lost if Alfresco changes over to Mane/Taste.

Trustee Tinaglia said this is a wonderful problem to have. He does not want to see the Taste of Arlington out of the zone. He believes in using Harmony Park as it was intended. For him, it's all about weather. He recommends September to allow Alfresco to go past Labor Day and have the block party in September. Then, have an Octoberfest. The Chamber can have a September event and the Special Events commission can take October. He would rather see a fee than a tax. Those who enjoy the increased sales should pay for the costs. He recommended figuring out 2021 and then after we have more information, figuring out 2022.

Resident Comments

Seth Goldberg said he would hate to see Alfresco end early. He suggested if an event doesn't work, maybe have some bands during Alfresco. It's the best thing we have in town.

Jon Ridler, Executive Director of the Chamber of Commerce, explained that the Chamber could have an event on the Alfresco footprint. They would come up with how to do it and there are vendors interested. They are proposing only 50 tents to allow for better movement on the street. Vendors outside of the footprint want to come into the footprint. The Chamber would like to continue the success of the Taste of Arlington and add another day. They have a hold on stage/lighting/sound/band/rental equipment on the weekend of September 10, 11. They propose to move the tables and chairs from the streets September 9, store them and reset them after the event. The restaurants could keep the sidewalk dining. Fencing can be moved onto the sidewalk and create extra space in the street. He will work with the Public Works team. The Chamber takes on more of the cost because of the benefit to its members. They have as much buy in financially as the Village does. He said they are looking to solve the problems and work with the businesses. The Village is giving businesses free outdoor space, but the businesses may not be looking collaboratively and looking at them just for themselves.

Ernie Rose said Downtown works for an event, it's just the best location. Residents need to celebrate. The residents kept the businesses afloat, lets show them some love. An opportunity to grow the event without too much intervention with other parties should be explored. If we make decisions only when it benefits everyone equally, it will keep us from deciding.

Laurie Mitchell, Chair of the Special Events Commission (SEC). reiterated they are here and ready to get back to work on live events. They have put on the Mane Event for 20 years and are anxious to work on an end of year event with the Village and Chamber to bring back the fun. She said the Commission is happy and willing to work to benefit the group as a whole. The 2019 document was a start.

Carter Black said Alfresco has been fantastic. He recommended giving Alfresco as much time as we can because of it's reach, it's a good tax base and good for our Village.

Jim Memelo said it makes no sense to interrupt or abbreviate Alfresco. He said it was a bit presumptuous to organize and invest in a weekend when this issue had not been decided. An event in October/September may be a compromise for everyone. There is plenty of opportunity to get involved at the end of September without interrupting Alfresco. He said the idea that it is easy to breakdown and rebuild Alfresco isn't proven. We haven't done this before. It is not pleasant to dine outside while a large event is going on. A compromise seems to be end of September or early October. Don't interrupt Alfresco, it's our identity now, and it's positive.

Danielle Kuhn of Scratchboard Kitchen said the momentum of Alfresco is

just beginning. She hears every week from new guests coming from far away. It's drawing in crowds. They have guests that want to sit outside and are willing to wait 30 minutes to do so. The Taste is important and she liked the suggestions from Trustees Canty and Schwingbeck that Mane/Taste could be adjacent to keep Alfresco going. Every weekend counts for her. She asked to keep Alfresco open as long as possible and consider hosting the event in an adjacent space.

Larry Robodos, owner of Big Shot, said Alfresco was a lifeline and they would have not survived without it. Downtown operators have been the fortunate ones. The other restaurants in the Village didn't have this. He would like to help the others. He said the exposure from Mane/Taste is still valuable. He would give up a weekend to help everyone in the industry and the other businesses. His preference is to have it mid/late September.

Chip Brooks said he spoke on behalf of Shakou, Armand's, Cortland's, and Peggy's. For them, it is really a huge advantage to have Alfresco and he asked for it to be extended as long as reasonable. The Taste/Mane puts them out of business for the weekend. He agreed with staff, that it is difficult to tear down and put back up Alfresco. He worried it would wreck business, furniture and landscaping. He explained his business was still recovering, and needed the extra that Alfresco brings in. He said the Downtown businesses pay higher rent and taxes to be there. There were 7 restaurants listed outside of Downtown that might participate in the Taste. He agreed that he would like to help them. He also agreed that it was fair to tax those who benefitted from Alfresco differently than those who didn't. He recommended doing a Taste adjacent to the area, on Campbell east of Alfresco. Alfresco restaurants that want to participate can, and can open from their space. The entertainment stage could be at Campbell and Evergreen with a second stage at Harmony Park. He saw no reason to extend Mane/Taste to 3 days. It would be good to have one entity in charge of the festival. He thought the 2nd week in September is a good choice, if it was adjacent and Alfresco could continue unimpeded.

Chris Dungan said after reading the survey results he saw the residents do not want to shut Alfresco down early. He said to do an event after, or move it. Alfresco has been a great thing, it has been a life line, but they are not on shore yet.

Steve Fromm (SEC) said residents who come to the Mane Event appreciate the free entertainment, face painters, and balloon tiers. He said it is an important event in the community and does not cost the businesses any money.

Eric Lamkins said his wife owns Kilwin's and he works some evenings at Tuscan Market. He said Alfresco was built out of necessity because of the pandemic. He recommended analyzing the event situation after the pandemic is over. The Taste is beneficial but you can't evaluate which is better until afterwards. Having the street closed in October hurt Kilwin's

last year.

Derek Hanley, founder of Peggy Kinnane's, said Alfresco was an unbelievable win/win. He recommended keeping Alfresco open until the end of September and having a Taste/Octoberfest in October. The 60 parking spaces should not be considered. Businesses would have closed without it. Our businesses help the property values. We are on the map and need to stay there. Shutting it down early doesn't make sense. Now, every day of the week we have a Taste. Don't take a step back. Bring the music back on Fridays. The cost of business has gone up and the prices are not going down. Pass off the to the consumer what it takes to make it doable, 1% is not a lot to ask for.

Andi Ruhl (Thrown Elements) said Alfresco benefited the Downtown the most. The other side of the tracks does not have the same benefits. She said to make it happen and celebrate that we have made it through the pandemic, give those of us outside of the footprint a chance. Alfresco is great, but let's have other things too.

Diane Jamieson (SEC) said the Mane Event was always the event that brought people together. It's a free event, and it would be good to have it again to bring people together again.

Dave Jaffe (SEC) agreed that we should extend Alfresco as long as possible and keep the event at the end of September in the same footprint of Mane/Taste. It would allow a celebration that is long overdue. The Chamber and SEC can collaborate.

Deliberation

Trustee Baldino said he agreed with staff recommendation #1. He does not believe ending Alfresco ends outdoor dining. It is important to have a Mane/Taste event. He would like it adjacent to Alfresco, the date is less important. For 2021 let's keep it simple and let's worry about 2022 later.

Trustee Grasse agreed with Trustee Baldino. She said she understood the September date for the Chamber, and would support it if it was in an adjacent footprint. She recognized this is a transition time, and nothing has to be how it was done in the past. A finale event is a good idea. Compromises will have to occur and say the first weekend in October as a possible one.

Trustee Bertucci said the Village's town square should give access to the other businesses. The bands are part of the event, and the best place is the town square. The draw to get 10-13,000 people is the bands. He's in favor of continuing Taste in the footprint of Alfresco. As far as the weekend, it may be hard to have a different date than what the Chamber has developed. Either 2 or 3 days long is okay.

Trustee Canty said she is in favor of staff suggestion #1. She is not ready to commit to hard dates for 2022 and would like more information from

2021 first. She is in favor of a 2-day event outside of September, adjacent to or in another location. She said the SEC should look at a one-day event if the Chamber will not participate. There should be some kind of celebration.

Trustee LaBedz agreed with #1 as well. She said the Village needs to get through this year before it is decided how 2022 will look. She likes a finale event but has trouble envisioning in an adjacent area because of the logistics. An end of season finale would work best.

President Hayes found consensus for the following:

- Direct Staff to develop a revenue source for Alfresco.
- Alfresco opening/closing dates remain open for 2022. Close Alfresco in 2021 on September 26th.
- Direct staff to help plan a two-day end of season finale with SEC/Chamber in the footprint of Alfresco for 2021 the first weekend in October.
- Direct Staff to work with the SEC on a post Alfresco event for 2022 and beyond.

The Board asked all parties to work together with mutual respect and good faith and recommended that the 2019 agreement between the Chamber and SEC be used for 2021.

Trustee Bertucci moved to direct staff: 1. To develop a Food & Beverage Tax/Annual Licensing Fee concept to fund Arlington Alfresco for: Alfresco zone restaurants, non-Alfresco restaurants which wish to use parking spaces for outdoor seating, non-Alfresco zoned businesses which wish to use street space. 2. For Arlington Alfresco to close in 2021 on September 26th. 3. For Staff to develop a two-day event with the SEC and Chamber of Commerce the first weekend in October, 2021 using the 2019 Funding and Operation Plan with agreed to modifications. 4. That a finale event for Fall of 2022 and beyond be developed in cooperation with the SEC, Staff and Chamber of Commerce. Trustee Scaletta seconded the motion.

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia
The Motion: Passed

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 11:33 p.m.. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta,

Schwingbeck, Tinaglia

Grantee SF-424's and Certification(s)

Village of Arlington Heights

SF 424 ns 424D Forms

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:
☐ Preapplication	☐ New
☐ Application	☐ Continuation
☐ Changed/Corrected Application	☐ Revision
* If Revision, select appropriate letter(s):	
* Other (Specify):	

* 3. Date Received:	4. Applicant Identifier:
5a. Federal Entity Identifier:	5b. Federal Award Identifier:
State Use Only:	
6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	Village of Arlington Heights, IL
* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
36-6005774	

d. Address:

* Street1:	33 S Arlington Heights Road
Street2:	
* City:	Arlington Heights
County/Parish:	
* State:	IL
Province:	
* Country:	USA: UNITED STATES
* Zip / Postal Code:	60005

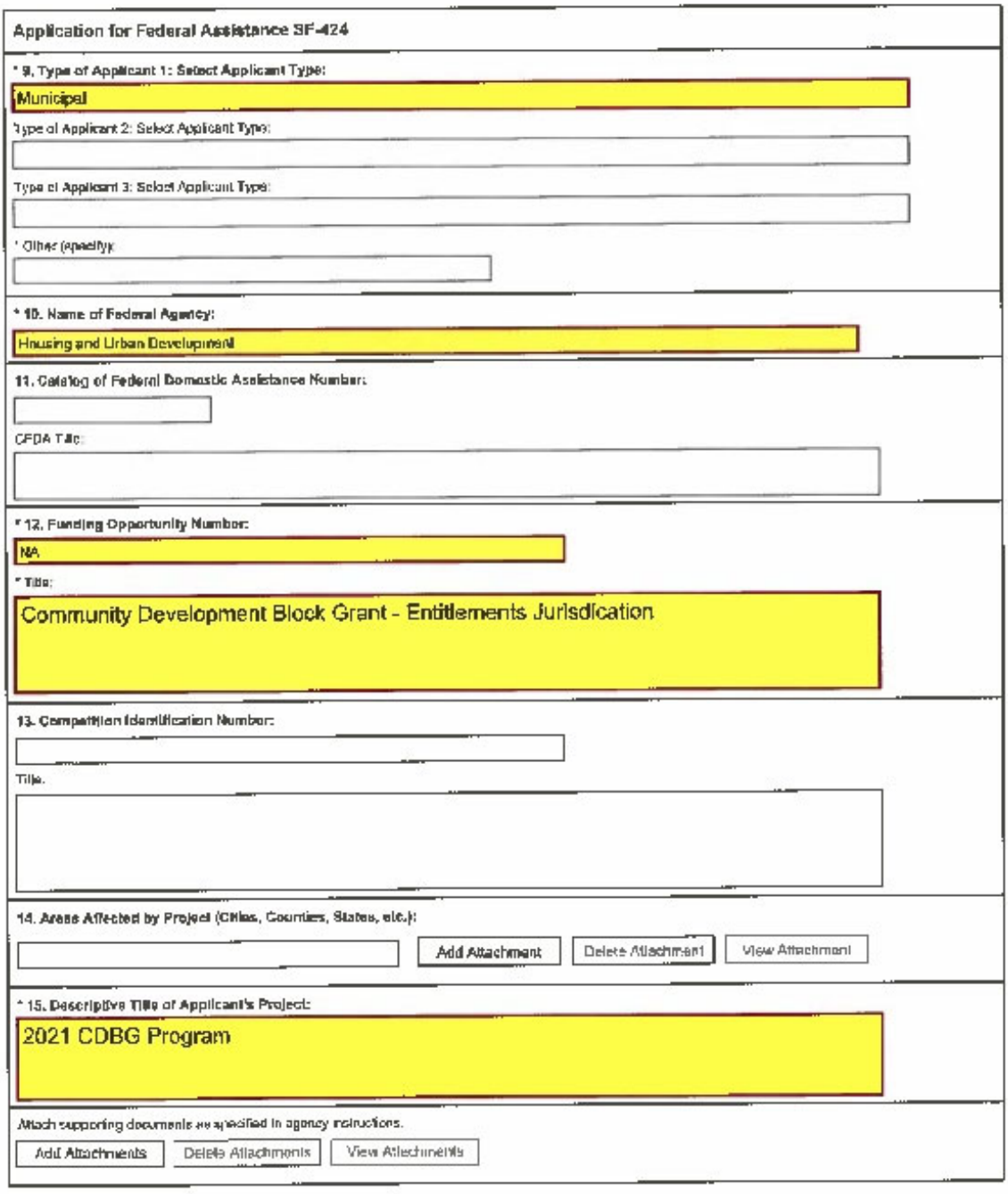
e. Organizational Unit:

Department Name:	Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	* First Name: Nora
Middle Name:	
* Last Name:	Boyer
Suffix:	
Title:	Housing Planner
Organizational Affiliation:	Village of Arlington Heights, IL
* Telephone Number:	847-368-5214
Fax Number:	
* Email:	nboyer@vah.com

OMB Control No: 2506-0117 (exp. 09/30/2021)



Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

Municipal

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

* 12. Funding Opportunity Number:

NA

* Title:

Community Development Block Grant - Entitlements Jurisdication

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

* 15. Descriptive Title of Applicant's Project:

2021 CDBG Program

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: 6, 8, 10 * b. Program/Project: 6, 8, 10

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 10/1/21 * b. End Date: 9/30/22

18. Estimated Funding ($):

* a. Federal	284,265
* b. Applicant	
* c. State	
* d. Local	
* e. Other	111,000
* f. Program Income	50,000
* g. TOTAL	445,265

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

■ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ■ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☐ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	
* First Name:	Randall
Middle Name:	
* Last Name:	Reckaus
Suffix:	
* Title:	Village Manager
* Telephone Number:	817-358-5100
Fax Number:	
* Email:	reckaus@vsh.com
* Signature of Authorized Representative:	
* Date Signed:	

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Village Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
Village of Arlington Heights	

SF-424D (Rev. 7-97) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

_____ _____

Signature of Authorized Official Date

_____

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

_____ _____

Signature of Authorized Official Date

_____

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

_____ _____

Signature of Authorized Official Date

_____

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

_____ _____

Signature of Authorized Official Date

_____

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

_____ _____

Signature of Authorized Official Date

_____

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

_____ _____

Signature of Authorized Official Date

_____

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Draft 2021 Community Development Block Grant Budget Exhibit A

				2021-2022
				Estimated Revenue
	REVENUE			
	2021 CDBG Entitlement Grant			$ 284,265
	Carry Over Funds from Prior Years			$ 111,000
	Estimated Program Income During Program Year			$ 50,000
	Total			$ 445,265
		2020-2021	**2021-2022**	**2021-2022**
		Final	**CDBG**	**Draft**
	EXPENDITURES	**Allocations**	**Request**	**Allocations**
	Public Services *(CDBG Cap $55,000)*			
1	District 214 Education Foundation	$ 1,500	$ 1,500	$ 1,500
2	Faith Community Homes	$ 2,500	$ 3,000	$ 3,000
3	NW Center Against Sexual Assault	$ 2,500	$ 3,500	$ 3,500
4	Children's Advocacy Center	$ 2,500	$ 4,000	$ 3,500
5	Connections to Care (formerly ETS/NW)	$ 3,500	$ 4,000	$ 4,000
6	Resources for Community Living	$ 5,000	$ 5,000	$ 5,000
7	Life Span	$ 3,000	$ 5,000	$ 3,500
8	Suburan Primary Health Care Access to Care	$ 4,337	$ 7,000	$ 6,000
9	WINGS Program	$ 6,000	$ 9,000	$ 6,500
10	Journeys|The Road Home	$ 4,500	$ 10,000	$ 5,000
11	Arlington Heights Park District CAP program	$ 9,113	$ 30,000	$ 9,000
12	Northwest Compass	$ 4,000	$ 15,000	$ 4,500
na	Cathoic Charities	$ 4,000	$ -	$ -
na	Little City Foundation	$ 4,000	$ -	$ -
na	Covid Services	$ 25,000	$ -	$ -
	Totals	**$ 81,450**	**$ 97,000**	**$ 55,000**
	Construction/Econ Development *(Available $323,465)*			
13	Shelter, Inc.	$ -	$ 33,050	Review under #19
14	Little City Foundation	$ -	$ 34,525	Review under #19
15	Clearbrook	$ 25,000	$ 36,600	Review under #19
16	Journeys|The Road Home (2019 Allocation: $28,000)	$ -	$ 100,000	$ 28,000
17	Full Circle Communities	$ -	$ 100,000	$ -
18	Single Family Rehab Loan Program	$ 39,310	$ 67,000	$ 60,465
19	Group Home/Transitional Housing Rehab Program	$ -	$ 105,000	$ 85,000
20	Public Infrastructure (street resurfacing/sidewalk replacement)	$ 150,000	$ 150,000	$ 150,000
	Totals	**$ 214,310**	**$ 626,175**	**$ 323,465**
	Administration (CDBG Cap $66,800)			
21	CDBG Administration/Salaries/Audit/Legal Notices	$ 65,000	$ 65,000	$ 66,800
	Total Allocations	**360,760**		**445,265**

Village Board
7/21/2021

Item: Report of Committee of the Whole Meeting of July 21, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of July 21, 2021

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T Liquor License to Ma Jagat Ambe, Inc. dba D & D Smoke & Spirits located at 1405 E. Palatine Road, upon confirmation of floor plan.

Village Board
7/21/2021

Item: Report of Committee of the Whole Meeting of July 21, 2021

Department: Village Managers Office

Report of Committee of the Whole Meeting of July 21, 2021

Interview of Susan Skrudland for Appointment to the Environmental Commission terming ending 4/30/2024

Village Board
7/21/2021

Item: Pumping Station 16 - Generator Replacement

Department: Public Works

The approved 2021 Capital Improvement Program (505-7201-561.50-15 EQ-99-02) includes funding for Replacement of the Generator at Station 16 and corresponding Motor Control Center (MCC). This project is part of the Village's ongoing program to replace or rehabilitate the Village's aging electrical generator systems related to water and sewer services throughout the Village.

Bids for the work associated with the replacement of the existing generator were solicited from qualified firms with extensive experience in this type of work. The scope of work includes the replacement of the existing generator and associated switching hardware, building modifications, and the motor control center. The bid establishes a not-to-exceed cost based upon several unit prices.

The project was advertised and bids were publicly opened and read aloud. The bids were evaluated regarding each of the firm's understanding of the project and ability to perform the specified services. The following table summarizes the bids received:

Bidder	Base Bid	Alt. Bid 1	Alt. Bid 2
Piper Electric	$1,267,100.00	$3,100.00	$40,550.00
AMS Mech. Systems,	$1,299,001.00	$4,337.00	$40,550.00
Courtesy Electric	$1,528,400.00	$96.37	$17,000.00

The bid spread was approximately $261,300 or 20% of the lowest bid. The project budget was $922,000. Since these bids far exceed the budgeted amount, staff believes the project should be reviewed and re-bid once staff reviews the project scope and impact from material shortages caused by the pandemic, and determines if alternatives or optional bid items are possible. Staff will re-budget for FY2022. Staff therefore recommends that the Village reject all bids.

RECOMMENDATION

It is recommended that the Village Board reject all bids for the Pumping Station 16 - Generator Replacement.

Village Board
7/21/2021

Item: Liquid Deicer - Contract Extension 2021

Department: Public Works

Public Works continues to increase our use of liquid deicer in Snow & Ice Operations. Liquids increase the effectiveness of road salt and reduce the waste from the salt bouncing off the roadway. Liquids are also used in anti-icing operations as a preventative method to reduce the bond between ice and the roadway.

On November 6, 2017, the Village Board awarded a three-year contract, with three optional one-year extensions to Industrial Systems LTD. of Lakemoor, Illinois, at bid price of $0.6680/gallon for liquid deicer.

Per Village policy, staff is recommending the second of three possible one-year extensions. The vendor has requested a price increase to $0.69801/gallon and is within contract terms. Staff has been satisfied with the product and services provided by Industrial Systems.

Funding for this material is available in Account No. 101-7101-531.31-90.

RECOMMENDATION

It is recommended that the Village Board award a one-year contract extension for liquid deicer to Industrial Systems LTD. of Lakemoor, IL, at unit prices up to the budgeted amount $109,000 and authorize staff to execute the necessary documents.

Village Board
7/21/2021

Item: Pickup Truck Vehicle Purchase - PW Fleet Unit

Department: Public Works

The approved FY21 Capital Budget includes $48,000 for the replacement of a utility truck for the Fleet Unit of Public Works. This utility truck is used daily in most tasks performed by the Fleet Unit, such as servicing vehicles in the field. The current vehicle is in excess of 20 years old, and the Fleet Unit has deemed the vehicle in need of replacement. If this award is approved, the existing vehicle will be sold at auction, per Village requirements.

The proposed vehicle is a 2022 Ford F-250XL pickup truck, which is considered a flex fuel vehicle with a removable tailgate. Staff is proposing to purchase the vehicle through the Suburban Purchasing Cooperative (SPC). SPC is a joint purchasing program for local communities. SPC represents 143 municipalities in a six County Area of Northern Illinois, and is administered through the Northwest Municipal Conference. By bidding out common vehicles and services, the SPC is able to offer lower prices through greater economies of scale. Currie Motors Fleet of Frankfort, IL is the SPC low bidder on this vehicle, and offers this unit at a discounted price of $46,500, which is $1,500 under the budgeted allowance.

Funds for this purchase are available in Account No. 621-9003-572.50-05 (VH9506).

RECOMMENDATION

It is recommended that the Village Board approve the purchase of one 2022 Ford F-250XL Pickup Truck in an amount not-to-exceed $46,500 from Currie Motors Fleet of Frankfort, Illinois, and authorize staff to execute the necessary documents.

Village Board
7/21/2021

Item: Metropolis Flooring Replacement

Department: Finance/Metropolis Theater

The 2021 Metropolis Theater capital budget includes funds to replace the flooring on the theater floor and second floor hallways and offices. A Request for Proposals was dutifully advertised and proposals were opened on July 1st, 2021. The following proposals were received:

Vendor	**Total Proposal**
Comfloorx	$39,995.00
Tiles in Style	$55,329.87

Metropolis has worked with Comfloorx in the past and has been satisfied with their quality of work. The vendor has been determined to be responsible and the bid meets specifications.

Funds for the project are available in account 515-2005-525.50-55.

Recommendation

It is recommended that the Village Board award the Metropolis Flooring Replacement contract to Comfloorx of Itasca, IL in the amount of $39,995.00 and authorize Staff to execute the necessary documents.

Village Board
7/21/2021

Item: Ordinance - Special Use Permit - Hiding Place Banquet Hall, 1863 W Dundee Rd

Department: Planning/Legal

At the July 6, 2021, Village Board meeting, a request for a Special Use Permit, for a banquet hall for Hiding Place Banquet Hall, 1863 W Central Road, banquet facility was discussed and approved.

ATTACHMENTS:

Description	Type
Special Use Permit - Hiding Place Banquet Hall	Ordinance

AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A BANQUET HALL

WHEREAS, on June 23, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-008, conducted a public hearing on a request for a special use permit to allow a banquet hall within a B-2 General Business District for the property located at 1863 W Central Rd, Arlington Heights, Illinois; and

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

WHEREAS, the President and Board of Trustees hereby find that a banquet hall in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit to allow a banquet hall in a B-2 General Business District, is hereby granted for the property legally described as:

Parcel 1: Lot 2 in Wilke-Central Subdivision of part of factional Sections 5 and 8, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
Parcel 2: Non-exclusive easements for ingress and egress for the benefit of Parcel 1, as set established by the Declaration dated December 8,1978 and recorded June 22, 1979 as Document 25018565 and amended by Agreement recorded June 16, 1980 as Document 25487047, over and across the following: Lot 1 in Wilke-Central Subdivision aforesaid. (Note: Parcel 2 is blanket in nature and provides for ingress and egress and passage of pedestrians into, out of, on, over and across the common areas which are the areas not covered by the buildings.)

and commonly known as 1863 W Central Rd, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans dated January 13, 2021 with revisions through January 25, 2021, have been prepared by Construction Design Architects, Ltd.:

Cover Sheet, consisting of sheet A100;
Floor Plan, consisting of sheet A101;
Reflected Ceiling Plan, consisting of sheet A102;
Toilet Plan & Elevations, consisting of sheet A103;
Finish Schedule-Door Schedule, consisting of sheet A104;
ADA, consisting of sheet A105,

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

SECTION TWO: That the Special Use Permit granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. For outdoor seating, the Petitioner shall provide a minimum separation of five feet between the outdoor tables and the edge of the sidewalk (or other obstructions).

2. Banquet hall indoor capacity shall be limited to 145 guests/patrons.

3. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

SECTION THREE: The Director of Building and Life Safety is hereby directed to issue permits, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FOUR: That this Ordinance shall be recorded by the Village in the Office of Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property, and will inure to the benefit of, and be binding upon, the Petitioner and its personal representatives, successors and assigns.

SECTION FIVE: This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Petitioner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit A attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms,

conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

In the event the Petitioner does not file fully executed copies of the Unconditional Agreement and Consent pursuant to this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

EXHIBIT A
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, Murat Murati (“Petitioner”) is a tenant of that certain property located at the address commonly known as 1863 W Central Rd and legally described in SECTION ONE of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees, on July 21, 2021 ("Ordinance"), grants a Special Use Permit for the Property as described in the Ordinance; and

WHEREAS, SECTION FIVE of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Petitioner files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Petitioner does hereby agree and covenant as follows:

1. The Petitioner hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Petitioner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Petitioner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting a special use permit for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Petitioner against damage or injury of any kind and at any time.

4. The Petitioner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting a special use permit for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021

ATTEST:

By:_____ By:_____

Its:_____ Its:_____

Village Board
7/21/2021

Item: Ordinance - Special Use Permit - Mini-Golf, 955 W Dundee Rd

Department: Planning/Legal

At the July 6, 2021, Village Board meeting, a request for a Special Use Permit, for a restaurant and amusement facility, large, for Mini-Golf, 955 W Dundee Rd., was discussed and approved.

ATTACHMENTS:

Description	Type
Special Use Permit - Mini-Golf	Ordinance

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT AND AMUSEMENT FACILITY, LARGE

WHEREAS, on June 23, 2021, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 21-011, conducted a public hearing on a request for a special use permit to allow a restaurant and amusement facility, large, within a B-3 General Service, Wholesale and Motor Vehicle District for the property located at 955 W Dundee Rd, Arlington Heights, Illinois; and

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

WHEREAS, the President and Board of Trustees hereby find that a restaurant and amusement facility, large, in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit to allow a restaurant and amusement facility, large, within a B-3 General Service, Wholesale and Motor Vehicle District is hereby granted for the property legally described as:

Lot 1 in Arlington Heights Industrial and Research Center Unit Number 8, being a resubdivision in part of the North ½ of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-07-200-028-0000

and commonly known as 955 W Dundee Rd, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans have been prepared by ARSA Architects:

Preliminary Floor Plan, dated March 25, 2021, consisting of one sheet;
Proposed Preliminary Site Plan, dated June 11, 2021, consisting of one sheet;

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

SECTION TWO: That the Special Use Permit granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. Should the Village determine installation of the "future cross access drive" shown on the site plan prepared by ARSA Architects and dated June 11, 2021 is necessary, this cross-access aisle shall be installed in a manner acceptable to the Village.

2. Mini-Golf/Arcade indoor capacity shall be limited to 168 guests/patrons.

3. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

SECTION THREE: The Director of Building and Life Safety is hereby directed to issue permits, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FOUR: That this Ordinance shall be recorded by the Village in the Office of Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein will run with the Property, and will inure to the benefit of, and be binding upon, the Petitioner and its personal representatives, successors and assigns.

SECTION FIVE: This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and

2. The filing by the Petitioner with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit A attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

In the event the Petitioner does not file fully executed copies of the Unconditional Agreement and Consent pursuant to this Ordinance, within 30 days after the date of final passage of this

Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2021.

_____
Village President

ATTEST:

_____
Village Clerk

SpecialUsePermit:Mini-Golf 955 W Dundee Rd

EXHIBIT A
UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, Mark Giannecchini (“Petitioner”) is the contract purchaser/owner of record of that certain property located at the address commonly known as 955 W Dundee Rd and legally described in SECTION ONE of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2021-_____, adopted by the Village President and Board of Trustees, on July 21, 2021 ("Ordinance"), grants a Special Use Permit for the Property as described in the Ordinance; and

WHEREAS, SECTION FIVE of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Petitioner files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Petitioner does hereby agree and covenant as follows:

1. The Petitioner hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Petitioner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Petitioner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting a special use permit for the Property or its adoption of the Ordinance, and that the Village’s approvals do not, and will not, in any way, be deemed to insure the Petitioner against damage or injury of any kind and at any time.

4. The Petitioner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance granting a special use permit for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2021

ATTEST:

By:_____ By:_____

Its:_____ Its:_____

Village Board
7/21/2021

Item: Arlington Beer - 19 N. Hickory Ave. - PC#14-023

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a Brewery with a retail portion at 50% of the total floor area where a retail portion is limited to 10% of the total floor area.

Variations Required

1. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.

2. Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.

3. Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.

4. Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.

Recommendation

A public hearing was held by the Plan Commission on June 9, 2021 where Commissioner Cherwin moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC #14-023, a Land Use Variation for Arlington Beer Company, to allow a brewery with a retail portion at 50% of the total floor area, and the following variations:

1. Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and

parking analysis from a qualified professional engineer.

2. Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to zero spaces.

3. Chapter 28, Section 6.13-3b, to allow a seven-foot tall open fence with an eight-foot tall decorative gate and a 12-foot tall decorative element in a side yard, a 12-foot tall solid fence in the rear yard, and a seven-foot tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is six feet tall.

4. Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17 feet where code limits the maximum height of accessory structures to 15 feet.

This approval shall be subject to the following conditions:

1. The Village reserves the right to add future restrictions on usage of the outdoor area should it be determined this area is a nuisance, which shall be at the discretion of the Village. Such restrictions include, but are not limited to, restrictions on the hours of operation and maximum number of occupants.

2. No live events shall be allowed within the outdoor area.

3. Compliance with the March 10, 2020 Design Commission motion shall be required.

4. The Petitioner shall comply with all federal, state, and village codes, regulations, and policies.

Roll Call Vote: Cherwin, Green, Jensen, Lorenzini, Sigalos, and Acting Chair Warskow voted in favor. Ennes voted no. Motion carried.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
PC Minutes 6-9-21 - DRAFT	Minutes
VB Memo - March 2019 - Early Review	Memorandum
VB Early Review Minutes - 3-18-19	Minutes
DC Minutes 3-10-20	Minutes
Brewery Research	Exhibits
Staff Memo - Parking Research	Memorandum
Parking Survey - 2021	Exhibits
Parking Survey - 2019	Exhibits
Parking Survey - 2018	Exhibits
Aerial	Exhibits
Project Narrative	Correspondence
Justification for Brewery LUV	Correspondence

Justifications for Variations	Correspondence
MWRD Determination Letter	Correspondence
Plat of Survey	Exhibits
Site Plan	Exhibits
Elevations & Floor Plans	Exhibits
Grading Plan	Exhibits
Landscape Plan	Exhibits
Lighting Spec Sheets	Exhibits
Photometric Plan	Exhibits
Round 1 - Department Comments	Exhibits
Round 1 - Petitioner Response to Department Comments	Exhibits
Round 2 - Department Comments	Exhibits
Round 2 - Petitioner Response to Department Comments	Exhibits
Round 3 - Department Comments	Exhibits
Round 3 - Petitioner Response to Department Comments	Exhibits
Round 4 - Department Comments	Exhibits
Round 4 - Petitioner Response to Department Comments	Exhibits
Round 5 - Department Comments	Exhibits
Round 5 - Department Comments - Supplemental Building Comments	Exhibits
PC Timeline Tracker	Exhibits
Public Comments - Objections	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

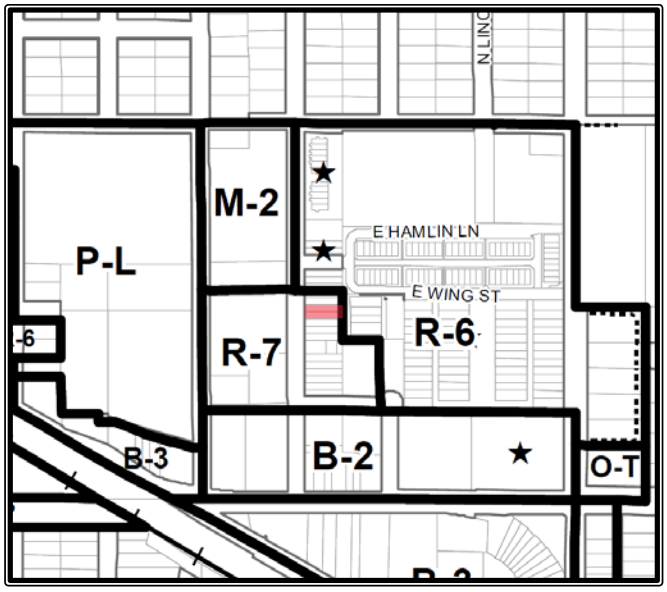
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 14-023*
***Project Title**: Arlington Beer Company*
***Address:** 19 N. Hickory Avenue*
***PIN:** 03-29-406-007 and 03-29-406-008*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date:** June 9, 2021*
***Date Prepared:** June 4, 2021*

***Petitioner**: Arlington Beer Company, Inc.*
Kathleen Egan
***Address**: PO Box 401*
Itasca, IL 60143

***Existing Zoning**: R-7: Multi-Family Dwelling District*
***Overlay Designation**: Hickory-Kensington Overlay*
***Comprehensive Plan**: Moderate Density Multi-Family*



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-7: Multi-Family Dwelling District	Glass Manufacturer	High Density Multi-Family
South	R-7: Multi-Family Dwelling District	Knights of Columbus	Moderate Density Multi-Family
East	R-6: Multi-Family Dwelling District	Single-Family Homes	Moderate Density Multi-Family
West	R-7: Multi-Family Dwelling District	Heller Lumber	High Density Multi-Family

Requested Action:

1. Land Use Variation to allow a Brewery with a retail portion at 50% of the total floor area where a retail portion is limited to 10% of the total floor area.

Variations Required:

- Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.
- Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.
- Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.
- Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.

Project Background:

The subject property is 19 North Hickory Avenue, which contains two buildings; one in the front and a smaller accessory building at the rear. The rear building is a one-story structure of 1,144 square feet, and the front building is a two-story structure of approximately of 2,836 square feet. Both buildings are mostly vacant and used for miscellaneous storage. Access to the site comes from a curb cut along Hickory Avenue, as well as a rear alley that provides access via an easement from the Arlington Market single-family homes to the east.

Subsequent to being informed by the Village that beer production was permitted within the M-2 district (staff error), the petitioner purchased the property at 19 N. Hickory in 2012, which was zoned M-2 at the time. However, upon further examination of the Zoning Code, the Village determined that production of non-alcoholic beverages was allowed within the M-2 District, however, production of alcoholic beverages was ***not*** permitted within the M-2 District. Since that time, the Village adopted the Hickory-Kensington Overlay Zone and rezoned the subject property into the R-7, Multiple-Family Dwelling District. Although the property is zoned R-7, the Hickory-Kensington Overlay District allows (grandfathers in) M-2 uses on the subject property.

In 2014, the Arlington Beer Company submitted a zoning application for a land use variation to allow for the brewing of alcoholic beverages at 19 N. Hickory, which was to include beer production and a taproom. At that time there was no liquor license classification for a microbrewery that sold bottled beer to the public and provided beer tastings and/or taprooms. Staff informed the petitioner that until a liquor license was created to allow for this use, the land use variation for a taproom could not proceed, however, they could proceed for a land use variation to allow production and distribution of beer. The petitioner opted to postpone any action on the 19 N. Hickory property.

In 2018, the Village Board approved an amendment to the Liquor Code that created a class "M" license. This license permitted the onsite consumption of beer or ale brewed onsite at a microbrewery or brewery, subject to certain restrictions (outlined in **Exhibit 1** at the end of this report). Concurrently, the Village Board also approved a change to the Zoning Code to allow microbreweries and breweries within certain zoning districts, which also allowed limited space for a brewery/microbrewery to conduct retail sales (including on premise consumption) of alcoholic beverages. Specifically, where microbreweries are allowed within a business district, the retail sales portion is limited to 35% of the overall floor area of the brewery. Where breweries and microbreweries are allowed within a manufacturing district (such as the subject property with its M-2 zoning allowances), the retail sales portion is limited to 10% of the overall floor area. The retail sales size restrictions were added due to the Village Board's desire to restrict these facilities from becoming too much like a bar and to address limited parking in manufacturing districts. **Exhibit 2** at the end of this report outlines the zoning regulations for breweries and microbreweries. Upon approval of the new liquor class and zoning regulations, Arlington Beer Company began working with staff to proceed with the zoning approval process.

The petitioner has revised their proposal several times to address concerns as identified by both staff and the Village Board. The petitioner's current proposal is for use of the rear accessory building as a brewery and conversion of the two-story primary structure into a tap room with an event/overflow area on the second floor. The exterior of the site would be renovated with a fireplace, television, lighting, pavers and outdoor game/seating areas. There would be two employees working out of the rear brewery building during brew times, and the taproom would have four employees. There would be no onsite food preparation, although the petitioner has indicated that food trucks may be arranged for special events. Hours of operation are as follows:

- Monday-Thursday: 12:00pm-10:00pm

- Friday-Saturday: 12:00pm-12:00am
- Sunday: 12:00pm-10:00pm

It should be noted that the liquor license will require closure of the outdoor area by 11:00pm on any night.

There is no formal off-street parking lot on the subject property. On-street parking is permitted on both sides of Hickory Avenue with no parking restrictions/hourly limits. There are approximately 42 on-street parking spaces provided on the west side of Hickory Avenue and approximately 31 on-street parking spaces provided on the east side of Hickory Avenue (73 spaces total). On-street parking is also permitted on Douglas, which includes approximately 61 spaces on the east side of Douglas and 86 spaces on the west side of Douglas. Additionally, the Park District has a public parking lot on the west side of Douglas that contains approximately 56 parking spaces.

Plat and Subdivision Committee:

The petitioner appeared before the Plat and Subdivision Committee on October 27, 2014 for review of their proposal. Relative to the 19 North Hickory site, the petitioner's concept did not include the level of detail as currently shown on the plans; their plans at that time only depicted a small area for retail sales of packaged beer with the majority of the space being used for brewing. No details on the outdoor usage were provided during the 2014 Plat and Subdivision Committee meeting. The subcommittee was generally open to the concept of a brewery/taproom use at this location, although acknowledged that the long-term plans for this area envisioned moderate-high density residential uses. Parking for the brewery/taproom was also a concern.

Neighborhood Meeting:

On the evening of Thursday, February 21, 2019, the petitioner held a neighborhood meeting to introduce the project to the surrounding community. Five members of the community attended the meeting, and according to the petitioner, asked questions about parking, hours of operation, and when the Arlington Beer Company would open for business. Discussion occurred on parking management during times when the Knights of Columbus had an event that yielded a large crowd, and the petitioner mentioned they would promote alternate options such as Uber, bikes and parking on Douglas. Overall, the petitioner felt that the tone of the meeting was positive, particularly from the residents who stated they were looking forward to this type of business being available in the community.

Village Board Early Review:

As the petitioners' plan evolved to show an increase in the taproom portion of the business, as well as details on usage of the outdoor areas, Village staff encouraged the petitioner to appear before the Village Board for an Early Review. On March 18, 2019, the petitioner presented their concept to the Village Board, which was generally in favor of the concept but had issues with the parking and questioned if the tap room size needed to be reduced to a smaller percentage of the overall business. The Village Board minutes from this meeting are attached.

Design Commission:

On March 10, 2020, the Design Commission met to discuss the project and voted unanimously to recommend approval of the application subject to three minor recommended changes. Overall, the Design Commission was supportive of the proposed exterior upgrades to the building and enthusiastic that this project would continue to encourage revitalization along Hickory. Meeting minutes from the March 10th Design Commission meeting are included in the packet to the Plan Commission.

Zoning and Comprehensive Plan

As outlined above, breweries and microbreweries are only allowed within the M-2 District if floor area for retail sales/taproom is 10% or less than the overall size of the facility. Based on the petitioner's floorplan, 50% of the total floor area of the two buildings (exclusive of common areas) is devoted to retail sales/taproom, which includes the first and second floors of the main building, as well as the rear accessory building. Therefore, a land use variation is required to allow a microbrewery with a retail sales floor area of 50% of the total floor area where code restricts the maximum percentage retail sales to 10% of the overall floor area. The table below summarizes this information:

	Total Square Footage (Gross)	Square Footage Devoted to Retail Sales (Net)
1st Floor	1,500	990
2nd Floor	650*	650*
Rear Brewery Building	1,144	0
TOTAL	3,294	1,640 (50%)
Outside Area (not factored retail floor area)	Approx. 1,575	Approx. 1,575

* Petitioner is proposing construction of walls at 7' headroom to decrease size of space

The petitioner is also proposing alcohol consumption in areas outside of the building, as well as a small space for recreational games (bag toss). The total square footage of the outside areas is approximately 1,575 square feet. Although this area is not considered "floor area" to be factored into the zoning limitation for retail sales, it should be noted that this is an additional area where consumption of alcohol would occur and this area is counted towards the parking requirement. In sum, the facility will provide approximately 73 interior seats for alcohol consumption and approximately 65 exterior seats for alcohol consumption, for a total of 138 seats (plus additional standing areas).

The subject property is within the R-7, Multiple-Family Dwelling District, and also within the Hickory–Kensington Overlay District, which grandfathered in and thus allows M-2 uses on the subject property despite the existing R-7 Zoning. However, due to the taproom at 50% of the overall floor area size, a Land Use Variation is required. Per Chapter 28 of the Municipal Code, land use variations shall only be approved when they meet four criteria of approval as outlined below:

- ***The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.***
- ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.***
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

The petitioner has provided a written response to these standards of approval, which has been included in the packet to the Plan Commission. The Staff Development Committee is supportive of the taproom portion at 50% of the overall floor area, but has concerns over the intensity of use of the exterior areas and notes that one of the intents and purposes of the Zoning Code is to regulate the intensity of land use within the Village to protect the public health. As such, the Village is recommending a condition of approval that would reserve the right for the Village to add future restrictions on usage of the outdoor area should it be determined that this area is a detrimental nuisance to surrounding property owners, including (but not

limited to) restrictions on the hours of operation and maximum number of occupants. No live events shall be allowed within the outdoor patio area.

The Comprehensive Plan designates this site as "Moderate Density Multi-Family", which coincides with the Hickory-Kensington Plan that envisions this area becoming a mixed-use pedestrian friendly environment. The existing Comprehensive Plan designation is the appropriate designation for this site given the long-term vision for the area and the Staff Development Committee is not recommending an amendment to the Comprehensive Plan.

Given the proposed exterior changes and lack of onsite parking, several variations are required, which will be discussed later within this report.

Building, Site, Landscaping:

The petitioner has not proposed any alteration to the locations of the existing structures on the property, and all exterior building changes are to the architecture of the building and do not alter any setbacks. The rear setback complies with code, and all other setbacks are legally non-conforming, as well as the legal non-conforming size of the accessory structure that will be used for brewing. However, the petitioner has proposed a fireplace addition to the side of the accessory structure, which will cause the chimney to extend above the maximum allowable heights for an accessory structure. The following variation has therefore been requested:

- ***Variation to Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.***

The petitioner has provided their written justification for this variation, which has been included in the packet transmitted to the Plan Commission. The Staff Development Committee recommends approval of the variation and notes that the majority of building height will remain compliant and appear unchanged; the small chimney addition is appurtenant to the overall building and is necessary to comply with building code requirements for chimney venting height.

To enclose the outdoor seating/drinking area, the petitioner has proposed a 7' tall vinyl fence with retractable gate at the rear of the property (east), a 8' tall wood framed fence along the north property line, and an eight foot tall wrought iron style fence/gate with a 12' tall decorative element along the front of the property (west). The Knights of Columbus building to the south is built to the property line, which creates a natural enclosure for the rear seating/drinking/game area. However, fence heights are restricted to a maximum of six feet, and the following variation is therefore required:

- ***Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.***

The Staff Development Committee believes that the necessary criteria for approval have been met and notes that the decorative fencing along Kensington will provide an attractive aesthetic for the development, as well as allow viewing into the rear seating area for safety and enhanced visibility. The proposed seven-foot tall vinyl gate at the rear of the property will match the existing seven-foot tall vinyl fence in that location, and the eight-foot tall wall on the north will abut a property that is not used as a residence. Additionally, the

Design Commission reviewed the architecture of the decorative fence along the front of the site and found that it was compatible with the overall design of the project.

The petitioner has proposed extensive landscape enhancements to the site, which currently has no landscaping on the interior and is composed of a gravel parking area. The interior of the site will be improved with concrete patio surfaces, synthetic turf for bag toss, three ornamental trees, four arborvitae, multiple ornamental shrubs, a decorative light canopy/strings, and planters at the front sidewalk. The addition of landscaping, removal of the gravel parking surface, and renovation to the building exterior will be an improvement from the current industrial appearance of the site and will help to facilitate the pedestrian friendly environment in this area as outlined by the Hickory–Kensington Plan.

Traffic and Parking:

The petitioner has requested a variation from Section 6.12-1.3 to waive the requirement for a traffic and parking study prepared by a qualified professional engineer and has submitted written justification to support their request. Staff is supportive of the requested variation and concurs that the necessary criteria for approval have been met. Given expected traffic peaks for this type of development, staff does not believe the proposed brewery/taproom will have a negative impact on traffic within the surrounding area.

Relative to parking, as previously mentioned, the subject property does not include any formal on-site parking spaces. Based on code requirements, a total of 60 parking spaces are required by code, resulting in the need for the following variation:

- ***Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces***

Detailed parking calculations are included in **Exhibit 3** at the end of this report. Per the parking calculations, peak occupancy of the interior taproom areas would approach 96 persons, and peak occupancy of the exterior areas would approach 101 persons, equating to a total peak occupancy for the facility of around 197 people. Given this expected occupant load, the Zoning Code requires the business to provide parking for 60 cars. The petitioner has not provided any parking spaces onsite, but has arranged for a three-year lease with the Park District for 26 parking spaces within the Park District parking lot south of the swimming pool at Recreation Park (approx. 500' west of the subject property), which agreement is subject to approval by the Park District Board on June 7, 2021. Additionally, the petitioner has surveyed parking along Hickory and Douglas in early January of 2019 and again in early May of this year, and the Village has a parking survey from Hickory that was done in June of 2018. The petitioner has made the following points:

- Their parking survey shows ample parking supply available during survey times. Additionally, the petitioner has stated that they have been to the site numerous times over the past year, on both weekdays and weekends, all times of the day and night, and observed ample parking available on both Hickory and Douglas.
- Customers will be informed about the Park District parking option via their website and social media sites. They will also have parking informational signage in the tap room.
- In combination with the 26 parking spaces on the park district site, the petitioner believes there to be sufficient on-street parking to accommodate for their demand.

The Staff Development Committee has concerns with the parking surveys and notes that surveys from January of 2019 do not account for seasonal peaks at the Park District and no information was provided relative to events that may have been occurring at the Knights of Columbus or the American Legion facility

while the survey was taking place. Additionally, no events were occurring at the Knights facility during the May 2021 survey, and it is unlikely that events were occurring at the Park District due to the season and CoVid-19.

Specifically, the surveys on Hickory were done during one Saturday and one Monday in June of 2018, which showed peak weekend usage of on-street parking along Hickory to be 42 cars at 8:00pm (58% occupied), and peak weekday usage around 11:00am where 44 cars were parked on Hickory (60% occupied). Additional surveys on Hickory and Douglas were done during one Friday and one Saturday in January of 2019, which showed peak weekend usage of on-street parking along Hickory to be 33 cars at around 7:00pm (45% occupied), and peak weekday usage around 2:30pm where 46 cars were parked on Hickory (63% occupied). Finally, recent surveys along Hickory from one Saturday and Monday in early May of this year showed peak weekend usage of on-street parking along Hickory to be 10 cars at noon (14% occupied), and peak weekday usage around noon where 12 cars were parked on Hickory (16% occupied).

The Staff Development Committee does not believe sufficient evidence has been provided to demonstrate the availability of on-street parking spaces and notes that the hours and number of days surveyed was very limited. Furthermore, as this area of town continues to redevelop, there will be additional demand for on-street parking and hourly restrictions on parking may be required at some point in the future.

One of the intents and purposes of the Zoning Code is to "limit congestion in the public streets and protect the public health, safety, and general welfare by providing for the off-street parking of motor vehicles." Granting a variation that would shift the burden of 34 permanent parking spaces (and eventually an additional 26 spaces if the pending 3-year agreement with the Park District expires) onto public streets would not be within the spirit and intent of the Zoning Code. In order to protect the public welfare, the Staff Development Committee recommends a condition of approval that would restrict maximum occupancy within the facility. Per discussions with the petitioner, they have indicated that their typical business peak would be only around 30-40 patrons (including indoor and outdoors).

The SDC notes that 26 parking spaces as outlined within the pending 3-year agreement with the Park District equates to the parking demand expected by 87 occupants. Therefore, provided the petitioner is able to maintain the agreement with the Park District, occupancy shall be restricted to 87 persons. Should the agreement with the Park District expire, the petitioner must reduce occupancy to no more than 50 persons, or provide a substantially similar solution to the parking deficit for review and approval by the Plan Commission and Village Board. Additionally, the petitioner must put into place a system to manage occupancy and have an accurate occupancy count at all times. Such measures shall be approved by Village Staff. If upon inspection by the Village, there are multiple repeated violations to the maximum occupancy, the Village may pursue any and all legal remedies, including possible closure, revocation of the liquor license, or other actions as deemed appropriate by the Village.

The petitioner is required to provide two bicycle parking spaces per code and has included a two-space bike rack at the entrance along Hickory Avenue.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed land use variation to allow a brewery within an R-7 District with a retail portion at 50% of the total floor, as well as the following variations:

1. ***Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.***
2. ***Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.***
3. ***Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.***
4. ***Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.***

The Staff Development Committee recommends **APPROVAL** of the application, subject to the following conditions:

1. Occupancy for the entire subject property (indoor plus outdoor areas) shall not exceed 87 people, provided that the petitioner has an active agreement with the Park District for 26 parking spaces within the Recreation Park parking lot. Should this agreement expire, the petitioner must restrict maximum occupancy to no more than 50 persons, or provide a substantially similar solution to the parking deficit for review and approval by the Village Board.
2. The petitioner must put into place a system to manage occupancy and have an accurate occupancy count at all times. Such measures shall be approved by Village Staff. If upon inspection by the Village, there are multiple repeated violations to the maximum occupancy, the Village may pursue any and all legal remedies, including possible closure, revocation of the liquor license, or other actions as deemed appropriate by the Village.
3. The Village reserves the right to add future restrictions on usage of the outdoor area should it be determined this area is a nuisance, which shall be at the discretion of the Village. Such restrictions include, but are not limited to, restrictions on the hours of operation and maximum number of occupants.
4. No live events shall be allowed within the outdoor area.
5. Compliance with the March 10, 2020, Design Commission motion shall be required.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ June 4, 2021
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Exhibit 1: Class "M" Liquor License Provisions

Class "M" license shall permit the onsite consumption of the beer or ale brewed onsite at a microbrewery or brewery. Class "M" licenses are subject to the following conditions:

1. On-premises consumption shall be limited to the retail portion of the microbrewery or brewery, except during supervised tours and private events.
2. Beer and ale for onsite consumption shall be dispensed only in containers provided by the licensee.
3. No more than a total of 48 ounces of beer or ale shall be served for the purpose of onsite consumption to any customer in one day.
4. The retail sale of beer or ale produced off premises shall be permitted.

Exhibit 2: Zoning Regulations for Breweries and Microbreweries

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, more than 2,500 square feet but less than 4,000 square feet Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		s	s		s					

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, 2,500 square feet or less Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		p	p		p					

Manufacturing/Processing Uses	M1	M2	B3
Brewery (including microbreweries) up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises. Facilities greater than 4,000 square feet shall not be permitted on a zoning lot contiguous to a residential district.	p	p	

Exhibit 3: Parking Calculations

SPACE	CODE USE	NUMBER OF OCCUPANTS*	NUMBER OF EMPLOYEES & VEHICLES	PARKING RATIO (1:X)	PARKING REQUIRED
1st Floor Interior	Assembly	53	-	30% of occupancy	16
2nd Floor Interior	Assembly	43	-	30% of occupancy	13
Exterior Seating Area	Assembly	90	-	30% of occupancy	27
Exterior Cornhole Area	Assembly	11	-	30% of occupancy	3
Exterior Deck (1st floor)	Assembly	0	-	30% of occupancy	0
Exterior Deck (2nd floor)	Assembly	0	-	30% of occupancy	0
Rear Brewery Building	Production	-	2 & 0	1 per 2 Emp. + 1 per vehicle	1
				Total Required	60
				Total Provided	0
				Surplus / (Deficit)	60

*Number of Occupant calculations for application of parking regulations may differ from occupant calculations per the Building Code, although in most instances the calculations should be very similar.

PLAN

COMMISSION

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

RE: ARLINGTON BEER - 19 NORTH HICKORY AVENUE - PC #14-023
LAND USE VARIATION, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually which permits the public to fully participate via the computers or using their phones, on the 9th day of June, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
BRUCE GREEN
TERRY ENNES
LYNN JENSEN
JAY CHERWIN
JOHN SIGALOS
JOE LORENZINI

ALSO PRESENT:

SAM HUBBARD, Development Planner
BILL ENRIGHT, Assistant Deputy Director
HART PASSMAN, Village Attorney

DRAFT

ACTING CHAIRPERSON WARSKOW: Okay, so I am going to call to order -- are you okay, Sam?

COMMISSIONER GREEN: Keep going, you're doing fine.

ACTING CHAIRPERSON WARSKOW: Okay, I don't know what Sam is doing there.

I'm going to call to order the Plan Commission hearing. Before we get started, I just want to read this statement.

I find that public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible.

Let's move on to the Pledge of Allegiance.

(Pledge of Allegiance recited.)

COMMISSIONER GREEN: That's the hardest part, Mary Jo, by the way.

ACTING CHAIRPERSON WARSKOW: Everybody together on that one, huh?

All right, Sam, can you take roll call?

MR. HUBBARD: All right, we have Commissioner Cherwin?

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes. Commissioner Ennes? Commissioner Ennes, I see your name here and it says that you're not muted, but I can't hear you if you're speaking.

Commissioner Ennes, you may need to -- oh, there you go, connecting to audio.

Commissioner Ennes, are you present?

COMMISSIONER ENNES: Yes, I am.

MR. HUBBARD: All right. Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: I am, since George isn't here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: And Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

All right, so next up is approval of the minutes from the May 26th Plan Commission hearing.

Do I have a motion?

COMMISSIONER GREEN: I'll make that motion for approval.

ACTING CHAIRPERSON WARSKOW: Is there a second?

COMMISSIONER LORENZINI: I'll second it.

ACTING CHAIRPERSON WARSKOW: Okay, it would be a roll call on this, Sam?

MR. HUBBARD: Yes.

DRAFT

ACTING CHAIRPERSON WARSKOW: Okay.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chairman Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.

All right, moving on to our first petition, for PC# 14-023, Arlington Beer at 19 North Hickory Avenue.

Do we have the Petitioner here, Sam?

MR. HUBBARD: Yes.

If the Petitioner could raise their hand, and anyone on the Petitioner's team and they want to comment, please raise their hand in Zoom and I'll bring you in.

So, looks like we have Ms. Egan from the Arlington Beer Company. Ms. Egan, I do see your, looks like you have someone else here in the -- would you like to unmute yourself first of all?

MS. EGAN: Yes, yes. So, I have John Carlson, my landscape architect.
MR. HUBBARD: Okay, let me bring him in.
ACTING CHAIRPERSON WARSKOW: I got lost for a second there, I'm back.
MR. HUBBARD: All right, I think we have the Petitioners present.
ACTING CHAIRPERSON WARSKOW: All right, have all public notices been given for this petition?
MR. HUBBARD: They have.
ACTING CHAIRPERSON WARSKOW: Okay, so now I'm going to swear the representatives of the Petitioner in.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, is that everybody?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, who's going to start off with the presentation?
MR. CARLSON: Kathleen?
MS. EGAN: Yes. Hi, John.
MR. CARLSON: I don't know where my video is. I'm plugged in at my end as far as I can tell.
MS. EGAN: Yes, I don't see you.

DRAFT

MR. HUBBARD: But you can, Ms. Egan, you can go ahead and share your screen to do the presentation if you're ready.

MS. EGAN: Oh, I'm sorry, Sam, I thought you were sharing it.

MR. HUBBARD: I do have it as a backup here if you need it.

MS. EGAN: That would be great, because, yes, I do.

MR. HUBBARD: Give me a second here.

COMMISSIONER JENSEN: Kathleen, your hand is still raised.

MS. EGAN: Oh, thank you.

MR. HUBBARD: I'm not able to connect to the presentation. I can get it from a different source.

Do you have it on your computer?

MS. EGAN: I do not have it on this computer.

MR. HUBBARD: All right, well, why don't you give your introduction and I will --

MS. EGAN: Okay, great.

So, I'm Kathleen Egan, owner and president of Arlington Beer Company. I also own and operate Itasca Brewing Company which is located in Itasca for the last six years. We're at the entrance of the Fox & Turtle at the Itasca Country Club. Actually, we recently moved out of there this May as we did not have an open area or outdoor area and we had been closed down due to the pandemic for the last year. So, with the up and coming Arlington Heights project and another project that we also are now venturing in on, both places that we will be located at will have indoor and outdoor space. We feel that vital based on the fact that the pandemic and what might come in the future, based on what happened this past year, it's vital that we have outdoor space and enough room to social distance people.

I personally work at Rush University Medical Center. I'm the director of Care Transitions for Rush University and Rush Oak Park. I've been there for 30 years. I work, my nephew who I'll introduce from this was the brewer, Michael Valente, the head brewer at Itasca Brewing Company. He kind of got my husband and I engaged in this brewing kind of business, and we had a success. He's the creative person and the brewer, and I help him with the business and dealings with villages and things of that nature.

So, Michael is/was the head brewer in Itasca. He had an international degree in brewing technology from Siebel Institute which is down here, it's called Goose Island, they run a brewing school. He also ventured over to Germany, to Munich, Germany to get an international brewing degree. He did a lot of brewing in North Carolina prior to coming to Chicago and entering this venture with us.

Go ahead, Sam, if you want to forward it.

So, this is a copy of the brewing degree that Michael had.

Okay, so the next is Zachary Phillips, since also we have two head brewers in Itasca. Zachary came with Michael from North Carolina. He has been brewing for us for the past six years in Itasca. Again, worked in North Carolina and has since relocated to Chicago for brewing. Go ahead.

So, our mission and values and beliefs, you know, we've been doing this like I said for the past six years in Itasca, promoting handcrafted beverages, and promoting the responsible enjoyment of craft beer, fostering social, environmental and cultural changes business philosophy, eco-friendly stewardship, honoring nature and recycling at every

opportunity, lots of homegrown products. The brewers live in Arlington Heights. They grow in their garden, they collect honey. We get honey from Itasca beekeepers and do a lot of things, anything that can be local to put into our products we try to do. So, creating a product that enhances the lives of the people and something that they feel very honored and proud to serve. Go ahead.

So, we're a small, independent, unique establishment, offering a variety of specialized brewed beverages, everything from coffee beers to fruit beers to double IPAs, you know, you name it, they try it. They're very creative in the way that they create their beers. They also have handcrafted soda. They have rootbeer, a birch beer, an orange beer, cream beers -- I mean, I'm sorry, cream soda, orange soda, rootbeer. So, sodas and beers.

We're looking, like I said, to offer both indoor and outdoor seating, and the ability to purchase products such as a 'crowlers' and 'growlers' to go. Crowlers are 32-ounce cans that we have a machine that pours right into it and seals it right in front of the customer as fresh product to go.

So, again, you know, craft beer is different than, you know, the big beer companies where it's brewed for creativity and art. It's not always for the masses but more for the locals. So, it's definitely a particular palate.

These are a list of the regulatory bodies. Just so you know, we have the TTB, the ATF, the State Liquor Commission, that monitor our ins and outs of our beer, our taxes and trades, making sure that we're calling for a product and things of that nature.

So, who generally is our clientele? You know, we do not only have been in Itasca. We've done multiple large fests. We do the Fireworks, when the fireworks are happening, we do the Fireworks in Itasca. We also did September Fest in Schaumburg, several golf tournaments, do art fests, all of the fests, October Fest, Itasca Fest, and anywhere we can participate that we're asked. We've done things in Elmhurst. So, we've been around the surrounding suburbs, participating in fests with our products. You can go ahead, there you go.

So, we're trying to create a welcoming family atmosphere. Hopefully, we have something that everybody will like when they come in.

So, just so you get an idea, you know, as you know, I'm sure you've heard, it's a blooming business. Craft beer sales have grown by 13.6 percent each year since 2008. The only time sales didn't grow was this past year, and that was due to the pandemic. But it is quite an industry that has, you know, $22.2 billion annual volume just in the United States alone, and there are estimated two million people working within the craft brewery industry in the United States.

So, our brew house in the community, you know, safety and preventing and deterring underage drinking, over-consumption. As you know, we are regulated but we also are very committed to our communities that we're within. We are fencing the perimeter of the outdoor area. We comply with all the State of Illinois requirements, the different qualifications that need to be done to serve the alcohol, education of the staff, strict adherence to state liquor laws, and also allowing for non-alcoholic alternatives to adult beverages to be served.

So, the other thing that we do is we're very big in community involvement. As I said, in the past, we're always open to doing charity events, being involved in the community as a positive influence, utilizing local products from other businesses in the community, and then leveraging food and things of that nature from the local eateries.

So, by taking appropriate measures, you know, not only as outlined by state and federal law but in accordance with common sense, you know, rational interests and general concern for the welfare of our friends and neighbors, we feel we'll be able to operate a safe business that can be found in there, from stringent age verification procedures to observation of a patron level of visible intoxication to having public transportation options clearly listed. You know, we make every effort to ensure that our customers enjoy our products as safely and responsibly as possible.

So, with this, I think you have some of the renderings we've put up in here again. So, we have outdoor seating that we're looking to create. This will include an installation of a wrought iron gate, a lane of paver block and hardscapes and the cultivation of similar landscapes that you might see in the downtown area. So, neat, clean, crisp but friendly and inviting.

This is a picture of the front. There's the wrought iron fencing between the Knights of Columbus and us. Then at the top, we actually added leaves in there to keep of give it the brewery feel. So, people will be entering, actually this will not be an entrance but they'll be entering through the brewery and off the side.

So, we're looking to have an outdoor fireplace. So, there'll be an area, as you can see, we're hoping to do an area where there's some activity, maybe some events, games, and then picnic-style area for people to gather, and also more of a community feel of, hey, I'm in my backyard with couches and chairs and sofas and things of that nature. We plan on having some TVs although that's not the focus of a brewery; but however, when there are special events, some people do like to be able to come and sit outside and enjoy a beer while they watch their favorite sports game.

So, we have signage. This is our logo. The ABC is very similar to the IBC. In the IBC, Itasca Brewing Company bottle cap, it's more of this, the straight. We give them a hat to make the ABC. So, similar logo, and we plan on putting on a post illuminating it in the front of the building.

So, we also do, you know, like I mentioned before, I just wanted to drive home that we have non-alcoholic beverages and we're very famous especially for our rootbeers. We do supply the rootbeer to the local play at the junior high. They sell it for a fund raiser. It is very popular here in Itasca. So, it's nice to know that when people come out, if they're not drinking or they want something that's non-alcoholic, or if the children are there, that they're welcome to come.

So, parking, public parking is along Hickory and Douglas Street for us. We've also secured spots at the parking lot located on the west side of North Douglas Avenue between East Kensington Road and East Miner Street. That's in partnership with the Park District. We also feel that this is a walkable business, hopefully, for many in Arlington Heights, or bike-able. Bike racks will be available.

So, controlling noise, you know, we are located in the front of Itasca Country Club and in front of the entrance to the restaurant. We're very cognizant of being good partners, being good neighbors. Then in order to control noise outside, we have the indoor thing. We will adhere to any kind of requirements that the Village puts on us regarding noise.

So, again just to let you know that we can do on-site consumption. There's also the ability for people to come and to go with crowler jugs, that's what a crowler jug looks like there, and then the crowler cans that are recyclable. Also, there's always opportunity

to partner with local establishments to have our beer on tap.

So, this actually is October Fest in Itasca. That's our mayor and one of our long-time residents where we participated with the Lions Club to throw on the October Fest. Again, we're open to doing all kinds of things within the community to help partner.

So, the other thing about us is that, you know, our brewers are very young. They bike where they go. They're into, you know, green technology. Our spent grain goes to, actually one of our employees' sister has a farm in Genoa, so our spent grain goes there. They recycle as much as they can. They are looking always at different ways and making sure that they're, you know, environmentally conscientious.

Okay, so that's the end of the presentation. I'm looking forward to making Arlington Heights our home, and I'm open for questions.

ACTING CHAIRPERSON WARSKOW: Thank you very much, Kathy. One question for you. Have you read the Staff report and do you agree to the conditions that are listed in that Staff report?

MS. EGAN: Yes, I have read the Staff report and I have spoken with Sam. I do know that there are some capacity recommendations that they're making. I just want to remind everybody on the Plan Commission as well that I have a consumption limit. So, this is not really standard in the industry anymore but was, about the last five, 10 years, where villages would put a consumption limit of 48 ounces. I do have that consumption limit, and now I do have a capacity limit as well, so I am just hoping that we can work through that as time goes on to show that we're neighborhood-friendly and appropriate and reasonable within the community.

So, people can only drink 48 ounces and then I can only have so many people. So, I'm just a little disappointed to hear that but we're adhering to what is recommended by the Staff.

ACTING CHAIRPERSON WARSKOW: All right.

Okay, so Sam, I think you're up with the Staff presentation.

MR. HUBBARD: Sure.

So, the Petitioner is before you this evening to request a land use variation to allow their brewery. As you've heard, the site is located at 19 North Hickory Avenue. There's two buildings on the site. There's one primary building in the front, two stories, and then a smaller accessory building in the rear. The rear building would be where they brew beers, and then the front building would be the taproom area for consumption. Additionally, there's proposed to be an outside consumption area as you've also heard about this evening. Access to the site comes from a curb cut on Hickory and a rear easement from the Arlington Market to the family homes to the east that allows access to the rear of the site.

So, there's been a lot of history on this particular proposal. The Plan Commission may have noted that the application number is 14-023, which means the application was received in 2014. So, the Petitioner actually approached the Village in 2012 and asked about the allowances for brewing, and subsequent to being informed by the Village that beer production was permitted in the M-2 district, which was actually an error, the Petitioner purchased the property at 19 North Hickory, which was zoned M-2 at the time. But after further examination of the zoning code, the Village actually determined that production of non-alcoholic beverages is allowed in M-2 or was allowed in the M-2 district, but production of alcoholic beverages was not a permitted use in the M-2 district.

Since that time, the Village has adopted the Hickory-Kensington

Overlay Zoning District and has rezoned this property into the R-7 Multiple Family Zoning District. But even though it's zoned R-7, the Hickory-Kensington Overlay District allows M-2 uses on the subject property. It basically 'grandfather rights' those uses to allow them to continue under the overlay district regulations.

So, in 2014, the Arlington Beer Company submitted a zoning application for a land use variation to allow brewing of alcoholic beverages on the subject property, and that was to include beer production and a taproom. There was no liquor license classification for a microbrewery at that time, which would also include a taproom for on-site consumption. So, Staff informed the Petitioner that until a liquor license actually is created for that use, we cannot proceed with a land use variation. So, the Petitioner put their project on hold.

In 2018, the Village Board approved an amendment to the Liquor Code to create an M liquor license classification that would allow for on-site consumption of beer or ale that was also brewed on-site, subject to certain restrictions. At the same time, the Village Board also approved a change to the zoning code to allow microbreweries and breweries within certain zoning districts which also allowed a limited space for a brewery or microbrewery to conduct retail sales on premises including a taproom. But there was a cap on the amount of retail sales that was allowed in relation to the overall brewery, so specifically where these breweries were allowed in a business district, the retail sales portion was limited to 35 percent of the overall square footage. Where it was allowed in an industrial M-2 district, the retail sales portion was limited to 10 percent of the overall floor area. These limitations were put on by the Village Board due to their desire to restrict these facilities from becoming, you know, too much like a bar, but also to address limited parking in manufacturing districts specifically with that 10 percent cap, because traditionally manufacturing districts don't have as much on-site parking to accommodate for the demand from something like a taproom.

After this approval of the new liquor license classification and zoning regulation changes, the Arlington Beer Company reengaged with Staff and began to go down the process. So, that's kind of the summary of the history on the site. Again, it's zoned R-7 and the Petitioner is requesting a land use variation to allow a brewery with a retail portion at 50 percent of the overall floor area which is in excess of the percentages allowed by Village Code, so the land use variation is required. Additionally, they are requesting certain variations and I will be getting into those later on in the presentation.

The total square footage of the outside area is just under 1,600 square feet. I think it's important to note that that area was not factored into the overall 50 percent retail floor area calculation. If that area had been factored in, it would certainly increase that percentage above 50 percent. But that outdoor area does get factored into the parking calculations because it will generate additional demand for parking. Basically, there's a total of 73 seats proposed for inside consumption of alcohol and 65 seats proposed for outdoor consumption, which is a total of 138 seats approximately with additional standing room for consumption.

The Petitioner has provided their response to the land use variation approval criteria, and they believe they meet the criteria. The Staff Development Committee has reviewed that and we are supportive of the taproom in this location with the land use variation as requested. But I would note that one of the intents and purposes of the Zoning Code is to regulate the intensity of land use within the Village to protect the public health, and the Staff

Development Committee does have some concerns over the intensity of use of the exterior area. So, we are recommending a condition of approval that would reserve the right for the Village to add future restrictions on the usage of the outdoor area should it be determined that the area is a detrimental nuisance to the surrounding property owners which could include limitations or restrictions on the occupancy of that outdoor area, the hours of operation, or even, you know, restrictions on levels of noise and what can be projected and what times and so forth as part of that outdoor area usage.

I would mention that the Comprehensive Plan designates the site as appropriate for moderate density multifamily which corresponds to the Hickory-Kensington plan in this area that envisions this part of town to become a more mixed use, pedestrian-friendly environment. The existing Comprehensive Plan designation is appropriate for the site given the long-term future use that could occur here and that long-term vision for this area to redevelop. So, we're not recommending any amendment to the Comprehensive Plan at this time.

The Petitioner has undergone several actions to bring them to the point they're at today. Back in 2014, they appeared before the Plat and Subdivision Committee which is now known as the Conceptual Plan Review Committee. Their plans at that time did not depict the overall extent of the taproom. In fact, the main building which is going to be the taproom was actually going to mostly be brewing, and there was only a small area inside that would have been the taproom. There were no details provided on the outdoor usage at that time. I'd characterize the Plat and Subdivision Committee as generally open to the concept of the brewery and taproom at this location, but they did acknowledge the long-term plans for this area contained in the Hickory-Kensington plan that envisioned moderate density residential uses on the site. They also did have some concerns about parking at that time.

Then in February of 2019, the Petitioner held a neighborhood meeting to introduce the project to the surrounding community. According to the Petitioner, there were five members of the community that attended that meeting. Discussion was mostly centered around parking and hours of operation, and when the Arlington Beer Company would open. There was some discussion on parking management during times the Knights of Columbus, which borders the facility at the south, when they have an event, how would parking be managed, because oftentimes when there is an event at the Knights, a lot of the street parking along Hickory is occupied. Overall, the Petitioner felt the tone of the neighborhood meeting was positive and the residents were looking forward to this use in this location.

As the Petitioner's plan continued to evolve, they did appear in front of the Village Board for an early review. On my slide here, it says that occurred this year, but that actually occurred back in 2019, March 18th of 2019. They presented their concept to the Village Board at that time. The Board I think was, you know, generally in favor of the concept but they did have some concerns over parking and they did question if the taproom size needed to be reduced to a smaller percentage of the overall business.

Then in March 10th of last year, the Petitioner appeared in front of the Design Commission and received Design Commission approval for the project subject to three minor recommended changes, not required but just recommendations for changes.

So, here is the aerial of the site. The subject property is bounded in red, you can see the arrow pointing to it. Here is Hickory Avenue. North is up on the slide. This would be Miner Street, Douglas, and then Kensington is on the south. Knights of Columbus facility is here. Important to note, the American Legion facility is here, and there is a parking lot

at the Park District located to the west, and we'll be discussing that parking lot later on in the report.

I would mention that, as you can see on the slide here, there's really no formal parking area on the subject property, but there is on-street parking on Hickory. There are about 42 spaces on the west side of Hickory, and there's about 31 spaces on the east side of Hickory. That totals 73 on-street spaces on Hickory. On Douglas, there are more on-street spaces, 61 on the east side and 86 on the west side. Then of course, there is the Park District parking lot here which has at least 56 parking spaces.

Moving along, here is their site plan. You can see there the property lines are shown by the red dash line. The Petitioner is proposing some significant landscaping improvements. They're adding planters out front, adding additional trees here, some arborvitae to the north, and they're changing this area which is currently just a gravel drive aisle to their outdoor area with, you know, to include ambient lighting to create a pleasing aesthetic for the outdoor consumption.

They aren't proposing any alterations to the location of the structures on the property. The exterior changes that they were proposing don't alter any of the existing setbacks. So, you know, relative to code, all of the other setbacks are legally non-conforming, and the size of the rear brewery building is also legally non-conforming.

The Petitioner has proposed a fireplace on the brewery which extends up to 17 feet in height at the very tip, to keep the top of the fireplace over the roof of the brewery as required by Building Code. This does require a variation because the size of accessory structures is restricted to 15 feet in height. So, they do need a variation from the Municipal Code to allow that height. Additionally, they are proposing some fence improvements on the property which do exceed code requirements and also require a variation. Specifically, there is a seven-foot tall dumpster enclosure proposed at the rear of the site, and then they're proposing a sliding gate on the existing fence in the back which I believe is also going to be seven feet where code restricts the maximum height to six feet.

Along the north side of the property, they are proposing a wood frame garden wall that would stand up to 12 feet in height. On the front of the building, they are proposing some fencing and decorative elements on the fence which exceed the fence requirements. They extend up to 12 feet maximum for the decorative element, and then there's an arch on the fence that is seven feet where code only allows a six-foot tall fence.

This is showing the east elevation, this is showing the fence. This is the portion that exceeds that six-foot tall limitation, and then the wheat grass on top is attached to the fence pole, considered part of the fence, needs a variation because it's 12-foot tall. Then this is along the side of the building, along the north side of the building, this kind of shows where that 12-foot wood frame garden wall would go. That's going to provide a buffer from the properties to the north. Staff is supportive of these variations and is recommending approval of both variations.

So, this gets to the last thing that I want to discuss, parking, probably the most important part of this application. As I mentioned, there is no on-site parking. So, the entire parking demand from this development would need to be accommodated on the public streets or through a separate arrangement on a private property for off-site parking facilities. Excuse me for a moment.

The Petitioner has requested a variation to waive the traffic and

parking study required by code. We are supportive of that variation request. We believe that the necessary criteria for approval have been met. Given the expected traffic peaks for this type of development, we do not believe that the brewery/taproom will have a negative impact on traffic in the surrounding area. However, again as we've mentioned, there is no on-site parking, so they are needing a variation to reduce the required on-site parking from 60 spaces to zero spaces.

Based on our parking calculations, peak occupancy of the interior taproom area would approach 96 people, and peak occupancy of the exterior area is going to approach 101 people, equating to a total peak occupancy for the facility of around 200 people just based on our parking regulations and code requirements for parking. Given that expected occupant load, the Zoning Code requires the business to provide those 60 spaces for on-site parking where zero are provided. However, the Petitioner has arranged for a three-year lease with the Park District for 26 parking spaces in their parking lot located to the west, approximately 500 feet to the west. That agreement did go before the Park District Board last evening. From what the Petitioner has told me, the Park District Board did approve it. They have not signed it yet, they need to negotiate, or not negotiate but they just need to determine the start date of the lease based on when approval may or may not come for this development.

Additionally, the Petitioner surveyed parking along Hickory and Douglas in early 2019, and again in early May of this year to kind of determine whether or not there was enough availability for street parking to accommodate for the demand expected by the development. Based on their surveys and on the other times that they've been to the site, they observed what they believe to be ample street parking available on both Hickory and Douglas to accommodate what they expect for demand from this facility. However, the Staff Development Committee has concerns with the parking surveys that were done and submitted along with this application. I would note that one was from January of 2019, and that wouldn't account for seasonal peaks at the Park District for usage at Recreation Park, and there was no information provided relative to any events occurring at the Knights of Columbus or the American Legion facility which also has a large impact on the availability of on-street parking. So, we don't know if there were events occurring; we don't believe there were any during the survey times. So, we don't believe that the surveys provided capture what the potential peak supply would be for on-street parking.

There were additional surveys provided from May of this year, but due to the Corona virus, we don't believe that there were any events occurring at the Knights' facility during the time in May when that survey occurred, and due to the season, we don't believe that there was peak usage occurring at Recreation Park. So, we don't believe that we have sufficient evidence to demonstrate the availability of on-site parking spaces, and the hours and number of days that were surveyed, you know, is very limited. So, you know, as this area of town continues to redevelop, there is going to be additional demand for on-street parking, and hourly restrictions may be implemented on Hickory or Douglas, proposed at some point in the future to help manage any future demand as this area redevelops. Currently, there are no hourly restrictions for parking on Hickory or Douglas.

We would note that one of the intents and purposes of the Zoning Code is to limit congestion in the public street and protect the public health, safety, and general welfare by providing for the off-street parking of motor vehicles. So, granting the variation to waive the parking requirements for this property would shift the burden of at least 34 permanent

parking spaces, and potentially an additional 26 spaces if that three-year agreement with the Park District expires, would shift that demand on to public streets. We don't believe that to be within the spirit and intent of the Zoning Code. In order to protect the public welfare, the Staff Development Committee is recommending a condition of approval that would restrict maximum occupancy within the facility, and I would note that per discussions with the Petitioner, they have envisioned their maximum, you know, typical peak occupancy of 30 to 40 people and that includes both the interior and exterior spaces.

So, the way that we looked at this analysis was that the 26 spaces that the Petitioner has with the three-year lease with the Park District equates to the parking demand that would be generated by 87 occupants. So, provided the Petitioner is able to maintain the agreement with the Park District, we're recommending that occupancy be restricted to 87 people maximum. If that agreement expires and is not renewed, then the Petitioner would need to reduce occupancy to no more than 50 people or provide a substantially similar solution to the parking deficit which would need to be reviewed and approved by the Village Board ultimately.

Additionally, we would recommend a condition that would require the Petitioner to put into place a system to manage occupancy at all times and have an accurate count on how many people are in the facility. You know, we want the ability to review and approve whatever method they determine for counting that occupancy. If upon inspection by the Village there are multiple repeated violations to that maximum occupancy, the Village can pursue any and all legal remedies including possible closure, revocation of the liquor license, or any other actions that the Village deems appropriate.

Relative to bike parking, two bike parking spaces are required by code, and the Petitioner has provided a bike rack to meet the code requirement.

That being said, we are recommending approval of this application subject to the conditions outlined in the Staff report and summarized here, and that concludes my Staff report. Thank you.

ACTING CHAIRPERSON WARSKOW: Thanks, Sam.

Can I have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: Commissioner Warskow, I would make that motion to approve the Staff report.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: All right.

Okay, so does any of the Commissioners have any questions or comments they would like to make before we open it up to the public?

COMMISSIONER GREEN: Mary Jo, we need to have a vote on the motion.

ACTING CHAIRPERSON WARSKOW: Oh, yes, sorry. Yes, we need, that's right, thank you. We need a vote on the Staff report.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen. Commissioner Jensen?
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: And Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.

All right, so now moving to any Commissioners who have questions. Yes, Lynn?

COMMISSIONER JENSEN: Just one, well, I have a number, but I may not ask them all at this point, but I want to understand from Ms. Egan, she indicated that there might be a problem if she had both the consumption limit and a capacity limit placed on her at the same time. What we're talking about the consumption limit was 48 ounces possibly going up to where Elk Grove Village or Buffalo Grove or wherever it is, it would have been 60 ounces. Is it financially feasible if you have these two limitations placed on your operation? I'm trying to understand what the point was that you had made. You alluded to that, but I'm not sure you --

MS. EGAN: Right. So, there is concern about that obviously, that if you're having a consumption and a capacity limitation, will you be able to be viable and as successful as you want? So, I have patrons that can have 48 ounces but might feel comfortable sitting there for long periods of time. Then if I'm at capacity, I won't be able to move people. So, do I impose time limits and things of that nature, stuff that we're not, you know, anticipating to have to think through and would prefer that we didn't have the consumption and the capacity limitation as it's a kind of a double whammy. But, you know, we don't see any other options around it if this is the way that it's going to be with the Village.

I will say other villages that I've worked with and working with now and there have been issues with parking and things of that nature, it has been the onus of the village. This has been the onus of me and it was quite a labor of multiple, multiple months, Sam knows, trying to negotiate with other areas for parking. Like with the bowling alley, with the daycare, you know, doing valet. This is not a free, this is a financial contract with the Park District, so there's another layer of that where this is an extra expense for me.

The reason that it's three years is because we both agree like is this something that I really want to commit to where I'm in 10 years and a 100-grand, you know what I mean? So, we did a three-year and commit. They did not say that they weren't willing to extend. I didn't say that I was willing to extend. We'll have to see how things go with what we'll need.

I've been there multiple times. I don't have a parking study, but I've been there when the Knights had an event. The American Legion had poker. There was a soccer game, a baseball game, the pool was open, and there's ample street parking. So, I mean, I see both sides. I'm trying to, you know, work in a reasonable manner but this is something that I wasn't expecting, this limit on my capacity. But we'll make do and hopefully be able to be successful with that.

COMMISSIONER JENSEN: So, what I understand you saying is you will try to live with those initially, so that's not a deal breaker for you.

MS. EGAN: Correct --

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COMMISSIONER JENSEN: Okay, my other question is looking at --

MS. EGAN: -- this project, so yes, we're trying not to be, but we do have concerns around it for sure.

COMMISSIONER JENSEN: The other question, and then I'll let the other Commissioners ask questions, it's not clear to me exactly how one goes from the Park District parking lot in Douglas Street directly to your brewery. It looks like that's a very secluded --

MS. EGAN: So, there's a pathway.

COMMISSIONER JENSEN: Oh, is there a pathway?

MS. EGAN: Yes, there's a clear path. Right there.

COMMISSIONER JENSEN: So, those are paved.

MS. EGAN: Paved. It actually is a pretty direct route right from the parking lot, paved walk right through to the --

COMMISSIONER JENSEN: Okay, good. No, I'm hoping that if somebody has the 48 or 60 ounces, they could actually get to their car. They may or may not be, they shouldn't be driving.

MS. EGAN: -- Uber-ing, right, and so then I did approach the Village and say, oh, I had some conversations. So, if my capacity is 50 let's say but 25 people rode their bike or walked, does that count against me because they didn't take a car? But they feel that they're going to give me this number and the number is, whether 90 percent of my patrons came without a vehicle and aren't really clogging up but, you know, again, I'm layering on monitoring the capacity and then how they got there and a lot of things that I have to put into place to check. So, just making sure that I can handle all of this on top of everything else.

COMMISSIONER JENSEN: Great. I appreciate those answers and I'm going to stop at this point. I may ask you questions later on, but I'll stop for the other Commissioners that have a question.

ACTING CHAIRPERSON WARSKOW: Commissioner Ennes?

COMMISSIONER ENNES: I have a question for Ms. Egan. You mentioned that the other properties that you have leases on made this differentiation when there's requirement for capacity and amounts. Have those other properties had the parking situation that you have here where you have no parking on-site?

MS. EGAN: Yes.

COMMISSIONER ENNES: Okay.

MS. EGAN: Other villages similar, yes.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: Sam, can you please pull up that aerial of this property? Yes, that's it. I'm just curious. There is a parking lot to the southeast of your building. Who does that belong to? Is that part of the bowling alley that's out there?

COMMISSIONER JENSEN: That's southwest, isn't it?

COMMISSIONER SIGALOS: That's southeast of, north is up, so that would be southeast of the property, of Ms. Egan's property.

MS. EGAN: Is that north? Is that how --

MR. HUBBARD: It's southwest.

COMMISSIONER GREEN: It's southwest.

COMMISSIONER JENSEN: That's southwest.

COMMISSIONER LORENZINI: No, southeast. John is right, southeast.

Look at the blacktop pavement.

COMMISSIONER SIGALOS: Yes.

COMMISSIONER JENSEN: Oh, over here, okay.

COMMISSIONER SIGALOS: That parking lot right there, who does that belong to?

MR. HUBBARD: It's the bowling alley.

MS. EGAN: Bowling alley.

COMMISSIONER SIGALOS: Okay, I'm assuming you reached out to them?

MS. EGAN: Oh, yes. Very nice people, very nice conversations, you know, but feeling again that they, if they had a tournament and things of that nature, that would they be able to fit parking. They do have quite a large lot, but we talked to them extensively, and again they were concerned about when they have something, would they have the ability to meet the needs of our patrons.

COMMISSIONER SIGALOS: Okay, and then the last question I had, I'm assuming you're not serving any food or anything? Would you be serving like any type of snacks, pretzels or peanuts, things of that nature?

MS. EGAN: Yes. So, there are certain through the Department of Health, level one, or I'll have to look back, it's either grade A or level one, you know, certain things that we're able to serve without a kitchen. We're really, we were initially, when we were starting this, looking at doing food trucks and things of that nature, but there's a provision in Arlington Heights where there's only an hour allotment and that does make it difficult for a food truck to commit because they need to be there more than an hour to make money. So, other things are pop-ups and kiosks that people do, like you can ask to partner with or, you know, if you want to do some sticky buns, bratwurst, you know, a lot of the neighboring businesses and owners of restaurants in the Village, in the downtown of Arlington Heights.

So, we're open, we're talking, we're trying to be creative because, yes, we would like to have some kind of, but we do not have any kitchen or room for a kitchen but would partner with others. There's also Uber Eats which since we started this project way back in 2014 is now very popular, and things of that nature that we would be welcoming to our patrons. We will be putting up a curtain in the front for the garage door and will be working with the Health Department on what we need to do in order to adhere to regulations and all that.

COMMISSIONER SIGALOS: Okay, thank you. I don't have any other questions at this point.

ACTING CHAIRPERSON WARSKOW: Any other Commissioners?

COMMISSIONER GREEN: Yes. Oh, go ahead. Go ahead, Joe.

COMMISSIONER LORENZINI: Okay, thank you, Bruce.

So, Kathleen, what are your projected sales on-site and off-site through restaurants and bars or something like that?

MS. EGAN: Oh, for distribution?

COMMISSIONER LORENZINI: Yes.

MS. EGAN: Well, yes, that's a whole separate part of the business. So, we have to have a distribution company that does that. We cannot from the brewery take beer out of our brewery through the tax and trade. You have to have a distribution company to do that.

COMMISSIONER LORENZINI: Okay.

MS. EGAN: So, yes, we'll see how that goes. We need to make enough to serve the taproom first, that's still got our own priority, and then we'd love to do that. Then again also to do anything community related, we always want to make sure we have enough product for that.

COMMISSIONER LORENZINI: How many employees do you expect to have?

MS. EGAN: With the outdoors open and the indoors inside, I would imagine it would be about four to five bartenders. Again, as we add on this layer, counting people and making sure, that's going to add some staffing we felt after we saw that, just to make sure that when people go, people come, who's messaging to people for our capacity and things like that. It can't just be the bartender and the wait staff.

COMMISSIONER LORENZINI: Okay, your beers, what percentages of alcohol, what range of alcohol percentages --

MS. EGAN: They go up from a 4 ABV all the way up to an 8 or a 9. Those are sold in smaller glasses, smaller ounces like, so if you're going to get something of a higher capacity, your ounces are generally smaller.

COMMISSIONER LORENZINI: So, I think this is an exciting project. I know of other projects or other facilities like this that are quite successful.

But Sam, I've got a couple of questions. So, you know, the Village, we in the past have given certain businesses a hard time about being a bar. You know, you've got to be a restaurant serving food. What is the difference between this and a bar? Is it because they brew on site?

MR. HUBBARD: Well, yes. There were specific regulations passed by the Village Board in 2018 that allowed, you know, basically a taproom or a bar, provided that it was in conjunction with beer that was actually brewed on site. So, that's the reason they don't have to have food while serving alcohol.

COMMISSIONER LORENZINI: The Knights of Columbus, while I know they're probably grandfathered in, they've been around so long, is their liquor license and their zoning very different from what we're doing here?

MR. HUBBARD: I don't know about their liquor license classification. I know relative to zoning, they did receive approval I believe in 2005 to allow their facility as it exists today.

COMMISSIONER LORENZINI: Okay, all right. The 50 percent variation, what is the logic behind allowing that? Not that I'm against it, but what is the logic behind giving that variation for retail space?

MR. HUBBARD: For the 35 percent maximum limitation? So, basically, when the Village Board established the regulations for allowing breweries to have a taproom, they capped the maximum size of that taproom to either 35 percent if it was in a business or commercial zoning district, and then if it was in a manufacturing district, it was 10 percent of the overall floor area. The reason those limitations were there were I think to avoid, you know, having a large percentage of the facility used for consumption where it would actually be more of a bar that just happened to brew beer on the site. I think they wanted it to be more of a brewery with an auxiliary component for alcohol consumption.

Then of course there are also concerns with the parking. The more you open it up to the general public coming to, you know, consume beer, you know, there's

going to be more parking demand. Traditionally, where these facilities are allowed in the M-2 district, those M-2 sites don't have much on-site parking. So, that's why they set that limitation for the 10 percent.

COMMISSIONER LORENZINI: Right. So, what's the logic for allowing the 50 percent, increase to 50 percent?

MR. HUBBARD: What's their justification?

COMMISSIONER LORENZINI: Yes, well --

MR. HUBBARD: Well, let's see. So, you know, we believe it meets the code standards for approval provided that there is this cap on the, the restrictions on usage of the outdoor area. I mean, it's the same process for approval of a use that is not allowed, if it meets certain standards it can be approved. So, the 50 percent isn't allowed, but we believe it meets the standards for approval provided that there is this cap on, or the restriction on outdoor usage.

COMMISSIONER LORENZINI: Okay, one final question. Their parking lot to the south of this other company, whose lot is that?

MR. HUBBARD: This parking lot? Oh, I believe it's under private ownership, I'm not a 100 percent sure. I know it was part of the site for the Hickory-Kensington Apartments. It was going to be, it's that piece of land on the north side of that site where the extension of Campbell would have gone through. The Village was potentially going to acquire that site, although I don't believe it's under Village ownership at this time. But I could be mistaken on that.

COMMISSIONER LORENZINI: Okay. All right, thank you.

ACTING CHAIRPERSON WARSKOW: Commissioner Green?

COMMISSIONER GREEN: Yes, I have a question, just a couple of things. In the downtown, the bar if you will on the second floor, what is that, anyone? I can't --

COMMISSIONER ENNES: Metropolis.

COMMISSIONER GREEN: Yes, Metropolis, okay, on the second floor. Is that, what is the, I mean, they don't serve food there either. Sam, what is the percentage let's say of the floor area where they serve drinks of the total plan? In other words -- go ahead.

MR. HUBBARD: I believe they've got a land use variation to allow their use without a formal on-site kitchen.

COMMISSIONER GREEN: Right.

MR. HUBBARD: Part of the justification, I believe if I'm recalling correctly, is that they had established relationships with all of the neighboring restaurants. So, they actually did provide certain food service, it just wasn't prepared at that facility. So, I mean, a 100 percent of that facility is devoted, you know, more or less to consumption.

COMMISSIONER GREEN: Okay, so, yes, in other words, the whole spot, they have food brought in, and I would assume if you wanted to, sitting in the, and I'll ask Mrs. Egan, can you bring, can you order food into your establishment? In other words, if somebody wanted a pizza?

MS. EGAN: Absolutely, yes. We're familiar with the Arlington Ale House. We have looked at that --

COMMISSIONER GREEN: It would be a similar situation, okay, a similar situation is if your 50 percent --

MS. EGAN: Well, yes, similar, yes. We were brought there as well but we

were informed that we had to have a kitchen in that area. So, that was a deal breaker for us for that area. Then we were aware that there was an evolution to allow them to have the area without food. But same thing, we will be welcoming local businesses, encouraging food on site, people ordering as needed.

COMMISSIONER GREEN: Okay, great, thank you. My next question has to do with parking and the Knights of Columbus. I could remember that, and Sam, maybe you can answer this one, how big of a building is that? In other words, I know it's a large space, I've been in there, and I'm just curious, so how does that compare to this Arlington Beer Company next door?

MR. HUBBARD: I don't have that information at the tip of my fingers. Offhand, I don't know the size of that facility in comparison. I mean, the size of the property is almost identical, the building is pretty much on the entire property.

COMMISSIONER GREEN: Okay, and again, they have a 100 percent capacity to serve alcohol. Now, is there any restriction, just to be clear, on the occupancy or the number of people in that place other than let's say a Fire Code restriction?

MR. HUBBARD: Not that I'm aware of, no, it would only be by the Building Code.

COMMISSIONER GREEN: Okay, so there's no restriction then. Parking seems to be as the parking is. Okay, all right, no more questions from me.

COMMISSIONER LORENZINI: Bruce, Bruce, I can maybe add something to that. I belong to a club and we rent out that space once in a while. We've had close to 80 or more people for dinner in that place; in the Knight of Columbus.

COMMISSIONER GREEN: Okay, I knew it's pretty big inside, I've been in there. I just don't remember, that's all. Okay, thank you, Joe. Thank you.

ACTING CHAIRPERSON WARSKOW: Any other Commissioners have questions or comments?

COMMISSIONER CHERWIN: I do, briefly. This is Jay. Really quick, Sam, on the, I just want to make sure, you know. The Petitioner has talked about both the occupancy and the consumption limits. We don't really have the consumption limits, that's just set by the liquor license, we really don't have any, my understanding is we don't really have any jurisdiction there or ability to adjust that given the type of use that this is. Is that correct or am I misunderstanding that?

MR. HUBBARD: Correct, it's through a different section of the code relative to liquor licenses. So, yes, there's no authority here for that condition.

COMMISSIONER CHERWIN: Yes. Yes, I mean, my biggest concern here, I like the project, I think it's good. I haven't, you know, well, I guess we'll hear what these neighbors have to say. I just don't want to hamstring the success of this. I think these are the kind of projects that when we talk about inviting kind of in this part of the neighborhood, in this part of Arlington Heights, I think this is a good project for, you know, a good project for it. If we always, you know, get hamstrung by I guess on-site parking, it sounds like you have to make some changes.

But, you know, I look at the streets, I mean, there's a lot of spots in those streets, and so I really, I don't want to overburden them, you know. This parking deal with the Park District seems good but, you know, if that falls apart and then this occupancy drops, my concern is that, you know, they're not going to be viable. I mean, I'd never make that choice but,

you know, ultimately, whether that makes sense for them, they'd have to decide.

I guess my question is if at the end of the day a lot of people are coming from the neighborhood and people are sharing rides, are the parking counts that we're requiring, are they really, you know, are we overburdening them? So, my concern would be our requirements on one, and then I guess the requirements on two would be other than, I think Bruce may have been touching on this, you know, I mean, they're going to have occupancy requirements by the Fire Code anyway that every other business has to adhere to. Putting another burden on them to hire somebody else to count people coming in and going out, you know, in addition to what they already have to do with managing consumption, to me it seems like a bit of an over-regulatory type of environment on a relatively new business. I've been to a lot of places like this and I'm just not sure that it warrants all of these, you know, restrictions that we're putting on.

That's my concern, but I'll let the folks talk, thanks.

ACTING CHAIRPERSON WARSKOW: Last call for Commissioner comments before we open it up to the public. Anybody?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, Sam, do you want to see how many people we have who want to speak on this petition?

MR. HUBBARD: Sure.

Yes, if you would like to speak on this matter, could you please click the Raise Hand feature in Zoom and I will add you to the queue. If you called in from a phone, you can dial *9 and it will raise your hand for me and I'll add you to the queue that way.

So, that being said, I'm going to bring in our first member of the public to make a comment. I believe we have, I'm trying to bring in -- okay, there we go.

We have Melissa Cayer. You are now in the meeting. Do you have a public comment?

QUESTIONS FROM AUDIENCE

MS. CAYER: Yes. The chronology of events to date, that wasn't accurate. Can you correct that and make sure it's accurate?

MR. HUBBARD: Okay, thanks for your comment.

ACTING CHAIRPERSON WARSKOW: Melissa, can you please spell your name for the public record?

MS. CAYER: Melissa, M-e-l-i-s-s-a, Cayer, C-a-y-e-r. For the chronology of events, what were the dates? It wasn't last year, it was, you know, many years ago that they came to the Village Board. We're showing they came for a preliminary Village Board meeting on March of 2020? It was a lot earlier than, many years ago before that.

MR. HUBBARD: Yes. So, the way that public comment should work is you make the comment, and then once your comment is done, if the Plan Commission would like to address the comment to Staff, they certainly can. Or after all public comment is done, they may address the question to Staff. So, was your question about more detail on the chronology of the previous public hearings that was provided?

MS. CAYER: Yes, it's inaccurate, and it's way inaccurate. So, if they're making any decisions, they need to know that, you know, that's inaccurate.

ACTING CHAIRPERSON WARSKOW: Sam, do you want to speak to that in terms of what you have in your presentation?

MR. HUBBARD: Sure.

Yes, so from all the information that I have, there was that error in the presentation. Let's see, let me go back here.

All right, can everybody see the presentation?

COMMISSIONER GREEN: Not yet.

ACTING CHAIRPERSON WARSKOW: Not yet.

MR. HUBBARD: All right, let me go on here. Okay?

COMMISSIONER GREEN: There we go.

MR. HUBBARD: So, yes, the original petition was received in 2014. They did appear at the Plat and Subdivision Committee in 2014. In 2019, they did have their neighborhood meeting. Also in 2019, they did appear in front of the Village Board for an early review. I am noting that it says here 2021, but I did note when I made the presentation that it was 2019. Then in 2020, they did appear in front of the Design Commission. So, I believe those dates to be accurate.

MS. CAYER: I don't think March 18th was a Monday though in 2020.

MR. HUBBARD: That was 2019.

COMMISSIONER ENNES: The Village Board --

MR. HUBBARD: The Village Board meeting in 2019.

MS. CAYER: So, March 18th of 2019?

MR. HUBBARD: Yes.

MS. CAYER: All right, if you say so.

ACTING CHAIRPERSON WARSKOW: Okay, do you have anything? No further comments from Melissa?

MS. CAYER: No, thank you.

ACTING CHAIRPERSON WARSKOW: All right, next public comment, can you bring that person in? If the next public commenter could please spell their name for the public record before making their comment, it would be appreciated.

MR. HUBBARD: Okay, Margaret, I do see that you're in the panelist side of Zoom. You can unmute yourself, and if you would give your name and spell it for the public record and then provide your comment?

MS. SERIO: Hi, my name is Margaret, M-a-r-g-a-r-e-t, my last name is Serio, S-e-r-i-o. I'm sorry, what else did you need?

ACTING CHAIRPERSON WARSKOW: That's it.

MR. HUBBARD: Yes, the public comment.

MS. SERIO: My public comment? I was wondering if I can ask Ms. Egan a few questions. What percentage of your other establishments come from Uber? Because it would seem to me, especially with craft brewery where people are spending significant amounts of money on one beer, that people probably tend to think of Uber. Also, what percentage of people typically come and walk? So, this parking would seem to be less important based on your other businesses that you already have.

ACTING CHAIRPERSON WARSKOW: You want to address that? You're on mute.

MS. EGAN: Sorry about that. So, yes, Uber is very popular and lots of

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people use Uber. Again, if you're drinking heavy beer or drinking, period, you should consider Uber, you know, instead of driving, especially if you're going to be wanting to spend time with friends and have long periods of time in an area where you're drinking. So, Uber is very popular. Lots of the people use Uber, lots of young professionals. Even people my age now are all into Uber.

Then we are walkable from a lot of areas in Arlington Heights. In Itasca, we're walkable. People use Uber as well frequently. So, I wouldn't, I mean, I don't know the percentage off-hand to be frank, but I do know that it is commonly used.

ACTING CHAIRPERSON WARSKOW: Thank you. Any other comment, Margaret? No? Okay, moving on to the next public speaker? Again, if you could say and then spell your name, that would be helpful for the public record.

MR. HUBBARD: So, I see we have Michelle Madaras here. If you'd like to give your name and comment?

MS. MADARAS: Hi, there. My name is Michelle Madaras. That's M-i-c-h-e-l-l-e, last name Madaras, M-a-d-a-r-a-s. I just wanted to bring up a couple of things that I have heard you touch on today.

I think for us, when we go out, we happen to have a lot of family that lives in the area, and so, you know, I often invite my sister, and then it's her husband. So, before you know it, there are like 10 of us. We have children, and we've gone several times, we've walked to Beer on the Wall because we're from the community. So, we take the kids, we take the baskets, we push them, and I think you're underestimating that. Like Beer on the Wall, every time I've been there, I see families of like at least five people, and they're often there with another family.

So, in terms of numbers, I think you should also think about it in terms of, yes, I might have two children with me and my friends that I'm there with may also have two children. So, just be conscious of that. Obviously, with kids involved, we're going there to socialize and then have a beer with other, you know, parents. So, I don't think the clientele that you're pinpointing, I don't necessarily think you're targeting the right age groups and you're thinking of the right age groups. When you say bar, I think it's very different from, conceptually like it's not going to be a bunch of like young 21-year-olds like, you know, slamming shots. It's like young families that want to go and have a nice drink after dinner.

So, our objective would be, you know, we're going to go out there, we're going to go out there as a family, and then we'll probably go and frequent a nearby business afterwards. So, you know, business begets business, and I think to make the downtown more walkable and to expand that footprint into other areas of Arlington, I think that would only create a more vibrant community that's enticing more walkers to walk further down the thoroughfare.

ACTING CHAIRPERSON WARSKOW: Thank you.

We have one more, Sam?

MR. HUBBARD: Okay, it looks like we have 15 North Hickory in the panelist side. If you would like to unmute yourself and provide your name and give your public comment?

MR. CORDELL: Madam Chair, Commissioners, my name is Raymond Cordell, R-a-y-m-o-n-d C-o-r-d-e-l-l. I am the president of the 15 North Hickory Corporation. We are the owners of the building at 15 North Hickory.

Our main purpose is to provide a location for the Knights of Columbus to meet. That's what we're there for. That's what we've been there for for over 60 years. We are very much in favor of any improvements made to the neighborhood. We've been there a long time, and we're always happy to see improvements.

Our biggest concern, obviously, since this whole project started was the parking issues. Our membership of the Knights of Columbus, the majority of which qualify for the senior discount at McDonald's, so we are, you know, very much concerned that they won't be able to get to our meetings. We hold 48 meetings a year of the various groups, along with we also host the Clearbrook dances for the folks at Clearbrook, obviously they can't walk very far, and as many of you are aware, our Fish Fries during the Lenten season.

So, our concern has always been with parking. Hearing the plans that Ms. Egan has laid out and Mr. Hubbard concerning how they're going to deal with parking eases some of our trepidations as far as having places for our members to be able to park during our meetings. I just wanted to make sure that that will be kept in consideration for Ms. Egan, you know, that when we are having our meetings, our members cannot walk very far. So, we're hoping there will be allowances made so there will be parking for our events.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

Any last attendees who would like to speak before I close the public commentary?

MR. HUBBARD: I see a few people called in on the phone. Again, if you dialed in on the phone and you want to make a public comment, just dial *9; otherwise, if you're in Zoom, please raise your hand.

I don't see any hands. Going once, going twice, okay.

ACTING CHAIRPERSON WARSKOW: All right, so closing the public comment, and back to discussion amongst the Commissioners.

Does anybody, any of the Commissioners have any additional comments or questions?

COMMISSIONER CHERWIN: Well, this is Jay. Just one more time on the exception number one for the approval, I shouldn't say exception, condition. You know, I guess my concern would be if we're just tying this to the Park District, Sam, is there any top, like you know, if we put this situation like in hand with the Park District, I just feel like that might be a little unfair. Is there any way we could, or that Staff would be amenable to something, you know, say from Park District or a similar space anywhere like within a three-block radius or something? That way they have options, you know, if Mariano's or, you know, the parking lot behind them opens up, they're not just tied to the Park District. Is that something that Staff has considered?

Just so you know, I mean, I think the Park District is the best spot for it, but if the Park District decides that they don't want to do it anymore, I don't want the business to be left without an option.

MR. HUBBARD: Yes, I mean, if the Park District does not want to renew the lease, or the Petitioner doesn't want to renew the lease with the Park District, they could certainly find a substantially similar arrangement somewhere else. The way that the condition is written, it would give the Village Board authority to determine if whatever, you know, alternative agreement they provide is acceptable to the Village Board, it gives the Village Board that authority. You know, that's our recommendation from a Staff perspective.

I think there's still a lot of unknowns as far as, you know, how this

area is going to redevelop and the demand that's going to be experienced three years from now or more. So, you know, that's why we recommended that the Village Board have that authority to approve any alternative agreement.

COMMISSIONER CHERWIN: Okay, well, I guess I'm pretty comfortable if we have some flexibility if it doesn't work out with them so they could find an alternative arrangement. I guess if it goes to the Village Board, then, you know, I guess that's an option. So, that's all.

ACTING CHAIRPERSON WARSKOW: Commissioner Ennes?

COMMISSIONER GREEN: I have a comment. Oh, go ahead.

COMMISSIONER ENNES: I have one other question for Ms. Egan.

Do you have your lease with the Park District yet? Is that signed?

MS. EGAN: Well, we haven't signed it. So, it's been approved by the board. The only reason that we're not signing this, we don't have dates. So, I have to have contingencies, right? That I have to pass this.

COMMISSIONER ENNES: Right.

MS. EGAN: If I pass this, if I pass the Board, et cetera.

COMMISSIONER ENNES: Is there a provision in there that the Park District could give you a certain amount of notice, three months, six months, if they're not going to renew it for you?

MS. EGAN: Oh, yes, yes. I mean, they were ready to write it in perpetuity. We just wanted to see how it went. Again, it's not, you know, over the top expensive, it's not cheap. B, I have to pay and I have some, you know, other things to go with it.

COMMISSIONER ENNES: Sure.

MS. EGAN: So, I just want to make sure, we both want to make sure that it's reasonable. They've been fabulous to work with.

COMMISSIONER ENNES: Okay. Okay, so you would probably have time to work out something and find some alternative spot.

MS. EGAN: Right. Both of our fear is that we'll never use the spot in three years that I'm paying for --

COMMISSIONER ENNES: Yes, but hopefully you will.

MS. EGAN: -- one spot there, but I've allocated $20,000, you know what I mean? It's like --

COMMISSIONER ENNES: I think you'll see you'll get a lot of walking traffic and a lot of Uber traffic with your type of business there.

MS. EGAN: Yes.

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

ACTING CHAIRPERSON WARSKOW: Bruce, you have a question?

COMMISSIONER GREEN: My question is, I'm just going to throw it out there. We don't seem to restrict anybody else as far as capacity, you know, client capacity. I just wonder why we're doing it here. These are public streets and they can be used by the public. Nobody really has dibs on parking spaces on a public street.

So, I guess I'm still kind of questioning whether we should put any kind of restriction on how many people come into this establishment. We have a Fire Code restriction which overrides everything, and if you, in the past we don't put restrictions because we think we know how the business is going to be. In other words, if you go to this place and there's

no place to park, you won't go there. So, either you'll find another way to get there or you just won't go there at all.

So, to restrict parking and the amount of people in there because of the parking over at the Park District to me is something, it's sort of new. You know, why should we do that to this establishment? Is it because they're the new kid on the block? So, again, these are public streets and first come first served. If there's no restriction anywhere else, I maybe think we should not restrict them, and I'm just throwing it out there to see if anybody else agrees with that.

COMMISSIONER CHERWIN: I would agree with that, Bruce.

COMMISSIONER JENSEN: I would, too.

COMMISSIONER ENNES: Bruce, I understand where you're coming from, but one of my concerns would be that if this facility is extremely popular and so many cars end up parked on that street all the way down to the high-end townhomes at the north end of the street, are we going to create a problem? Are we going to create a problem for some of the existing businesses that don't have this?

I think we had a similar situation over near Arlington Lakes Golf Course, west on Central. There's a restaurant, long-time established restaurant with all senior clientele. Right next to it moved in a very popular Italian restaurant that brought in a lot of traffic. According to some of the complaints that came out of the older, more established restaurant, their customers who come in later, they couldn't find parking and they ended up going out of business.

I don't know that that has anything to do with it, but do we want to ignore the potential impact to existing businesses and neighbors?

COMMISSIONER GREEN: Well, it might be that we're just, we don't really know how things are going to go. To speculate at the expense of this new business I think is, you know, I just don't know how to, we usually don't restrict things like this. We like to see a business do well and to be very, very popular.

You know, I just don't, saying that one business is more, we like better than another business, I mean, they should be able to compete for parking spaces, compete for, you know, business from the downtown, whatever. It's competition. So, again, these are public streets and nobody owns the public streets except the public. They're open to everybody.

So, to say that, you know, just because a certain group has been there for a long time doesn't mean they have dibs on those spots. That's just the one I keep coming back to is nobody else is restricted and yet we're going to do it here. Yet we're trying to encourage more businesses into the downtown area and then we restrict them on what they can do and how profitable they can be and what their potential is. I just don't think we should do that.

I just, the more I think about it, I think it should be, you know, you work with your neighbors in trying to be good neighbors. If you can work with the nearby businesses and try to coordinate schedule like, you know, if you have an event planned next door and you have an event planned in your business, try to work together to say, okay, I'll do it another day or to do something to cooperate, to encourage people to cooperate. I guess cooperation is the term here.

But I would really like to just, again, I'd like to take a little survey. Who would like to lift the restriction other than, a couple of you guys went along with that but,

you know, is that something we should even consider?

COMMISSIONER LORENZINI: Well, Bruce, let me just, I'm not disagreeing with you, you know, since this is a free market. Public streets are public streets, but look at all the hoops we jump through with downtown development. All the local businesses are complaining there's no parking there, and we made the developer of that empty block put up a six-story parking garage so there's more parking. So, I'm not saying the street isn't open for everybody, but certainly we've gone through a lot of the issues and gone around and around trying to satisfy the existing homeowners and businesses in Downtown Arlington Heights. So, it's not like we're setting a precedent here.

COMMISSIONER GREEN: No, but Joe, you know, the zoning says that you have to self park, and that's just how that is. This is an old business, nobody has parking, nobody.

COMMISSIONER ENNES: Right.

COMMISSIONER GREEN: So, it's a grandfathered thing that, let's face it, if they tried to do that today it would never fly.

COMMISSIONER ENNES: Right. We don't have buildings like that, without parking.

COMMISSIONER GREEN: We wouldn't have buildings like that, and we even talked about it. I remember this specific thing coming up before the Plan Commission and the Plat and Sub, and we talked about this at length. For instance, when we did the overlay zone, if the M-2 building like the lumber yard, if it was to burn down, could they build it back as an M-2? The answer was yes, it's grandfathered in, yes, but you couldn't build it to the old substandard way. You could build it as an M-2 but you would follow today's code.

So, we had this crazy thing that, you know, if something like that was to happen it would change everything. They would have to provide parking. It could still be M-2 but you'd have to come up to today's code. So, if these buildings were to burn down, they would come back and they'd have to provide parking and that would be the end of it right there. Not that I'm advocating burn the business down, but the point here is that it's an odd, odd neighborhood, that block.

COMMISSIONER ENNES: It is.

COMMISSIONER GREEN: Two blocks, it just is odd. We would never do it today. So, I'm asking why are we restricting one person and not another?

COMMISSIONER ENNES: It's nice to say streets are public and they belong to the people, but that's not the case in Downtown Arlington Heights anymore around the restaurants. They're all blocked off. Nobody can park in those streets. So, they don't really belong to the public. We can have changes that work within a specific neighborhood.

COMMISSIONER GREEN: Okay.

COMMISSIONER ENNES: I mean, if I was to think about it --

COMMISSIONER GREEN: I don't know what the argument here, Terry, is it's just that I'm thinking about parking, and if I want to go to this brewery or if I want to go to the Knights of Columbus or I want to go to the lumber yard, I should be able to park there and nobody should tell me that I can't.

COMMISSIONER ENNES: Nobody is telling you you can't.

COMMISSIONER CHERWIN: Well, I think that comparisons to downtown is tough because that's such a unique situation. I mean, we have to look at it as it is. I mean,

there is a lot of parking along Douglas, I mean, I spend a ton of time at Rec between baseball and soccer. There's a lot of cars parked up and down those streets on Saturday, you know, with soccer and baseball games. So, it's not like they're not used to seeing and having a lot of cars there. This would just be I guess a higher utilization of those streets for longer hours and for different businesses.

I think they're mostly offsetting. I mean, you have some night baseball games over there at night but not a ton. You know, there's, even without the parking lot of the Park District, you have a lot of spaces along Douglas all the way from, you know, Legion Hall is which again may use off-street parking entirely or almost entirely all the way up to Kensington or whatever it is.

So, I just, I agree with Bruce. That's kind of where I was headed initially. I was trying to resolve whether this limitation would be viable but, you know, the more I think about it, I agree with Bruce. I just, I think we're putting this unofficial cap on this. We already have Fire Code occupancies, and you know, the streets are there and there's public parking available. I find it hard to think that it's fair at this point given some of the other uses around there that we're not putting this restriction on them.

That's kind of what I felt on it. So, Bruce, I'd be with you to remove, I think what you're suggesting is removing one and two.

COMMISSIONER GREEN: I don't have the sheet here, but I think that's correct.

COMMISSIONER LORENZINI: I guess my only point is we're not breaking ground here. We're just, what Sam is doing and what the Planning Department is doing is really just following the procedures like we follow with most developments.

COMMISSIONER ENNES: How do we enforce other parking limitations based on our zoning? You know, if we're going to approve this property that has no parking spots, and Sam, it would require how many?

COMMISSIONER CHERWIN: We already are, Terry, we are going down to zero parking spots on-site. That's the only way to make this site work; otherwise, we can't have businesses like this.

COMMISSIONER ENNES: I understand, but with this type of property with the zoning that it has, it should require how many parking spots, Sam?

MR. HUBBARD: 60.

COMMISSIONER ENNES: How many?

MR. HUBBARD: 60, 6-0.

COMMISSIONER ENNES: 60, and they have between the combination of on-street parking and the lease with the Park District, they're getting up there, but if we have another property that comes in, a strip shopping center, and we tell them they need 50 parking spots and they only have 30, how do we tell them they can't do that?

COMMISSIONER CHERWIN: Well, that's the whole point of having a Plan Commission is we have to look at everything.

COMMISSIONER GREEN: Yes, exactly.

COMMISSIONER CHERWIN: On a, you know, site by site basis and what the circumstances are for that particular business. That's what we're doing here. It's a very unique situation. There's no precedent being set here. This neighborhood is carved out for how long, and the only way to make it viable and to turn it around is to make certain exceptions like

this. I think that's what Bruce is saying.

COMMISSIONER GREEN: Yes, this is an existing building. If he was building a new building, a new brewery, he'd have to have the parking and it would go away because the space is not big enough. So, that's the point is that this is an existing oddball thing. If you restrict him, why not go up and down the block and restrict everybody and get some kind of unity that way? In other words, you get 30 and you get 30 and you get 30 or whatever, however that works.

COMMISSIONER ENNES: And we might do that if they come in and ask for a variance to do something with their property, but we don't just go into properties and do that.

COMMISSIONER GREEN: I understand that, but I can remember that the Knights of Columbus, for instance, they came in for something and this was okayed because it was, you know, the term grandfathered, which there really is no legal term of grandfathered by the way, so it's just, it was an accommodation. I get it, everybody gets its, because they're public streets. That was the argument that they made at the time. That was years ago, I remember this. There was a fire there or something, it had something to do with something that they came back in, but I had no problem with it, I didn't want to restrict them because they don't have any parking.

It's just that I'm floating an idea here and if it takes, fine, if not, fine. I'm not bending anybody's arm to do anything here. I'm just asking the question.

COMMISSIONER ENNES: No, I understand where you're coming from, and I'm just expressing another opinion.

COMMISSIONER GREEN: I get it, I get it.

COMMISSIONER ENNES: Sam, and if we find out maybe a year or two years, can the Petitioner come back in and say, look, we're finding out 90 percent of our traffic, of our customers are coming from Uber and walking to our business and we'd like to change it?

MR. HUBBARD: Yes, absolutely. It would have to go through a public hearing process, but I think you're hitting on one of the reasons why Staff had such a hard time getting behind the variation for 60 spaces is that, you know, typically when you're requesting a variation to provide no on-site parking, you're going to need to provide loads and loads of data that shows to the Village that there's plenty of capacity on the streets. The burden of proof is on the Petitioner. We just haven't seen it for a variety of reasons, the Corona virus, the time of the season when, you know, Petitioner was needing to move forward and doing parking surveys.

But, you know, absolutely, they could come back two years from now and say, you know, we'd like to petition the city to allow us to go up to, you know, full capacity as based on the Building Code because we're showing you that we haven't had the parking impact that you fear we would.

ACTING CHAIRPERSON WARSKOW: What about going the other way? Because we go the other way for many, many cases, that we will let you have this; if we discover there is a problem, then you have to come up with a solution to rectify the problem, which she could then sign the contract with the Park District as opposed to paying in the meantime and finding out she doesn't need that parking. Why can't we just flip it?

COMMISSIONER SIGALOS: I agree with you, Mary Jo. Why not just flip it? I agree with everything that Bruce said, so why would we restrict this business at this point in time they're just starting? We'll see how it goes. If there's a problem, then you can push back at

that time then.

MR. HUBBARD: It's extremely difficult to get a business owner to provide, you know, address a concern after they've already opened up for business and paid for the site and put in, you know, all the improvements to their business. You don't really have a means to get them to satisfactorily address a parking issue at that time because they're already in and operating. It's just --

ACTING CHAIRPERSON WARSKOW: Then why do we do this for others when, you know, you can have this but if there's a problem then we're going to come back? I mean, that would be the same situation for everybody else, and why are we applying a rule to her that we're not applying to others?

MR. HUBBARD: In what sense I guess?

ACTING CHAIRPERSON WARSKOW: I can think of, you know, Dunkin' Donuts where if it backs up onto the street, then, you know, you're going to have to change things with your drive-through. We do this type of, if your noise exceeds, then you're going to have to put in certain sound buffering. So, we do this with other petitions. I just think we should do this in that case.

COMMISSIONER GREEN: If it's any help, the five star hotel with the banquet facility attached was probably the most convoluted parking solution that I think we've ever come up with. That had parking across the street and parking over here and parking over here --

COMMISSIONER JENSEN: True.

COMMISSIONER GREEN: -- and that was really a piece of work when it was all done.

COMMISSIONER ENNES: It was, and we limited their use, too. They weren't able to open that top bar to the outside public if there was a parking issue. So, there have been situations where we have limited use.

COMMISSIONER GREEN: Whatever, I'm just, you know.

COMMISSIONER ENNES: Yes, but Ms. Egan, we all hope your business is a total success. It's just we don't want to create a problem later on if there is, and yet there's a way to resolve it if there is.

MS. EGAN: Completely understood. Like I said, this isn't my first village.

COMMISSIONER ENNES: Go-around.

MS. EGAN: I will say it's the first time that the onus has been on me as a business owner, I'm going to be honest. It seems to be more, the other two villages or three, they worked it out for the owner. So, I'm doing the best I can. I spent a lot of days and a lot of hours and a lot of contacts trying to create parking, and the only one that I could come up with was the Park District, which was at Sam's suggestion which was great.

COMMISSIONER JENSEN: Well, I guess the question is why don't we require other entities to do the same thing? Why are the Knights of Columbus not required to have parking spaces and an agreement signed with the Park District or somebody else, or anyone else up and down that street? Are we doing it just because they are the most recent business to come on to the street?

I think that's the essence of what Bruce's comment is. We're not treating everybody equally, basically, because they're the last entity in, we're making them incur a cost that they may not need to incur. So, I tend to agree with Mary Jo, her formulation of it in

the sense that we ought to see if there's a problem because we make people incur cost. When we get through it, I'm going to suggest something a little different in number two as well.

But, you know, I don't believe in basically causing entities to incur costs that they may never need to incur which will actually impair their ability to meet their financial objective. So, I have a problem, as do some of the other people, with this, with what we're doing in number one.

COMMISSIONER LORENZINI: Well, I think the agreement that, you know, the Village, that Sam came up with is a good one, and I think we've given a lot of leeway as to the amount of parking needed. You know, we've raked people over the coals for not having enough trees at the end of the parking lot or having one or two spaces short. Here we're talking about 10, 20, 30 spaces short, but we worked with them and we're willing to live with what was agreed upon with the Village, the Planning Department and Kathleen.

I think we gave them a lot to go on. I mean, I understand everybody's point about not limiting them, but we do it to everybody else to some extent and some to a much greater extent I believe.

ACTING CHAIRPERSON WARSKOW: Do we want to have further discussion? I think everybody's minds kind of know where they're at.

Does someone want to make a motion one way or another and do it based on vote?

COMMISSIONER ENNES: I will make the motion.

Bruce, were you just going to start?

COMMISSIONER GREEN: No, no, no. I was going to say I don't have a motion sheet.

COMMISSIONER ENNES: I do, for Arlington Beer Company.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #14-023, a Land Use Variation for Arlington Beer Company, to allow a brewery with a retail portion at 50% of the total floor area, and the following variations:

1. **Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.**
2. **Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to zero spaces.**
3. **Chapter 28, Section 6.13-3b, to allow a seven-foot tall open fence with an eight-foot tall decorative gate and a 12-foot tall decorative element in a side yard, a 12-foot tall solid fence in the rear yard, and a seven-foot tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is six feet tall.**
4. **Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17 feet where code limits the maximum height of accessory structures to 15 feet.**

This approval shall be subject to the following conditions:

1. **Occupancy for the entire subject property (indoor plus outdoor areas) shall not exceed 87 people, provided that the Petitioner has an active agreement with the Park District for 26 parking spaces within the recreation park parking lot. Should this agreement expire, the Petitioner must restrict maximum occupancy to no more than 50 persons, or provide a substantially similar solution to the parking deficit for review and approval by the Village Board.**
2. **The Petitioner must put into place a system to manage occupancy and have an accurate occupancy count at all times. Such measures shall be approved by Village Staff. If upon inspection by the Village, there are multiple repeated violations to the maximum occupancy, the Village may pursue any and all legal remedies, including possible closure, revocation of the liquor license, or other actions as deemed appropriate by the Village.**
3. **The Village reserves the right to add future restrictions on usage of the outdoor area should it be determined this area is a nuisance, which shall be at the discretion of the Village. Such restrictions include, but are not limited to, restrictions on the hours of operation and maximum number of occupants.**
4. **No live events shall be allowed within the outdoor area.**
5. **Compliance with the March 10, 2020 Design Commission motion shall be required.**
6. **The Petitioner shall comply with all federal, state, and village codes, regulations, and policies.**

ACTING CHAIRPERSON WARSKOW: Is there a second to that motion?

COMMISSIONER LORENZINI: I'll second it.

COMMISSIONER JENSEN: Well, usually we all have discussion. I didn't realize we were at this point because I'd like to suggest something to two. I didn't realize we were, and usually we --

ACTING CHAIRPERSON WARSKOW: Well, we have to make a motion one way or another.

COMMISSIONER JENSEN: No, after you make the motion and second, then you ask is there discussion.

ACTING CHAIRPERSON WARSKOW: Okay, okay.

COMMISSIONER JENSEN: And there is some discussion. I don't know why, but in the same vein that we were doing with number one, I don't know why we need to require them to have a system which may be costly because it may involve other people and so forth. I don't know why we can't simply say the Petitioner must manage occupancy and have an accurate occupant count at all times. Then go down to if upon inspection by the Village there are multiple repeated violations to the maximum occupancy, the Village may pursue and so forth to the rest of it. I don't know why we need to formally require them to have a system which to me suggests, as I think Ms. Egan said, they might need to hire another person to be able to manage this.

So, I would give them a little latitude and not require a system, but still require them to manage the occupancy.

COMMISSIONER GREEN: Sam, I have a question about procedure. If we vote this down, can we make another recommendation?

COMMISSIONER ENNES: We have a motion and a second though. Don't

we have to vote on it?

COMMISSIONER GREEN: We will. I just want to know what the procedure is. Terry, hang on a minute, I have a question.

COMMISSIONER ENNES: Okay.

MR. HUBBARD: I mean, I believe that we should vote on this motion. If that motion is approved or denied, you know, if the motion is denied, then somebody can make a different motion for a different recommendation, but I feel like we should vote on this motion. If it passes, then it passes. If not, then somebody can make a different motion. If a motion for denial is made and that's passed, unless the motion maker wants to make a second motion after it's already been voted on to reconsider, then they can, and then you could reconsider. But, yes, I don't think that you're --

COMMISSIONER JENSEN: I believe you have another option. The other option at this point, usually after you've had the motion made and a second, you can have discussion as we have started to have. You can also make amendments and have them accepted or not accepted. So, rather than reject this whole thing and then make a whole new thing, Bruce, I would suggest that you or Jay, and Jay is pretty good at doing it, if you have an amendment you want to make to one of the provisions, then I would suggest you do it that way rather than rejecting the entire motion and then having to posit another. So, I think you could accomplish it by making amendments to some parts of this.

MR. HUBBARD: Yes, you could. You could make an amendment to the motion.

COMMISSIONER GREEN: Jay, if you would like to make that? I just don't have a motion sheet in front of me, and you are very good at that.

COMMISSIONER CHERWIN: Well, I think we have to vote on this first all the way through and then have a second motion for an amendment and then take that all the way through. Sam, is that correct?

MR. HUBBARD: So, the amendment would need to be done by the motion maker. So, if there is an amendment to this motion, then Commissioner Ennes would need to propose that amendment because he was the one that originally made the motion.

COMMISSIONER ENNES: But we can have the discussion after the vote and see if we make an amendment.

MR. HUBBARD: If you want to take a straw poll before the vote goes, you can take a straw poll and ask who would support the motion and who wouldn't. That way we don't have to make it official and then have a motion to reconsider afterwards if it's --

COMMISSIONER ENNES: Okay, so Mary Jo, are you going to recognize Jay for discussion?

ACTING CHAIRPERSON WARSKOW: Yes. Yes, if someone wants to request a straw poll?

COMMISSIONER CHERWIN: Well, I think, okay, so this is Jay. The way I would see this and I think what Bruce is getting at is the straw poll would be who would support a motion very similar to this but dropping conditions one and two.

Can we take a straw poll on that?

COMMISSIONER LORENZINI: Can we do the straw poll one at a time? Can we do the straw poll for one and then a straw poll for two separately?

COMMISSIONER ENNES: I think that would be better.

COMMISSIONER CHERWIN: Sure, that would be fine. Yes.

COMMISSIONER GREEN: What is number one? I can't find my motion sheet. What is number one?

COMMISSIONER ENNES: Let me read condition number one.

COMMISSIONER GREEN: Okay.

COMMISSIONER ENNES: Occupancy for the entire subject property (indoor plus outdoor areas) shall not exceed 87 people, provided that the Petitioner has an active agreement with the Park District for 26 parking spaces within the recreation park parking lot. Should this agreement expire, the Petitioner must restrict maximum occupancy to no more than 50 persons, or provide a substantially similar solution to the parking deficit for review and approval by the Village Board. So, that gives them the option to work it out.

COMMISSIONER CHERWIN: It's same as page eight of the Staff report, Bruce, the items one through six, if you have that.

MR. HUBBARD: I'm also going to bring in our Village Counsel, Hart Passman, if you have any questions on the procedural, you know, proper procedures. He's well versed in that. More so than me.

MR. PASSMAN: Thank you, Sam.

ACTING CHAIRPERSON WARSKOW: Thank you for joining us.

MR. PASSMAN: Thank you. Thank you, Sam.

Good evening, everybody. I'm Hart Passman, I'm the Village Attorney. I'm here tonight for one of your other matters, but I've been listening in and hearing a very good and robust discussion. I am available to help out with the procedural questions if you'd like.

There are a lot of different ways you can take this, Madam Chair. I would say you do right now have a motion on the floor to recommend approval with all six of the Staff recommended conditions. There's a lot of different ways you could take that from here. You could entertain a vote on that motion. You could entertain further discussion. I can kind of walk you through any way the Commission wants to go.

One thing I did want to say at a minimum is that if this motion is turned down at whatever point, then there is still, this is a question I think that Commissioner Green asked, there would still be the ability to have a different motion made on the floor. Until there is a motion to either approve this in some fashion or recommend denial in some fashion, then the matter remains on the floor for you to act.

I guess I'll probably stop there, and I'm here to answer any questions you may have and to walk through whatever procedures that the Commission decides to go with.

COMMISSIONER JENSEN: Mr. Passman, I'd like to ask a question of clarification of a point Sam made. Does the initial proposer of the motion have to be the one who offers the amendment? Can't other people offer an amendment if it's voted up or down?

MR. PASSMAN: Commissioner Jensen, either one is possible. The way we typically see this done in municipalities around the area we represent, if the motion maker and the seconder agree to change their motion themselves, then that can become the motion because it's their motion. But someone else could offer, and I don't mean this in a bad way, but there could be a 'hostile' amendment. Someone else could move to amend the original motion. You would vote on the amendment, and then depending on how that went, that would

then change the original motion or it wouldn't.

It gets a little complicated. I think the straw poll --

COMMISSIONER JENSEN: Well, that's the way I, in all of the proceedings I've ever been involved in, you could have another person other than the person making the motion advance an amendment that could be voted up or down --

MR. PASSMAN: Absolutely. That is correct as a matter of procedural --

COMMISSIONER JENSEN: -- because Terry is never going to accept that amendment.

COMMISSIONER ENNES: Well, that's not true.

ACTING CHAIRPERSON WARSKOW: In terms of a straw poll, I mean, how is that --

COMMISSIONER ENNES: If we take a straw poll and then the majority of us are leaning that way.

ACTING CHAIRPERSON WARSKOW: How does that procedurally go? Do I call the straw poll? Does Sam make a voice vote?

MR. PASSMAN: Madam Chair, you can ask for that and perhaps that will indicate to your Commission whether it's appropriate to vote on Commissioner Ennes' original motion, or if there's a different motion that would have to be made. Whether that original motion is withdrawn or amended or voted on and denied, there's a lot of different ways to get to the end point. They don't all have to be clunky. But we can walk you through however it is, they can be clunky, but we'll get you there.

ACTING CHAIRPERSON WARSKOW: Okay, well, I'd like to call for a straw poll to find out how many are in agreement with the motion as it stands now.

MR. PASSMAN: This is not the official vote. This will be kind of a show of hands on the motion to recommend approval with all six of Staff's conditions.

COMMISSIONER ENNES: So, I'm the only one.

ACTING CHAIRPERSON WARSKOW: Okay, so let's take one-by-one. Can I do a straw poll with who will be in favor with condition one removed?

COMMISSIONER CHERWIN: This is Jay, I would be in favor of condition one being removed. Condition two as well.

COMMISSIONER ENNES: Let's do them one at a time.

ACTING CHAIRPERSON WARSKOW: One a time.

COMMISSIONER CHERWIN: I'm sorry, I didn't do it one at a time, okay.

ACTING CHAIRPERSON WARSKOW: Right, right. Okay, so removal of condition one.

COMMISSIONER GREEN: This is Bruce. I would be in one removing number one.

ACTING CHAIRPERSON WARSKOW: Okay, I see raise of hands of myself, Bruce, John, Lynn, and Joe, and Jay.

COMMISSIONER CHERWIN: And Jay.

ACTING CHAIRPERSON WARSKOW: Okay, so I think we're basically in favor of removing condition number one. Removal of condition number two, can I take a straw poll? Raise your hand on removal of condition number two.

COMMISSIONER ENNES: I mean, if you withdraw one, you've pretty much got to do two.

ACTING CHAIRPERSON WARSKOW: Okay, so I think based on these votes, that the motion as it stands now would not pass to give the opportunity for Commissioner Ennes to make an amendment to his motion.

COMMISSIONER ENNES: I would propose the amendment to remove --

COMMISSIONER LORENZINI: Terry, Terry?

COMMISSIONER ENNES: Yes?

COMMISSIONER LORENZINI: Terry, before you go ahead, I'm sorry, Mary Jo, I made a mistake. I am not in favor of withdrawing one, but I do favor withdrawing two.

ACTING CHAIRPERSON WARSKOW: Okay.

COMMISSIONER JENSEN: It still carries.

ACTING CHAIRPERSON WARSKOW: I think we still have enough with the removal of one to go ahead with that. So, based on that straw poll, I believe we have enough votes for both removal of conditions one and two.

COMMISSIONER ENNES: I would make --

MR. PASSMAN: If I could, Commissioner Ennes, if I could make a suggestion, Madam Chair?

COMMISSIONER ENNES: Go ahead.

MR. PASSMAN: So, if you're in agreement with the consensus, you can withdraw your original motion and move to --

COMMISSIONER ENNES: Yes. I would move to withdraw the motion.

ACTING CHAIRPERSON WARSKOW: Does someone want to make --

COMMISSIONER JENSEN: Second. Seconded, yes.

ACTING CHAIRPERSON WARSKOW: Okay, sorry, seconded, yes. Does someone want to make an alternative motion?

COMMISSIONER CHERWIN: So, Commissioner Ennes' motion has been withdrawn.

ACTING CHAIRPERSON WARSKOW: Correct.

COMMISSIONER CHERWIN: This is Jay. I will move.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #14-023, a Land Use Variation for Arlington Beer Company, to allow a brewery with a retail portion at 50% of the total floor area, and the following variations:

1. **Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.**
2. **Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to zero spaces.**
3. **Chapter 28, Section 6.13-3b, to allow a seven-foot tall open fence with an eight-foot tall decorative gate and a 12-foot tall decorative element in a side yard, a 12-foot tall solid fence in the rear yard, and a seven-foot tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is six feet tall.**

4. **Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17 feet where code limits the maximum height of accessory structures to 15 feet.**

This approval shall be subject to the following conditions:

1. **The Village reserves the right to add future restrictions on usage of the outdoor area should it be determined this area is a nuisance, which shall be at the discretion of the Village. Such restrictions include, but are not limited to, restrictions on the hours of operation and maximum number of occupants.**
2. **No live events shall be allowed within the outdoor area.**
3. **Compliance with the March 10, 2020 Design Commission motion shall be required.**
4. **The Petitioner shall comply with all federal, state, and village codes, regulations, and policies.**

ACTING CHAIRPERSON WARSKOW: Do I have a second?
COMMISSIONER GREEN: I would second that motion.
ACTING CHAIRPERSON WARSKOW: Okay, Sam, can you take roll call vote, please?
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: No, with comment.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes, with comment.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
Okay, Commissioners Ennes and Lorenzini, you have comments?
COMMISSIONER ENNES: Yes.
My comment is that I think we are making a mistake by not taking Staff's direction in this regard, especially given the overlay for the future development in this area which is going to require a lot of new development, a lot of new parking. We are talking about a very small section of the neighborhood that's included in that overlay that does have a parking problem. That's it.
ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini, your comment?
COMMISSIONER LORENZINI: Yes.
I also do not agree with removing condition one. Parking is such a

critical issue, a major issue to a lot of these projects. To just completely waive parking requirements that we pretty much hold everybody else to. I'm not in favor of that.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

So, Kathy, Ms. Egan, you have approval. Of course, we are just a recommendation body, so it does have to go to Village Board.

Sam, do you have a date that this will be brought to them?

MR. HUBBARD: I do not have a tentative date at this time, but Ms. Egan, I will reach out to you later this week and give you or offer a potential Village Board date.

ACTING CHAIRPERSON WARSKOW: Best of luck to you.

MS. EGAN: Thank you so much. Appreciate it.

ACTING CHAIRPERSON WARSKOW: Regardless of the parking, I think you have a lot of support here from the Commission, and I'm sure you will have similar support from the residents and general public.

MS. EGAN: Thank you so much.

COMMISSIONER ENNES: Good luck with the business.

MS. EGAN: Thank you.

(Chorus of good lucks.)

MS. EGAN: Thank you, appreciate your time.

(Whereupon, at 9:31 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

Memorandum

To: Charles Witherington-Perkins, Director of Planning & Community Development

CC: Randy Recklaus, Village Manager

From: Sam Hubbard, Development Planner

Date: 3/14/2019

Re: Early Review – Arlington Beer Company, 19 N. Hickory Ave.

Please find attached information regarding the Arlington Beer Company brewery and taproom proposed at 19 N. Hickory Avenue. Also included is a letter from Kathleen Egan, owner of Arlington Brew Company, dated March 4, 2019, requesting early review by the Village Board. Attached to this Memorandum are conceptual site plans and floor plans for the proposed brewery and taproom.

The Early Review Process, instituted by the Village Board in March 2001, allows developers, under certain circumstances consistent with the stated Guidelines of Early Review, to present projects to the Board in order to gauge the acceptability of development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Background:

In 2012, the Arlington Beer Company (at that time known as Itasca Brewing) approached the Village with a proposal for a brewery at 3 N. Hickory Avenue. The proposed business was to be strictly for beer production and distribution and there would be no commercial or retail component within the facility. No taproom, onsite consumption, or retail sales was proposed (these functions have never been permitted in Arlington Heights until recently). A former planner informed the business that production and distribution of beer was permitted within the M-2 zoning district along Hickory Avenue, and based on this information the petitioners signed a lease for 3 N. Hickory Avenue. Subsequent to the Village informing the petitioners that beer production was permitted within the M-2 district, they also purchased a property at 19 N. Hickory. Production of *non-alcoholic* beverages was allowed within the M-2 District, however, production of alcoholic beverages was not permitted within the M-2 District in 2012. Since then, the Zoning Code has been amended to allow breweries within the M-2 District, however, the revised and latest proposal does not comply with the newly established brewery regulations (due to the proposed taproom size) or with parking requirements.

In 2014, the Arlington Beer Company submitted a zoning application for a land use variation to allow for the brewing of alcoholic beverages at both 3 N. Hickory and 19 N. Hickory. The 3 N. Hickory facility was modified to include a limited area for retail sales and tastings of beer on the premises, and the 19 N. Hickory facility would include beer production and a taproom. At that time there was no liquor license classification for a microbrewery that sold bottled beer to the public and provided beer tastings and/or taprooms. Staff informed the petitioner that until a liquor license was created to allow for this use, the land use variation for a taproom could not proceed, however, they could proceed for a land use variation to allow production and distribution of beer.

In 2018, the Village Board approved an amendment to the Liquor Code that created a class “M” license. This license permitted the onsite consumption of beer or ale brewed onsite at a microbrewery or brewery, subject to certain

restrictions (outlined in Exhibit 1 at the end of this memo). Concurrently, the Village Board also approved a change to the Zoning Code to allow microbreweries and breweries within certain zoning districts, which also allowed limited space for a brewery/microbrewery to conduct retail sales (including on premise consumption) of alcoholic beverages. Specifically, where microbreweries are allowed within a business district, the retail sales portion is limited to 35% of the overall floor area of the brewery. Where microbreweries are allowed within a manufacturing district (such as the subject property), the retail sales portion is limited to 10% of the overall floor area. The retail sales size restrictions were added due to the Village Board's desire to restrict these facilities from becoming too much like a bar and to address limited parking in manufacturing districts. Exhibit 2 at the end of this memo outlines the zoning regulations for breweries and microbreweries. Upon approval of the new liquor classification and zoning regulations, the Arlington Beer Company began working with staff to proceed with the zoning approval process.

Current Proposed Concept:

On January 18, 2019, the Arlington Beer Company submitted revised modified floor plans and a site plan for 19 N. Hickory depicting their new proposal for use of the building and property. These plans show a significantly amended project relative to the original proposal from the 2014 land use variation application. Specifically, size of the retail sales portion has increased significantly, and the petitioner is now proposing to use the exterior of the site for additional consumption of beer. Additionally, the size of the brewery portion of the facility has been scaled back and is now shown as occurring only within the separate accessory building located at the rear of the site. A copy of the 2019 floor plans and site plan is attached to this memo.

The petitioners have explained to staff that the proposed retail sales area is consistent in size to similar breweries and taprooms located in the Chicagoland area. Moreover, they believe that in order to make the proposed upgrades to the building exterior and to buildout the interior as a taproom, a 10% limitation on the retail sales would render the project infeasible.

Summary of Current Proposal:

The 19 N. Hickory site is composed of two buildings. The rear building is a one-story structure of 1,144 square feet and proposed for use as the brewery portion of the business. The front building is a two-story structure of 2,836 square feet and proposed for use as a taproom/bar on the first floor and with additional overflow/event space located on the second floor. A sizable outdoor area is also proposed. The site is located directly west of single-family homes within the Arlington Market subdivision and is located within the Hickory-Kensington Overlay Zoning District, which calls for future residential uses along Hickory Avenue. As currently proposed, the gross floor area of the brewery is 1,144 square feet and the gross floor area of the indoor/outdoor taproom is 4,411 square feet. Staff is of the opinion that the current proposal is too intense for the property and area, and may impact future redevelopment of the vicinity.

Zoning and Liquor Issues:

Based on a preliminary analysis of the 2019 proposal, the percentage of floor area devoted to retail sales is estimated at 42% of the total floor area of the two buildings (exclusive of common areas), which includes the first and second floors of the main building, as well as the rear accessory building. Therefore, a land use variation is required to allow a microbrewery with a retail sales floor area of 42% of the total floor area where code restricts the maximum percentage retail sales to 10% of the overall floor area. Table 1 below summarizes this information:

Table 1 – Floor Area Calculations

	Total Square Footage (Gross)	Square Footage Devoted to Retail Sales (Net)
1st Floor	1,500 (38%)	917 (23%)
2nd Floor	1,336 (33%)	752 (19%)
Rear Brewery Building	1,144 (29%)	0
TOTAL	3,980	1,669
Outside Area	1,575	1,575

The petitioner is also proposing alcohol consumption in areas outside of the building, as well as a small space for recreational games (cornhole). The total square footage of the outside areas is approximately 1,575 square feet. Although this area is not considered "floor area" to be factored into the zoning limitation for retail sales, it should be noted that this is an additional area where consumption of alcohol would occur and this area is counted towards the parking requirement. In sum, the facility will provide 74 interior seats for alcohol consumption and 44 exterior seats for alcohol consumption, for a total of 118 seats (plus additional standing areas adjacent to the exterior game area).

Relative to parking, the site will not provide any on-site parking spaces. A preliminary analysis calculates that 52 parking spaces would be required for this use. Consequently, a parking variation will be required. Street parking is located along both Hickory and Douglas Avenues.

The proposed liquor license must be reviewed by the Village Board and Liquor Commission for interpretation as to whether the use conforms to the liquor license provisions. Additionally, the requested variations will require review by the Plan Commission and approval by the Village Board.

Questions for the Board:

1. This latest proposal represents a significant change from what was previously considered and does not comply with the recently created microbrewery and brewery regulations. Was it the intent of the Board to allow a brewery to be in a totally separate building from the tap room/bar area?

2. Is the Board agreeable to having a brewery area at 29% of the total interior floor area of the facility, a tap room/bar area at 42% of the total interior floor area of the facility (exclusive of common areas), plus an outdoor alcohol consumption area at 40% of the total indoor floor area size?

3. Does the Board concur that the proposal is more representative of a separate brewery and separate microbrewery/bar? Is this more similar to a restaurant with no kitchen and food service?

4. Does the Board believe that this location within a redevelopment area, with close proximity to residential uses, and with parking limitations is appropriate for the proposed use and variations being requested?

Options:

The Village Board may consider the below options when discussing this at Early Review. It should be noted that a higher percentage of floor area used for retail sales/consumption, such as 35% and greater, may create parking issues. Additionally, the liquor license states that consumption shall occur only within the retail portion of the premises. Clarification is requested from the Village Board as to whether consumption can occur outside so long as the total capacity limit at any time is not exceeded.

Staff presents the following options:

1. Concur with the request to increase the taproom/sales from 10% to 42% (net) in separate building and direct the petitioner to proceed with the Plan Commission process.

2. Reject the proposed taproom/sales area and require compliance with the 10% floor area restriction.

3. Consider alternative options such as:
    a. Allow up to 20% of the floor area (796 square feet) to be used for a taproom/retail sales (similar to regulations in Elk Grove).
        i. Limit the size of the taproom to 796 square feet and maximum occupancy to 53 persons.
        ii. Require some of the brewery functions to take place within the taproom/sales building.

iii. Provide for on-site employee parking
iv. Reduce the extent of the outdoor area and screen this outdoor area from the residential areas to the east.
v. Outdoor usage shall only operate when the brewery/taproom is in operation and shall comply with the outdoor dining regulations, particularly the 11pm closing time.

b. Allow up to 35% of the floor area (1,393 square feet) to be used for a taproom/retail sales (similar to Arlington Heights regulations for a microbrewery within the commercial zoning district).
    i. Limit the size of the taproom to 1,393 square feet and maximum occupancy to 93 persons.
    ii. Require some of the brewery functions to take place within the taproom/sales building.
    iii. Provide for on-site employee parking
    iv. Reduce the extent of the outdoor area and screen this outdoor area from the residential areas to the east.
    v. Outdoor usage shall only operate when the brewery/taproom is in operation and shall comply with the outdoor dining regulations, particularly the 11pm closing time.

Staff is seeking feedback and direction from the Village Board in order to determine if this proposal meets the intent of the Village Board liquor license and zoning codes. Staff is recommending that the Village Board evaluate the conceptual plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically as it relates to the extent of the variation requested and the compatibility with the liquor license provisions.

If the Board believes that the proposal to increase the taproom size above the 10% allowance has merit, Option 3 outlines scenarios, such as Option 3a, that may be more in keeping with the intent of the Zoning Code and Liquor Code requirements.

Attachments:

- Site plan and Floor Plans
- Aerial

Exhibit 1: Class "M" Liquor License Provisions

Class "M" license shall permit the onsite consumption of the beer or ale brewed onsite at a microbrewery or brewery. Class "M" licenses are subject to the following conditions:

1. On-premises consumption shall be limited to the retail portion of the microbrewery or brewery, except during supervised tours and private events.
2. Beer and ale for onsite consumption shall be dispensed only in containers provided by the licensee.
3. No more than a total of 48 ounces of beer or ale shall be served for the purpose of onsite consumption to any customer in one day.
4. The retail sale of beer or ale produced off premises shall be permitted.

Exhibit 2: Zoning Regulations for Breweries and Microbreweries

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, more than 2,500 square feet but less than 4,000 square feet Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		s	s		s					

Commercial Uses	B1	B2	B3	B4	B5	I	OT	PL	M1	M2
Microbrewery, 2,500 square feet or less Note: the retail portion shall not exceed 35% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises		p	p		p					

Manufacturing/Processing Uses	M1	M2	B3
Brewery (including microbreweries) up to 20,000 square feet Note: The retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises. Facilities greater than 4,000 square feet shall not be permitted on a zoning lot contiguous to a residential district.	p	p	

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
March 18, 2019
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

Also present were: Randy Recklaus, Diana Mikula, Tom Kuehne, Scott Shirley, Robin Ward, Charles Perkins and Becky Hume.

A. Presentation of the Colors by Cub Scout Pack # 269 from Patton Elementary School

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Village Board 03/04/2019 Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 03/15/2019 Approved

replacement. The NCH development on Rand Road did not have an impact on this antenna placement.

Resident Laurie Taylor asked questions regarding kid's safety and the height. Mr. Dolan said the antenna operates at less than 1% of the FCC guidelines. It is half the height of the ComEd towers, does not need a strobe, and has FAA approval.

Bob Ehlert, of Cross and Crown Church said the population on Rand Road is growing. Within the church, they have the Ministry of Hope, which works with the homeless community. The lease money will help them to help the homeless.

Trustee Greg Padovani moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Arlington Beer Company - 19 N. Hickory Ave. - Early Review

The Village Board adopted new rules to allow microbreweries and tap rooms in 2018. The petitioner is seeking Early Review to gauge the acceptability a proposed brewery and taproom at 19 North Hickory.

Under the current proposal, variations would be needed for: the size of the taproom, the beer drinking area square footage and parking. Currently there is no parking on the site. 52-58 spaces are required by Code. Staff asked the Board to consider the following:

- If a brewery is allowed in a separate building from the tap room/bar area
- If it was appropriate to have a brewery area at 29% of the floor area and a bar/tap room 42%
- Outdoor alcohol consumption area at 40% of the total indoor floor area size
- Classification of the proposal in relation to the new Liquor Code classifications
- Parking issues

Kathleen Egan presented the proposal along with Michael Valente and Zachary Philips. There are two buildings on the site. Brewing will be in the rear building and the tap room will be in the front building. There is a

second floor for overflow/event space. An outdoor area is proposed for tables and outdoor games. It was explained that the marketplace has evolved and most taprooms have space for 50 or more people. A 10% Code limitation on the retail sales would render the project infeasible.

The hours are 3-10 p.m. on weekdays 3-11 p.m. Friday/Saturday and 3-7 p.m. on Sunday. They will have 1-2 servers at peak time as the service is only from the bar, there is no wait staff. When the outdoor area is open, they will have a few more people. There are two brewers who work when the bar is not open. If they had an event, there would be extra staff, but no more than 5. If there is music it would typically be acoustic.

There were many residents in attendance who supported the proposal. No one present objected.

Board Feedback

President Hayes opened the comment period by saying it was a great use, and a great concept. His only concern is if it was appropriate for this location.

Each Trustee indicated parking was an issue. Solely depending on street parking was not an acceptable solution as summer activities near and around Recreation Park will eat into the spaces.The concerns included: no street parking during Frontier Days, parking spillover from Mariano's and Heller Lumber, Park District events, Knights of Columbus events, and American Legion events. In the future, the area will become more developed so limitations on the length of time cars can be street parked may occur.

Ms. Eagan responded that their destination customers would check the website, a common practice for breweries as many are in industrial areas, and the business will recommend parking on Douglas. She believes there are 100 street parking spaces on Douglas and 73 on Hickory. They will have a bike rack in front and they will suggest strongly alternative transportation. She said they would coordinate their schedule with the Knights of Columbus to ensure they are not competing for parking on the street. She anticipates their core patrons will be neighbors.

Suggestions for solving the parking problem included using a neighboring business' lot, valet parking, and replacing the outdoor area with parking. A general discussion of parking options and sites in the area occurred. Ms. Egan agreed to vet the local businesses for parking options. She said for this presentation, she was more focused on the 10%, if the Board is willing to consider that, she will work on the parking.

Generally, the Board was enthusiastic and excited about the concept and renderings. The Trustees expressed their desire to see this work.

A few Trustees asked about accommodations for the neighbors in regards to noise and screening of the outdoor area. Ms. Egan said they have two

places in Itasca and one is next to residential and having unhappy neighbors doesn't work. Their landscape architect has worked on the plans for the development behind them, so is familiar with the area. There is landscaping planned.

It was expressed that the Village has been behind the curve on this for so long, the marketplace has already moved forward. The Board's numbers and theories are already obsolete. Trustee Sidor said he was okay with higher than 10% and wants to see the project work. Trustee Baldino said he was willing to talk about exceptions to the Ordinance. Trustee LaBedz said she did not have a problem with the location. Trustee Padovani wanted to ensure accommodations were made for the neighbors. Trustee Rosenberg wants to accommodate them, but asked if the floor ratio could be smaller. Trustee Blackwood said she had no trouble with the square feet and was all for it. Trustee Scaletta said it was an exciting opportunity and he was trying to get to a yes, but had parking concerns. Trustee Tinaglia said he was not afraid of the size or location and if they could figure out the parking, he would want them to start tomorrow. President Hayes said 42% is a large variation over 10%. He said if the percentage went under 42%, it would make him feel better.

Ms. Egan explained if they are limited by consumption and by square footage, the business model doesn't work. If they are held to a 48 oz. consumption they need more space, if they are held to the square footage, then they need relief on the consumption. Elk Grove just moved up to 60 ounces. The Arlington Beer Company proposes a 42% square footage for the consumption area, the Ordinance is 10%.

Mr. Recklaus said there were four categories when this was set up. The logic behind it was that a tasting room in a brewery is ancillary to the primary business. Brewers are allowed to have a tap room with a limit on the number of ounces served per patron and a limit to the size of the service area. These restrictions were created because there is no food service in tap rooms. If the space goes over the 35% it essentially becomes a brew pub without a food requirement in a district that is zoned residential. Also, if you had a lot of brew pubs pop up without parking that would not be sustainable.

President Hayes summarized the Board is in favor of the concept but has issues with the parking and would prefer a reduced tap room space percentage.

Ms. Egan acknowledged that originally they only wanted to brew, now everyone is expanding tap rooms. This is what the business has evolved to. Mikerphone (a brewery in Elk Grove) had a size limit and then had to go back after two years for more space. She said she didn't want to keep coming back.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 10:46. Trustee Greg Padovani Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Blackwood, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Sidor, Tinaglia

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 10, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Jonathan Kubow Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Kathleen Egan, Itasca Brewing Co. for *Arlington Beer* John Carlson, Carlson Landscape Associates for *Arlington Beer* Ken Kelly, Sign Palace for *Arlington Beer* Chris Jenks for *Car Wash at 2100 S. Arlington Heights Rd.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW
ITEM 2. SIGN VARIATION REVIEW

DC#19-099 – Arlington Beer – 19 N. Hickory Ave. - Commercial
DC#20-001 – Arlington Beer – 19 N. Hickory Ave. – Sign Variation

Kathleen Egan representing *Arlington Beer,* John Carlson, representing *Carlson Landscape Associates*, and Ken Kelly, representing *Sign Palace*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to renovate an existing commercial building to accommodate their new brewery business. This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a Brewery in an R-7 Residential Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. This property was previously zoned M-2 Limited Heavy Manufacturing District, however in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Interim zoning does allow previously permitted uses, but the proposed business is not a permitted use and requires Plan Commission review and Village Board approval for a Land Use Variation.

Proposed exterior improvements to the building include new gray board & batten and shingle-style siding and dark gray trim on the front of the building. The existing gray asphalt shingle roofing on the main roof will remain, and new standing seam metal roofing will be provided on the canopy above the entry door. The existing concrete block walls on the sides and rear of the building will remain and be painted gray to match the new siding. All exterior site design elements associated with the outdoor patio will be reviewed by the Plan Commission and Village Board. The proposed design for the building exterior is very nicely done, the materials and colors work well together, and the overall appearance of the existing building will be greatly enhanced. Staff recommends approval.

There is a large existing electrical meter on the front of the building that the petitioner is proposing to keep as-is. If possible, Staff recommends the meter be painted to match the new siding color. The only other building-mounted equipment is a gas meter on the side of the building that will be screened by landscaping. Trash is proposed to be screened by a fenced enclosure located within the fenced patio area at the back of the property.

Since this property is located in an R-7 Residential Zoning District, variations are required for the new signage. The petitioner is proposing one wall sign and one ground sign. The proposed wall sign is a 64 sf adhesive vinyl sign applied to the existing overhead door on the front of the building. The proposed ground sign is an internally illuminated 16.5 sf, 15-foot tall pole mounted sign located in a landscape bed directly adjacent to the front of the building.

The following variations are being requested:
1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.
2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

The petitioner submitted their response to the hardship criteria for sign variations, which generally states the need for signage to identify their business to their customers. They also reported their desire for the large decal sign to allow their customers to pose for photos in front of the sign to post on social media. Since this location is zoned for residential use, Staff recommends a minimal amount of signage and does not object to the ground sign being proposed; however, Staff does have concerns about the adhesive decal on the overhead door and would recommend against having the sign. If the Design Commission disagrees, then Staff would recommend reducing the size of the sign to be 25% of the overhead door area; reducing the diameter from 8-feet to 5-feet and to 25 sf in size. Staff recommends denial of the adhesive vinyl wall sign, and approval of the ground sign.

Ms. Egan said they want to keep the vinyl wall sign because it is very typical of breweries to have, similar to the Mikerphone Brewing in Elk Grove Village. It is a great area to advertise for breweries that have a garage door and for social media posting. Their team felt this was the best area for signage. Ms. Egan also said that they are located in Itasca and have

both signs displayed there; the vinyl sign is located on an indoor wall and their 'cool guy' logo is on most of their marketing tools.

Chair Fitzgerald asked if there was any public comment on the project and there was response from the audience.

PUBLIC COMMENT

Melissa Newkirk, 908 E. Wing St. She lives around the corner from the site, and takes pictures in front of signs like the large vinyl sign on the overhead door, when she visits other breweries. A lot of people in the area are excited about a brewery coming to the neighborhood, and she felt this type of sign would be great to be able to tag people, tag the business, and encourage more people to visit. Living in the area, she felt the signage was great.

Casey Platt, 906 E. Wing St. He completely agreed with the previous comments that the proposed signage is really good where it is proposed. He also visits other breweries in the area, including Elk Grove Village and Downtown Chicago, and a lot of breweries have this type of signage. It is very typical and is pleasant for those who visit breweries.

Commissioner Kubow was very excited about the project and said it was a very cool concept. He asked Staff about the feasibility of the project as it relates to the Comprehensive plan for this Hickory/Kensington area, and Mr. Hautzinger replied that the project has not yet been scheduled for review with the Plan Commission and Staff is still completing their review of the Land Use Variation request. Ms. Egan explained that they bought this building prior to the zoning overlay and there is a long history where they were granted permission to manufacture alcohol at this location, but when they submitted for permit they found out that they could not, even though they had vetted to the Village what they wanted to do here before they bought the building. When they began this process 7 years ago, they were just looking to brew; however, the concept has changed to where breweries typically have a tap room attached, so they decided to go along with that concept and are now proposing a brew room, a tap room, and an outdoor space. They have already gone in front of the Board for a preliminary review, where there were a few issues with parking and things of that nature, but the Board seemed okay with the general concept at that time.

Ms. Egan also said that they have been going back and forth working with the Village on the project and they are now finalizing exactly what they want their concept to be, what they need and don't need by State law, and they are now ready to go before the Plan Commission.

Commissioner Kubow felt the project might help to kick-start the revitalization of this area and bring in some residential developers. He really liked the architecture being presented tonight and he asked the petitioner if they considered a glass overhead door, similar to other breweries such as Cortland's Garage. This would be a more creative design feature on the building. Ms. Egan said that they could change out the door down the road, but for financial reasons they decided to leave the existing garage door the way it is. She added that the Village also has restrictions on opening the overhead door, but they feel the best place for signage is on the overhead door instead of over the front door. They considered signage above the fence area, but Staff suggested it be removed because it made that area look like an entrance when it was not.

Commissioner Kubow felt the proposed ground sign was fantastic, and although the vinyl sign on the overhead door was big, he was okay with it because other breweries do the same thing. He asked about the vinyl material being proposed for the sign and Mr. Kelly explained that the sign would be adhesive vinyl detail that is applied to the overhead garage door and then rolled into the channels. Commissioner Kubow said he had no issue with the longevity of the vinyl sign because if there were to be any issues, he was confident that the sign would be replaced immediately. He was fine with the architecture and with the signage being proposed for the building.

Commissioner Eckhardt loved the architecture of the building and felt the petitioner did a great job. He liked the colors being proposed, the added details on the 2 windows above the entrance that are nicely scaled and attractive, and the urban feel of the building. He also said the pole sign was great, and he asked about outdoor seating capacity and overflow of patrons near the front of the building. Ms. Egan pointed out the garage doors on the brewery building that could open up to the outdoor space with a knee wall and air curtain.

Commissioner Eckhardt felt that a diameter of 5-feet for the vinyl sign on the garage door would be just as effective and work just as well as the 8-feet being proposed. He said that as this neighborhood changes, a precedent is being set here, and half of him feels that the Hickory/Kensington development is different and has a different vision, a modern, new town feel; however, he could go either way because this street is not that visible and the proposed signage is not negatively impacting anybody right now. Otherwise, he completely loves the project.

Commissioner Kingsley said the project was a great idea for this area and she was glad to see it finally come to fruition. She felt the blade sign was great, even if it is lit, and the vinyl sign on the overhead door was really important and should not be reduced in size. She liked that the word 'Arlington' was very large on the sign, and she asked about the color of the overhead door, which Ms. Egan said would be a dark grey color. Commissioner Kingsley was totally in favor of the signs being proposed. Commissioner Kingsley also asked if the fence located along the side of the site would be used as an entrance and Ms. Egan replied that this area was egress for fire access only, and would not be used as an entrance. Commissioner Kingsley suggested making the fence gate straight to avoid any confusion about it being an entrance, and to use smooth trim with the Hardi siding to make the texture of the siding and shingles pop. She liked the metal canopy over the front door, but felt there was a missed opportunity to do something similar to the canopy above the second-floor window, and on the garden wall on the side elevation. Commissioner Kingsley also liked the colors being proposed for the building, and felt that the foot traffic resulting from this new business will in turn help other buildings that go in this area.

Chair Fitzgerald loved the project as well and liked the colors being proposed. He said that there were very few buildings in this area that need to be saved, but this building is one of them and the petitioner did a beautiful job updating it. He liked both signs being proposed, which were unique and interesting, and he felt the petitioner had a hardship for the variations. The signs were equally as exciting as the building itself, and he agreed with Commissioner Kingsley that a larger sign on the garage door looks better.

Commissioner Kubow asked about Staff's suggestion to paint the existing electrical meter on the front of the building to match the new siding color, and Ms. Egan replied that they are open to doing so, but the stainless steel material of the meter is difficult to paint. Mr. Kelly suggested wrapping the electrical meter with a vinyl wrap to match the siding color. Commissioner Kubow agreed and felt this should remain a recommendation. He also asked about a schedule for opening the brewery and Ms. Egan said they would like to be open by summer and are ready to open as soon as the reviews, which include variations, and approvals with the Village are completed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR A FACADE RENOVATION OF THE *ARLINGTON BEER COMPANY* BUILDING LOCATED AT *19 N. HICKORY AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/14/19, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO PAINT OR WRAP THE EXISTING ELECTRICAL METER ON THE FRONT OF THE BUILDING TO MATCH THE NEW SIDING COLOR.
2. A RECOMMENDATION TO CONSIDER A DIFFERENT STYLE OF OVERHANG OVER THE FRONT DOOR.
3. A RECOMMENDATION TO USE SMOOTH TRIM BOARDS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley reiterated her previous suggestion that the fence along the rear of the site should be straight, to avoid confusion about it being an entrance. Commissioner Kubow understood the reason for the suggestion, but preferred the aesthetic of fence as proposed.

KINGSLEY, AYE; KUBOW AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald asked again if there was any public comment on the sign variation request and there was a response from the audience.

PUBLIC COMMENT
Douglas Hill, 824 N. Dunton Avenue, said that the proposed signage looks great.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON BEER COMPANY* LOCATED AT 19 N. HICKORY AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 64 SF ADHESIVE VINYL WALL SIGN, WHERE WALL SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 16.5 SF, 15-FOOT TALL GROUND SIGN WITH ZERO SETBACK, WHERE GROUND SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/07/20, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; ECKHARDT, AYE; KUBOW, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger commented that the Design Commission is a recommending body to the Village Board for sign variations, and the sign variations will be scheduled for Village Board review at the same time as the Land Use Variation.

Brewery Research

Microbreweries w/ Tap Room					
NAME	**CITY**	**SIZE/CAPACITY INDOOR**	**SIZE/CAPACITY OUTDOOR**	**FOOD SERVICE**	**PARKING**
Scorched Earth	Algonquin	100 per Scortched Earth	50 people *Capacity Varies per Scortched Earth*	No *B.Y.O.F.*	Shared parking – Office Building - ~46 Total Spaces
Flesk Brewing	Barrington	3000 SqFt 75 people, per website	30 people *Cannot Confirm – Cannot see on Aerial*	No *B.Y.O.F*	Shared Parking – Icehouse Mall ~102 Spaces in Lots, ~66 behind mall, ~34 on-street
Wolf Den	Bloomingdale	96 people - Could Not Verify	200 people - Could Not Verify but has large lawn area	No	Shared Parking Lot, Appx. 72 Immediately Adjacent Spaces
Prairie Krafts - CLOSED	Buffalo Grove	40 people *Could not verify*	No outside	No	Shared Parking – Office Bld'g. – ~144 Total Spaces
Ravinia Brewing Co.	Chicago	55 people	60 people	Yes	On-Street Only
Crystal Lake Brewing Co.	Crystal Lake	"Capacity for 100 persons total" – Staff Report	40-50 people	No *(Food Trucks)*	On-Site Parking – 42 Spaces
Mikerphone	**Elk Grove**	**Appx. 51 seats per picture - Could Not Verify**	**Appx. 30 +/-**	**No**	**On-Site Parking - ~14 Spaces. On-Street Parking**
Penrose Brewing	Geneva	1000 sq ft Tap Room 105 persons party room 50 persons	50 people	No	24 Immediately Adjacent Spaces
Macushla Brewing Co.	Glenview	40 people	70 people	No	48 Immeditely Adjacent Spaces
Roaring Table	Lake Zurich	115 people	80 people	No *(Food Trucks)*	Shared Parking Lot, 134 Immediately Adjacent Spaces
Noon Whistle	Lombard	60 people	25 people	No	Shared Parking Lot, Appx. 133 Immediately Adjacent Spaces
Buffalo Creek Brewery	**Long Grove**	**10,500 sq ft total, 1,300 sq ft party room, 3,000 sq ft tap room 350 people**	**9 Picnic Tables per picture, appx. 72 seats assuing 8 per table**	**No *Pop-up dining on Fri.***	**Shared Parking – Municipal Parking Lot - ~130 Spaces**
Tighthead Brewing Co.	Mundelein	65 people	30 people	No	Shared Parking Lot, Appx. 88 Immediately Adjacent Spaces
Solemn Oath Brewery	Naperville	21,000 SqFt 2,000 sq ft tap room 80 people	6 picnic tables pre-pandemic, appx. 48 assuming 8 per table	No	Shared Parking Lot, Appx. 81 Immediately Adjacent Spaces
Pollyanna	Roselle	3,000 SqFt 95 people	14 Picnic Tables per aerial, appx. 84 seats assuing 6 per table	No	8 Space Lot, Street Parking



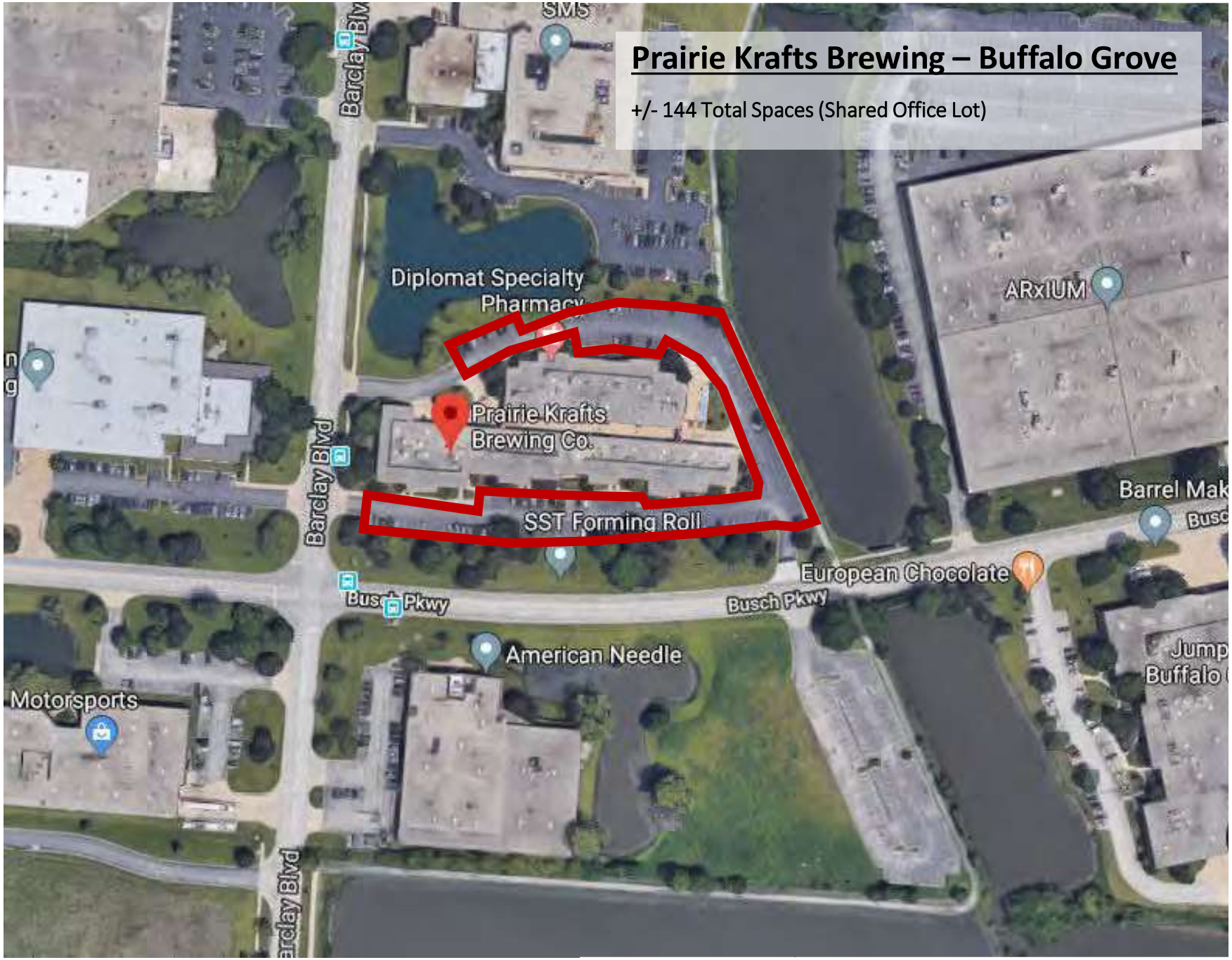
Scorched Earth Brewing –Algonquin

+/- 46 Total Spaces

Additional Rear, Street Spaces Available


Flesk Brewing – Barrington
+/- 102 Parking Lot Spaces
+/- 202 Total Spaces
+/- 66 Rear Alley Spaces
+/- 49 to 69 Adjacent Spaces
+/- 34 Street Spaces
+/- 20
Ice House Mall & Village Shops
Applebee St
Applebee St
Harrison St
Catlow Ct
+/- 49
Applebee St

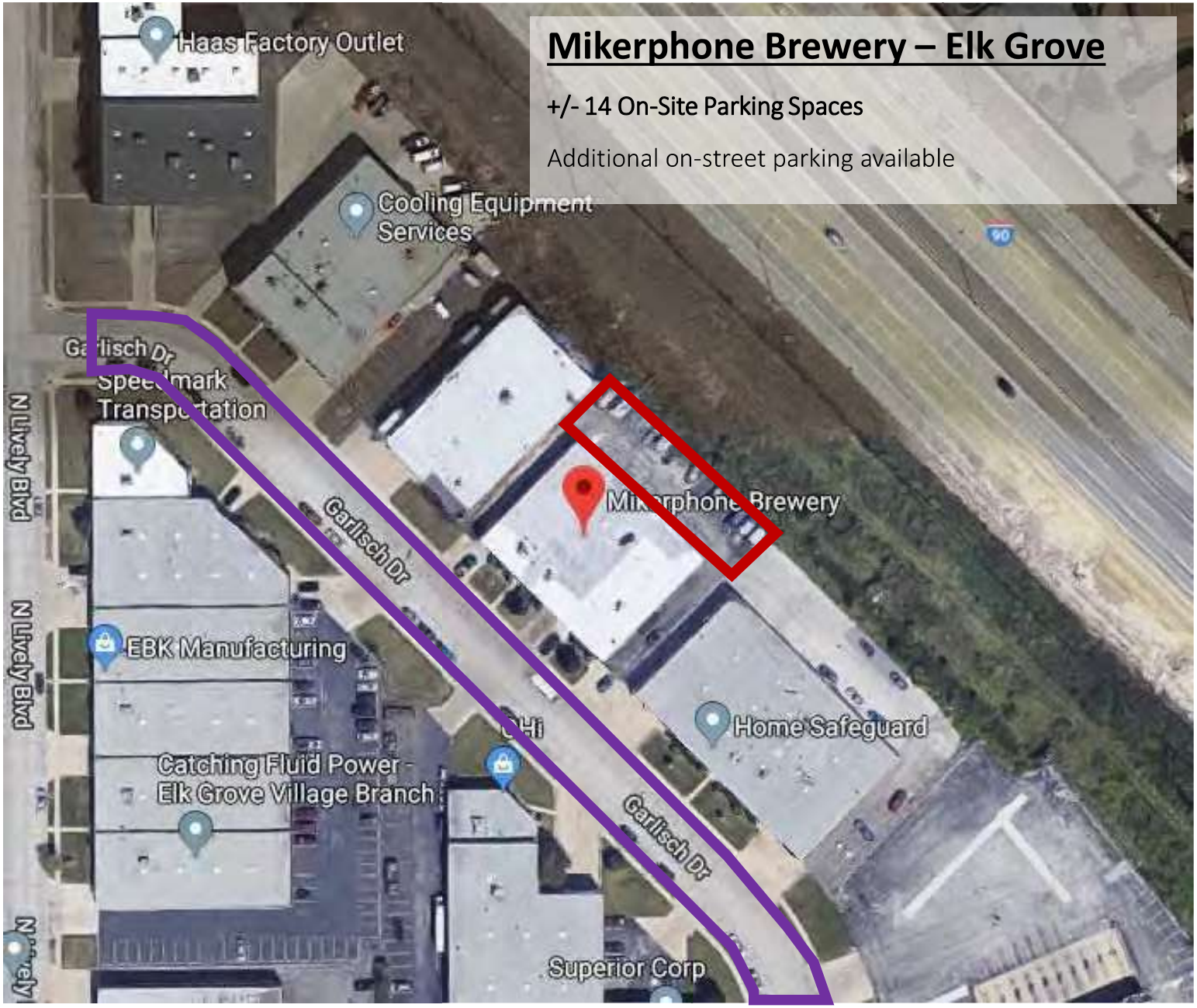

Wolfden Brewing Company
Bloomingdale
+/- 72 Spaces
W Lake St
W Lake St
3rd St
3rd St
3rd St
3rd St
3rd St
Wolfden Brewing Company
's Treats
Take ut • Delivery
112
FoodLogin
Takeout
106
108
Rosie's Microblading Studio

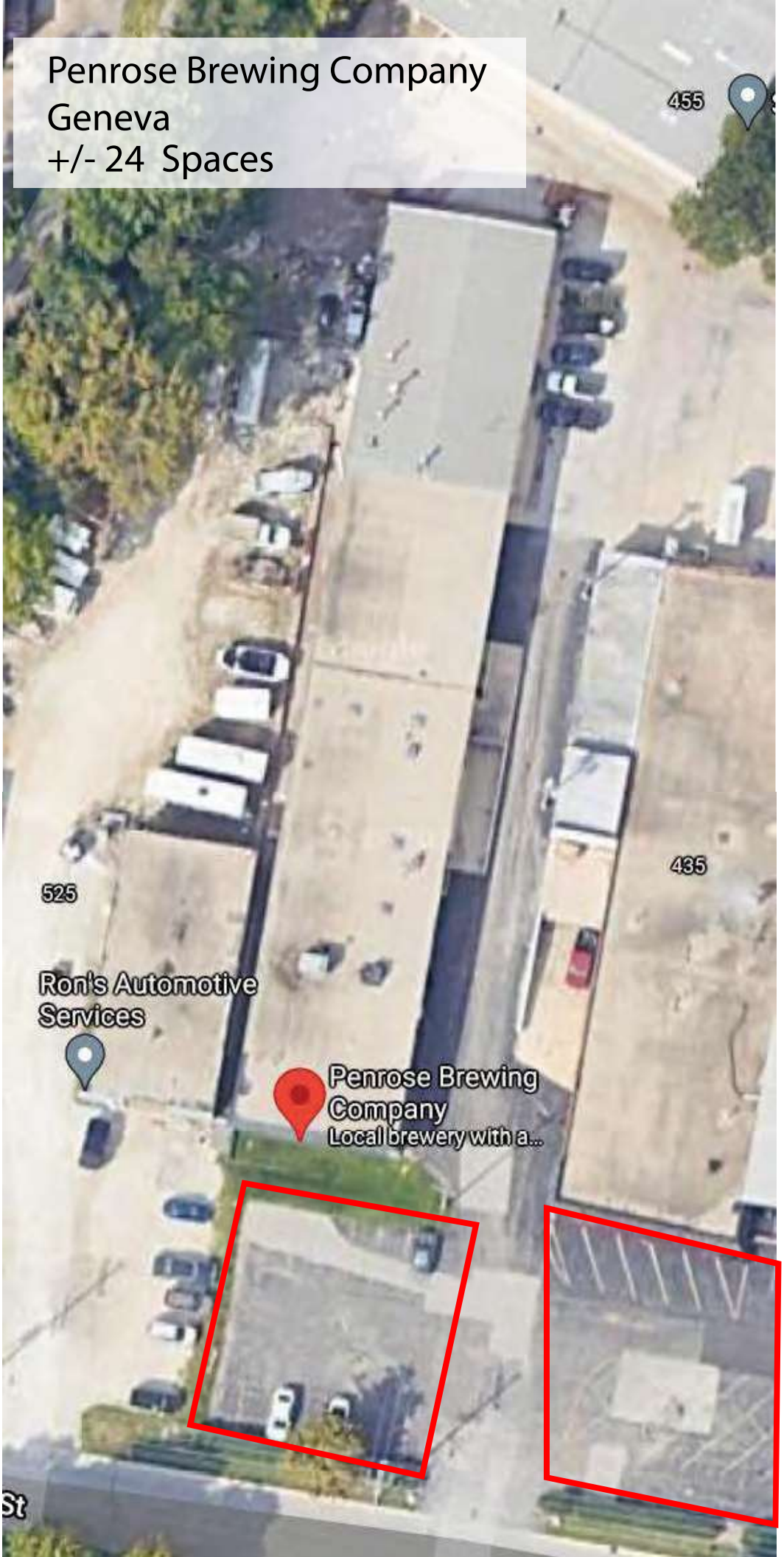

Prairie Krafts Brewing – Buffalo Grove
+/- 144 Total Spaces (Shared Office Lot)
Barclay Blvd
SMS
Diplomat Specialty Pharmacy
ARxIUM
Prairie Krafts Brewing Co.
Barclay Blvd
SST Forming Roll
Barrel Mak
European Chocolate
Busch Pkwy
Busch Pkwy
American Needle
Motorsports
Jump Buffalo
Barclay Blvd



Crystal Lake Brewing –Crystal Lake

+/- 42 On-Site Spaces


Mikerphone Brewery – Elk Grove
+/- 14 On-Site Parking Spaces
Additional on-street parking available
Haas Factory Outlet
Cooling Equipment Services
Garlisch Dr
Speedmark Transportation
N Lively Blvd
Garlisch Dr
Mikerphone Brewery
EBK Manufacturing
Home Safeguard
Catching Fluid Power - Elk Grove Village Branch
Garlisch Dr
Superior Corp

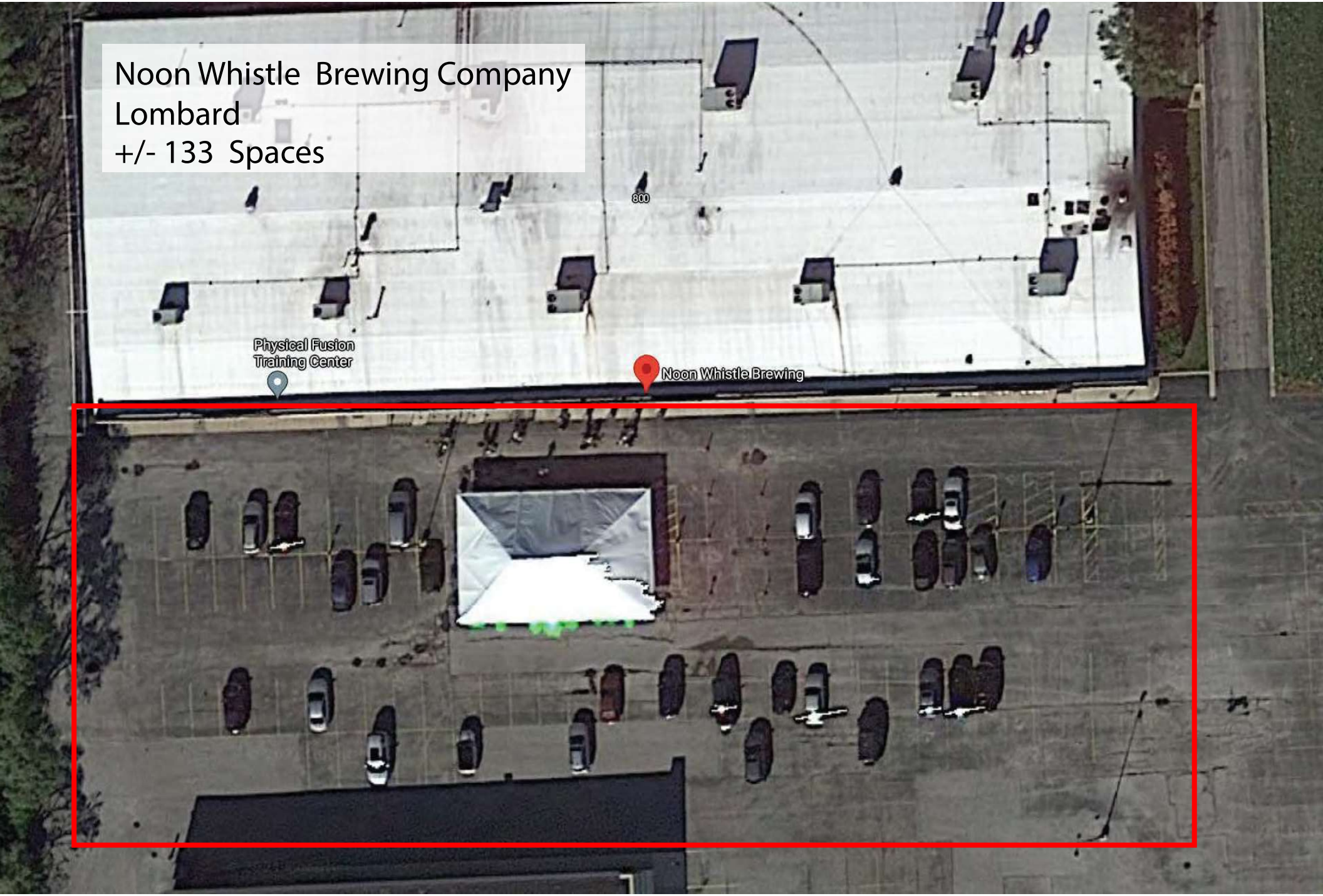

Penrose Brewing Company
Geneva
+/- 24 Spaces
455
435
525
Ron's Automotive Services
Penrose Brewing Company
Local brewery with a...
St

Macushla Brewing Company
Glenview
+/- 48 Spaces





Roaring Table Brewing Company
Lake Zurich
+/- 134 Spaces

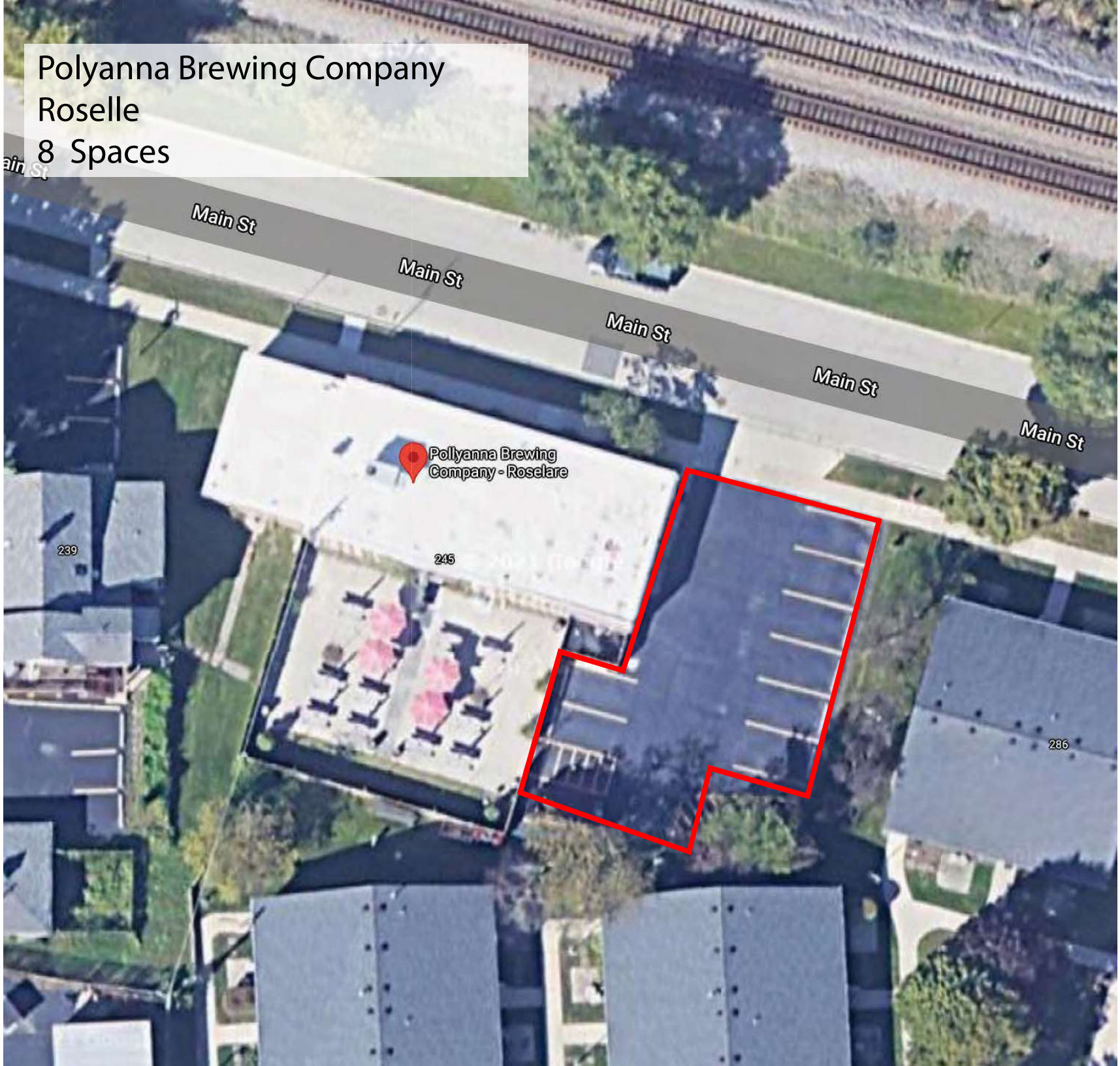

Noon Whistle Brewing Company
Lombard
+/- 133 Spaces
800
Physical Fusion
Training Center
Noon Whistle Brewing


Buffalo Creek Brewing –Long Grove
+/- 130 Total Spaces (Shared Municipal Parking Lot)
High Tea With Gerri
Long Grove Confectionery
McHenry Rd
The Village Tavern
Historic, wood-trimmed American taphouse
Old McHenry Rd
Historic Downtown Long Grove
The Olive Tap
Archer Road
Ma & Pa's Candy
Long Grove Un-Covered Bridge
The Chatter Box of Long Grove
Rivellino School of Art
Old McHenry Rd
Archer Road
Schaeffer Rd
Buffalo Creek Brewing
Long Grove Historical Society


Tighthead Brewing Company
Mundelein
+/- 88 Spaces
Tighthead Brewing Company
163


Solemn Oath Brewing
Naperville
+/- 81 Spaces
Solemn Oath Brewery
Small taproom for
flights & growlers
Temperature
Equipment Corporation

Polyanna Brewing Company
Roselle
8 Spaces



MEMO

DATE: July 6th, 2021
TO: Charles Witherington-Perkins, Director of Planning & Community Development
FROM: Jake Schmidt, Assistant Planner
RE: **Brewery Parking**

Charles,

Recently, a Trustee requested we review the parking arrangements of two breweries located in Elk Grove and Long Grove. These breweries, Mikerphone in Elk Grove and Buffalo Creek Brewery in Long Grove, were reviewed for patron capacity and parking. In addition to review of these breweries, 13 other area breweries were assessed. Data was obtained via a combination of web sites, aerial imagery, and phone calls.

Of the 15 breweries reviewed, three (Mikerphone in Elk Grove, Ravinia in Chicago, and Polyanna an Roselle) did not have substantial on-site parking. Mikerphone is located in an industrial area of Elk Grove with no nearby residential uses, and patrons are allowed to park in the street. Ravinia in Chicago is located along a traditional Chicago commercial corridor, and patrons are able to utilize parking on the dead-end street adjacent to the brewery. Polyanna is located along the railroad tracks at the edge of Roselle's downtown, with any overflow from the 8-space lot able to utilize street parking.

The vast majority of breweries reviewed utilize shared parking lots in primarily commercial areas, which provide ample on-site capacity for these facilities. A few facilities are also located in industrial areas or office parks, and also utilize shared on-site parking lots.

A summary of all breweries reviewed, and their respective capacities and parking arrangements, is attached for your review.

Attachments: Summary of Surveyed Breweries, Recent Aerials

Table 1
ON-STREET PARKING SURVEYS
HICKORY AVENUE BETWEEN KENSINGTON ROAD AND MINER STREET
DOUGLAS STREET BETWEEN KENSINGTON ROAD AND MINER STREET

Monday, May 3 ,2021 Hickory Ave				Monday, May 3, 2021 Douglas St.		
Time	**West Side**	**East Side**	**Total**	**North**	**South**	**Total**
10:00 AM	4	4	**8**	0	0	**0**
10:30 AM	7	2	9	0	0	**0**
11:00 AM	6	2	**8**	0	0	**0**
11:30 AM	2	6	**8**	11	0	**11**
12:00 PM	5	5	**10**	12	0	**12**
12:30 PM	5	5	**10**	12	0	12
1:00 PM	7	2	**9**	10	0	**10**
1:30 PM	6	0	**6**	10	0	**10**
2:00 PM	5	0	**5**	10	0	**10**
2:30 PM	8	0	**8**	10	0	**10**
3:00 PM	6	0	**6**	8	0	**8**
3:30 PM	5	0	**5**	8	0	**8**
4:00 PM	0	0	**0**	8	0	**8**
4:30 PM	0	0	**0**	7	0	**7**
5:00 PM	0	0	**0**	7	0	**7**
5:30 PM	0	0	**0**	7	0	**7**
6:00 PM	0	0	**0**	7	0	**7**
6:30 PM	0	0	**0**	7	0	**7**
7:00 PM	0	0	**0**	7	0	**7**
7:30 PM	0	0	**0**	5	0	**5**
8:00 PM	0	0	**0**	5	0	**5**
Inventory	**42**	**31**	**73**	**77**	**83**	**160**

Table 1
ON-STREET PARKING SURVEYS
HICKORY AVENUE BETWEEN KENSINGTON ROAD AND MINER STREET
DOUGLAS STREET BETWEEN KENSINGTON ROAD AND MINER STREET

Saturday, May 8,2021 Hickory Ave				Saturday, May 8, 2021 Douglas St.		
Time	**West Side**	**East Side**	**Total**	**North**	**South**	**Total**
10:00 AM	4	4	**8**	34	0	**34**
10:30 AM	7	2	9	34	0	**34**
11:00 AM	10	2	**12**	35	0	**35**
11:30 AM	2	10	**12**	42	0	**42**
12:00 PM	5	10	**15**	42	2	**44**
12:30 PM	5	4	**9**	21	2	**23**
1:00 PM	4	2	**6**	23	2	**25**
1:30 PM	4	0	**4**	23	2	**25**
2:00 PM	4	0	**4**	26	2	**28**
2:30 PM	8	0	**8**	26	2	**28**
3:00 PM	0	0	**0**	26	0	**26**
3:30 PM	0	0	**0**	25	0	**25**
4:00 PM	0	0	**0**	26	0	**26**
4:30 PM	0	0	**0**	26	0	**26**
5:00 PM	0	0	**0**	22	0	**22**
5:30 PM	0	0	**0**	22	0	**22**
6:00 PM	0	0	**0**	17	0	**17**
6:30 PM	0	0	**0**	12	0	**12**
7:00 PM	0	0	**0**	10	0	**10**
7:30 PM	0	0	**0**	5	0	**5**
8:00 PM	0	0	**0**	5	0	**5**
Inventory	**42**	**31**	**73**	**77**	**83**	**160**

Parking Study:

This summarizes the results of parking occupancy surveys conducted by Arlington Beer Company, Inc. for the roadway segment of Hickory Avenue between Kensington Road and Miner Street and Douglas Avenue between Kensington Road and Miner Street. There are 42 on-street parking spaces provided on the west side of Hickory Ave and approximately 31 on-street parking spaces provided on the east side of Hickory Ave. There are 77 parking spaces provided on the North end of Douglas Avenue and approximately 83 parking spaces on the south end of Douglas Avenue. The surveys were conducted on Friday, January 11, 2019 and Saturday, January 12, 2019 in half-hour intervals from 2:00 PM – 11:00 PM. The results of the surveys are summarized in Table 1 (Hickory) and Table 2 (Douglas) and indicate the following:

- The peak occupancy on Hickory Avenue on Friday was 46 vehicles (63 percent occupied) occurring at 2:30 PM.
- The peak occupancy on Hickory Avenue on Saturday was 33 vehicles (45 percent occupied) occurring at 6:00 PM.

- The peak occupancy on Douglas Avenue on Friday was 40 vehicles (25 percent occupied) occurring at 6:30 PM.
- The peak occupancy on Douglas Avenue on Saturday was 52 vehicles (33 percent occupied) occurring at 7:00 PM.

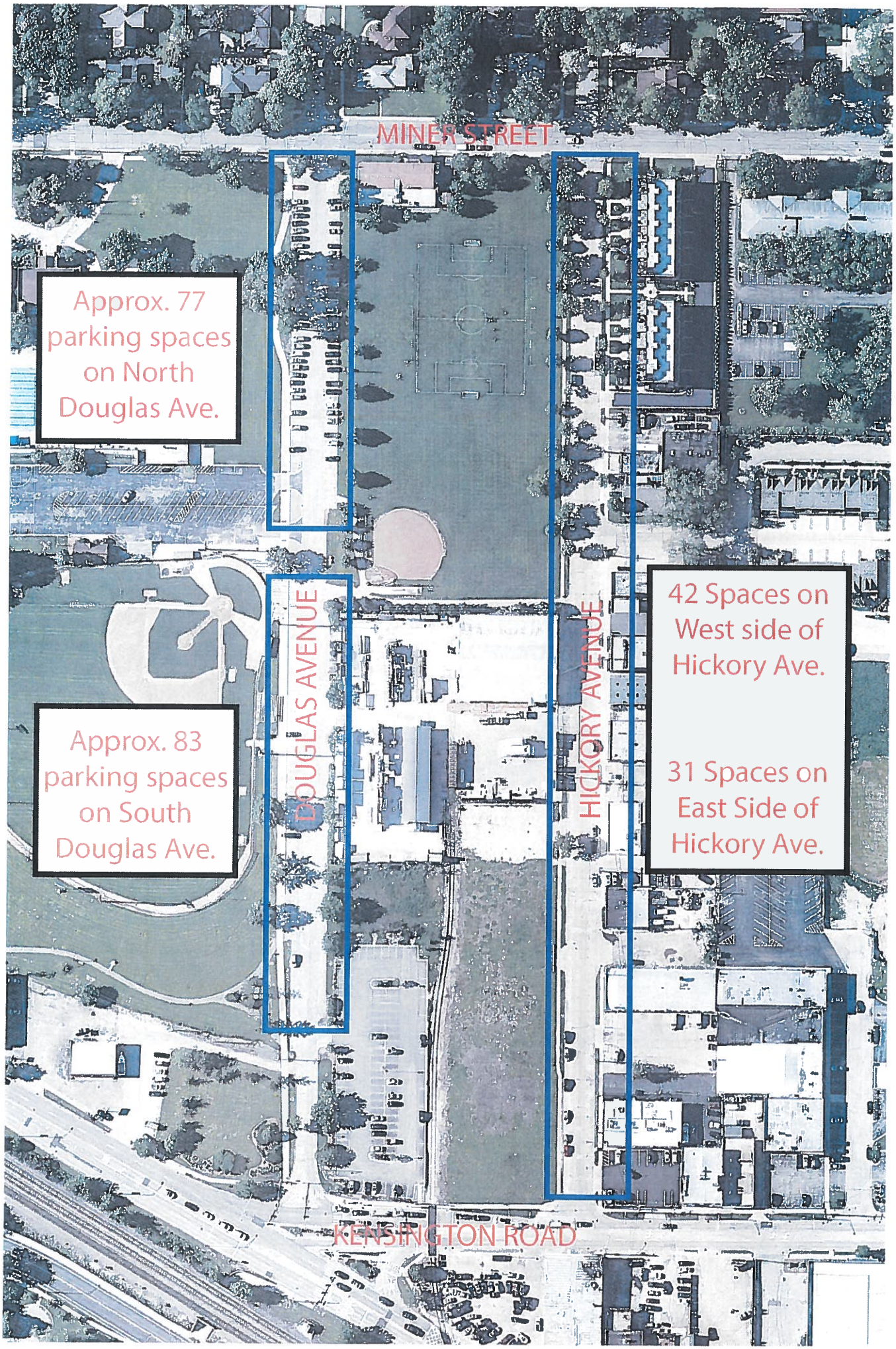

MINER STREET
Approx. 77 parking spaces on North Douglas Ave.
DOUGLAS AVENUE
HICKORY AVENUE
42 Spaces on West side of Hickory Ave.
31 Spaces on East Side of Hickory Ave.
Approx. 83 parking spaces on South Douglas Ave.
KENSINGTON ROAD

Table 1
ON-STREET PARKING SURVEYS
HICKORY AVENUE BETWEEN KENSINGTON ROAD AND MINER STREET

Time	Friday, January 11, 2019			Saturday, January 12, 2019		
	West Side	East Side	Total	West Side	East Side	Total
14:00	23	7	**30**	10	4	**14**
14:30	25	21	**46**	6	3	**9**
15:00	25	20	**45**	6	3	**9**
15:30	25	20	**45**	4	7	**11**
16:00	25	19	**44**	15	5	**20**
16:30	23	20	**43**	25	2	**27**
17:00	17	14	**31**	27	2	**29**
17:30	17	10	**27**	27	5	**32**
18:00	15	9	**24**	29	4	**33**
18:30	17	9	**26**	29	4	**33**
19:00	17	9	**26**	29	4	**33**
19:30	20	8	**28**	29	4	**33**
18:00	19	8	**27**	29	4	**33**
18:30	19	7	**26**	29	4	**33**
19:00	12	6	**18**	29	4	**33**
19:30	11	6	**17**	20	4	**24**
20:00	9	4	**13**	18	4	**22**
20:30	5	2	**7**	6	4	**10**
21:00	4	2	**6**	6	4	**10**
21:30	4	0	**4**	4	0	**4**
22:00	2	0	**2**	4	0	**4**
22:30	1	0	**1**	3	0	**3**
23:00	0	0	**0**	1	0	**1**
Inventory	42	31	73	42	31	**73**

Table 2
ON-STREET PARKING SURVEYS
DOUGLAS AVENUE BETWEEN KENSINGTON ROAD AND MINER STREET

Time	Friday, January 11, 2019			Saturday, January 12, 2019		
	South Side	North Side	Total	South Side	North Side	Total
14:00	3	11	**14**	10	4	**14**
14:30	3	11	**14**	6	3	**9**
15:00	3	15	**18**	6	3	**9**
15:30	3	15	**18**	4	7	**11**
16:00	3	19	**22**	15	5	**20**
16:30	3	20	**23**	16	2	**18**
17:00	3	20	**23**	16	2	**18**
17:30	3	20	**23**	14	5	**19**
18:00	5	20	**25**	12	36	**48**
18:30	5	22	**27**	12	38	**50**
19:00	5	27	**32**	12	40	**52**
19:30	5	30	**35**	12	38	**50**
18:00	5	30	**35**	12	38	**50**
18:30	5	35	**40**	12	38	**50**
19:00	5	35	**40**	12	33	**45**
19:30	5	33	**38**	12	33	**45**
20:00	5	30	**35**	9	28	**37**
20:30	5	27	**32**	8	26	**34**
21:00	2	20	**6**	6	25	**31**
21:30	0	12	**12**	5	19	**24**
22:00	0	12	**12**	5	15	**20**
22:30	0	12	**12**	1	10	**11**
23:00	0	6	**6**	1	8	**9**
Inventory	83	77	160	83	77	**160**

Kenig, Lindgren, O'Hara, Aboona, Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Michi Mo
Neri Architects

FROM: Brendan S. May
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: June 26, 2018

SUBJECT: Parking Occupancy Surveys
Hickory Avenue
Arlington Heights, Illinois

This memorandum summarizes the results of parking occupancy surveys conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the roadway segment of Hickory Avenue between Kensington Road and Miner Street in Arlington Heights, Illinois. On-street parking is permitted on both sides of Hickory Avenue and no parking restrictions are provided. There are approximately 42 on-street parking spaces provided on the west side of Hickory Avenue and approximately 31 on-street parking spaces provided on the east side of Hickory Avenue. The surveys were conducted on Saturday, June 23, 2018 and on Monday, June 25, 2018 in half-hour intervals from 10:00 A.M. to 8:00 P.M. The results of the surveys are summarized in **Table 1** and indicated the following:

- The peak occupancy on Saturday was 42 vehicles (58 percent occupied) occurring at 8:00 P.M. resulting in a surplus of approximately 31 spaces

- The peak occupancy on Monday was 44 vehicles (60 percent occupied) occurring at 10:30 A.M. and 11:30 A.M. resulting in a surplus of approximately 29 spaces.

As can be seen from the results of the parking occupancy surveys, there are a minimum of 29 parking spaces available along Hickory Avenue. Additionally, three retail parking spaces will be provided as part of the proposed apartment development to be located in the northwest quadrant of the intersection of Kensington Road with Hickory Avenue, resulting in 32 available parking spaces.

Table 1
ON-STREET PARKING SURVEYS
HICKORY AVENUE BETWEEN KENSINGTON ROAD AND MINER STREET

Time	Saturday, June 23, 2018			Monday, June 25, 2018		
	West Side	East Side	Total	West Side	East Side	Total
10:00 AM	8	10	**18**	24	19	**43**
10:30 AM	7	9	**16**	22	22	**44**
11:00 AM	9	10	**19**	21	21	**42**
11:30 AM	8	10	**18**	23	21	**44**
12:00 PM	9	8	**17**	21	18	**39**
12:30 PM	10	7	**17**	21	17	**38**
1:00 PM	7	5	**12**	22	17	**39**
1:30 PM	8	4	**12**	23	16	**39**
2:00 PM	10	4	**14**	22	19	**41**
2:30 PM	8	5	**13**	22	19	**41**
3:00 PM	9	5	**14**	22	17	**39**
3:30 PM	5	4	**9**	22	17	**39**
4:00 PM	5	3	**8**	20	15	**35**
4:30 PM	6	2	**8**	16	14	**30**
5:00 PM	9	4	**13**	14	12	**26**
5:30 PM	12	5	**17**	12	12	**24**
6:00 PM	18	8	**26**	12	12	**24**
6:30 PM	23	12	**35**	10	9	**19**
7:00 PM	22	12	**34**	10	3	**13**
7:30 PM	28	13	**41**	13	2	**15**
8:00 PM	29	13	**42**	13	2	**15**
Inventory	**42**	**31**	**73**	**42**	**31**	**73**


SUBJECT PROPERTY
Douglas Avenue
Hickory Avenue

Arlington Beer Company, Inc.

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

Overview:

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

Mission:

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

Personnel:

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

Operation:

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

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

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

Arlington Beer Company, Inc.

19 N. Hickory
Arlington Heights, Il 60004

Per the requirements of the Plan Commission Application for the Land Use Variation please see the following written justification to the following criteria:

Brewery (including Microbreweries) up to 20,000 sq ft the retail portion shall not exceed 10% of the total floor area of the unit or building occupied and shall be segregated from the remainder of the premises.

1. Our microbrewery has a total square footage of 3,980. The front building has a 1st floor which is 1,500 square feet and 2nd floor which is 1,336 square feet. The rear building has a total square footage of 1,144 square feet. We are asking to use the front building as the tap room and the rear building as the production facility which we feel is the most logical and sustainable use of the property.

   By utilizing the front building for our retail space we would reasonably be able to meet all of our retail needs including a bar area, tables, bathrooms and merchandise kiosk If we are unable to utilize the front property for all of our retail needs this will present a challenge with regards to complying with building and fire codes and creating a sustainable business model. Again, the back building would house our brewing equipment and be used for production.

   We are asking to use 2,836 square feet of the total square footage of 3,980 square feet which equates to approximately 72% usage of space for retail.

2. Parking Variance:

   Please see attached parking study
   .

ARLINGTON BEER COMPANY

19 N. Hickory Avenue

Arlington Heights, Illinois

RECEIVED
APR 07 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

VARIATION TO CHAPTER 28, SECTION 6.13-3b

To allow a 7' Tall Open Fence With an 8' Tall Decorative Gate and a 12' Tall Element in a Side Yard where the maximum permitted fence height is 6'.

These metalwork elements are located parallel to the west property line and are set back behind the property line by slightly over 6'. The fencing and the decorative header feature extend from the south wall of the existing subject property tap house building to nearby the north wall of the existing commercial building at the south property line. At the north end the header element tucks in under the roofline of the two story tap house. At the south end the top of the header is approximately 12" below top of the parapet wall of the neighboring building. The distance between these buildings is approximately 20' and the proposed heights of these metalwork elements are in proportion to the length and height of the framed space between the buildings.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.
  - *Our position is that these metalwork elements will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.*

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
  - *Our position is that these metalwork elements are appropriate for the proposed use of the property and also provide the required security for the outdoor spaces associated with the use of the property.*

- The proposed variation is in harmony with the spirit and intent of this Chapter.
  - *Our position is that this variation is in harmony with the spirit and intent of this chapter.*

- The variance requested is the minimum variance necessary to allow reasonable use of the property.
  - *The variance requested is the minimum variance necessary to allow reasonable use of the property in conjunction with providing a pleasing and proportionate design.*

ARLINGTON BEER COMPANY

19 N. Hickory Avenue

Arlington Heights, Illinois

VARIATION TO CHAPTER 28, SECTION 6.13-3b

To allow a 12' Tall Solid Fence in the Rear Yard where the maximum permitted fence height is 6'.

This proposed 12' tall fence element is located along the north property line and extends from the rear (east) wall of the tap house building to the west wall of the brewery building. The length of the proposed fence is approximately 35'. Presently, at this location is a 6' tall chain link fence and on the opposite side of this fence is an access driveway for the neighboring commercial property.

The 12' tall fence element is decorative and provides privacy and containment for the proposed outdoor uses for 19 N. Hickory Avenue. The 12' height is 2' lower than the brewery building wall and is below the existing deck level of the roofed-over deck of the tap house. The existing roofline of the covered deck is approximately 14' taller that the proposed fence. We believe that proposed height of this element is important to providing an adequate separation between the uses of the two properties.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.
    - *Our position is that this decorative and functional element will not alter the essential character of the locality and will be compatible with the existing uses and zoning nearby.*

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
    - *Our position is that this fence element is necessary and appropriate for the proposed use of the property.*

- The proposed variation is in harmony with the spirit and intent of this Chapter.
    - *Our position is that this variation in in harmony with the spirit and intent of this chapter.*

- The variance requested is the minimum variance necessary to allow reasonable use of the property.
    - *The variance requested is the minimum variance necessary to allow reasonable use of the property in conjunction with providing a pleasing and proportionate design.*

ARLINGTON BEER COMPANY

19 N. Hickory Avenue

Arlington Heights, Illinois

VARIATION TO CHAPTER 28, SECTION 6.13-3b

To allow a 7' Tall Solid Fence in a Rear Yard (Dumpster Enclosure) where the maximum permitted fence height is 6'.

The dumpster enclosure is located adjacent to the south facing wall of the brewery building and is approximately 5'9" away from the 6' tall PVC fence that exists on the neighboring property to the east. An ornamental tree will be planted directly within this 5'-9" space. There will be no view to the enclosure from either the north or the south as the existing buildings are much taller than the enclosure.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.
  - *Our position is that the dumpster enclosure will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.*

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
  - *Our position is that 7' height of the dumpster enclosure is appropriate for the proposed use of the property and that the extra 12" of height is beneficial due to its proximity to the outdoor uses of the subject property.*

- The proposed variation is in harmony with the spirit and intent of this Chapter.
  - *Our position is that this variation is in harmony with the spirit and intent of this chapter.*

- The variance requested is the minimum variance necessary to allow reasonable use of the property.
  - *The variance requested is the minimum variance necessary to allow reasonable use of the property in conjunction with the enclosure being located proximate to the outdoor uses of the subject property.*

ARLINGTON BEER COMPANY

19 N. Hickory Avenue

Arlington Heights, Illinois

VARIATION TO CHAPTER 28, SECTION 6.5-6

To allow the Proposed Exterior Chimney on the Rear Accessory Building to be 17' where the code limits the maximum height of accessory structures to 15'

The proposed chimney structure is located at the interior of the property adjacent to the west wall of the brewery building. The flue opening at the top of the chimney is designed to be 3' above the flat roof of the brewery building. The addition of a rain cap brings the overall height of the chimney to be 17'.

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning nearby.
  - *Our position is that the overall height of the chimney structure will not alter the essential character of the locality and will be compatible with the existing uses and zoning nearby.*

- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
  - *Our position is that the height of the proposed chimney structure is a consequence of the elevation of the existing flat roof of the brewery building.*

- The proposed variation is in harmony with the spirit and intent of this Chapter.
  - *Our position is that this variation is in harmony with the spirit and intent of this chapter.*

- The variance requested is the minimum variance necessary to allow reasonable use of the property.
  - *The variance requested is the minimum variance necessary to allow reasonable use of the property in conjunction with providing the fireplace element for the outdoor uses of the subject property.*

Protecting Our Water Environment

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET CHICAGO, ILLINOIS 60611-3154 www.mwrd.org

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June 1, 2020

Mr. Terry Cahill
Project Engineer/Surveyor
Continental Engineers and Surveyors, Inc.
1315 Fairmont Road
Hoffman Estates, IL 60169

Dear Mr. Cahill:

Subject: Watershed Management Ordinance Permit Applicability
Arlington Beer Company
19 North Hickory Avenue
Arlington Heights, IL

This letter is in response to your letter, dated May 19, 2020, requesting whether a Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted exhibits, the proposed project includes building renovations for a tap house and microbrewery, synthetic grass, site modifications, and drainage structures. Total development on the 0.15 acre property is less than 0.50 acre. Storm sewers within the combined sewer area are proposed.

Storm sewer within the combined sewer area is considered qualified sewer. Since the proposed project includes qualified sewer construction, a WMO permit will be required. The stormwater provisions of Article 5 do not apply if the area of property holdings is less than 0.50 acre. Please submit a permit application, plan set, and applicable fees for our review and approval. Include Schedule K to demonstrate the area of property holdings is less than the stormwater thresholds of Article 5. Please also include a Facility Classification Questionnaire (FCQ) for the proposed non-residential use. The WMO, Technical Guidance Manual, and permit forms can be found at www.mwrd.org/wmo, and the FCQ form can be found at www.mwrd.org.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email Ms. Lolita Thompson at ThompsonL@mwrd.org.

Very truly yours,

Justine Skawski, P.E.
Principal Civil Engineer

LT/CM/ci
cc: Randy Recklaus, Village Manager
Michael Pagones, Village Engineer
Village of Arlington Heights

PLAT OF SURVEY

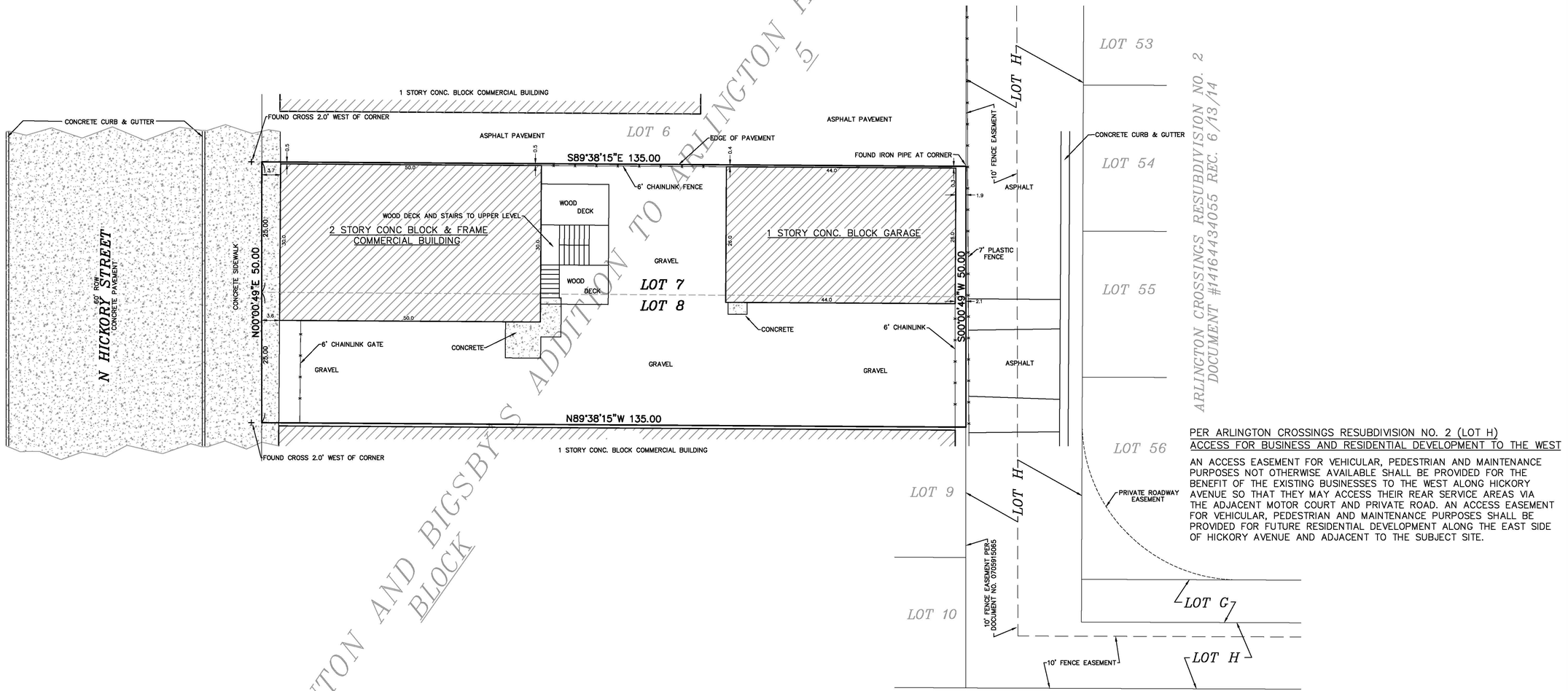
CONTINENTAL ENGINEERS & SURVEYORS, INC.

LOT 7 AND 8 IN BLOCK 5 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO TO PLAT THEREOF RECORDED JULY 7, 1876 AS DOCUMENT NUMBER 43293 IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 19 NORTH HICKORY STREET, ARLINGTON HEIGHTS, IL.
PINS: 03-29-106-007
03-29-106-008

AREA=6,750 SF

10 0 10 20 30
Scale 1" = 10'



DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS
BLOCK 5

ARLINGTON CROSSINGS RESUBDIVISION NO. 2
DOCUMENT #1416434055 REC. 6/13/14

PER ARLINGTON CROSSINGS RESUBDIVISION NO. 2 (LOT H)
ACCESS FOR BUSINESS AND RESIDENTIAL DEVELOPMENT TO THE WEST

AN ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES NOT OTHERWISE AVAILABLE SHALL BE PROVIDED FOR THE BENEFIT OF THE EXISTING BUSINESSES TO THE WEST ALONG HICKORY AVENUE SO THAT THEY MAY ACCESS THEIR REAR SERVICE AREAS VIA THE ADJACENT MOTOR COURT AND PRIVATE ROAD. AN ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND MAINTENANCE PURPOSES SHALL BE PROVIDED FOR FUTURE RESIDENTIAL DEVELOPMENT ALONG THE EAST SIDE OF HICKORY AVENUE AND ADJACENT TO THE SUBJECT SITE.

PROFESSIONAL LAND SURVEYOR
TERENCE R. CAHILL
035-002859
HOFFMAN ESTATES ILLINOIS
STATE OF ILLINOIS
Expires: 11-30-20

PREPARED FOR: ARLINGTON BEER COMPANY

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PLAT IS VOID IF IMPRESSED SEAL DOES NOT APPEAR

STATE OF ILLINOIS)
COUNTY OF COOK)

I, TERENCE R. CAHILL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS HEREIN DESCRIBED, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

Terence R Cahill DATE: 7/1/20

TERENCE R. CAHILL
ILLINOIS P.L.S. #35-2859 LIC. EXP. 11-30-20

NOTE:
EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES, ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

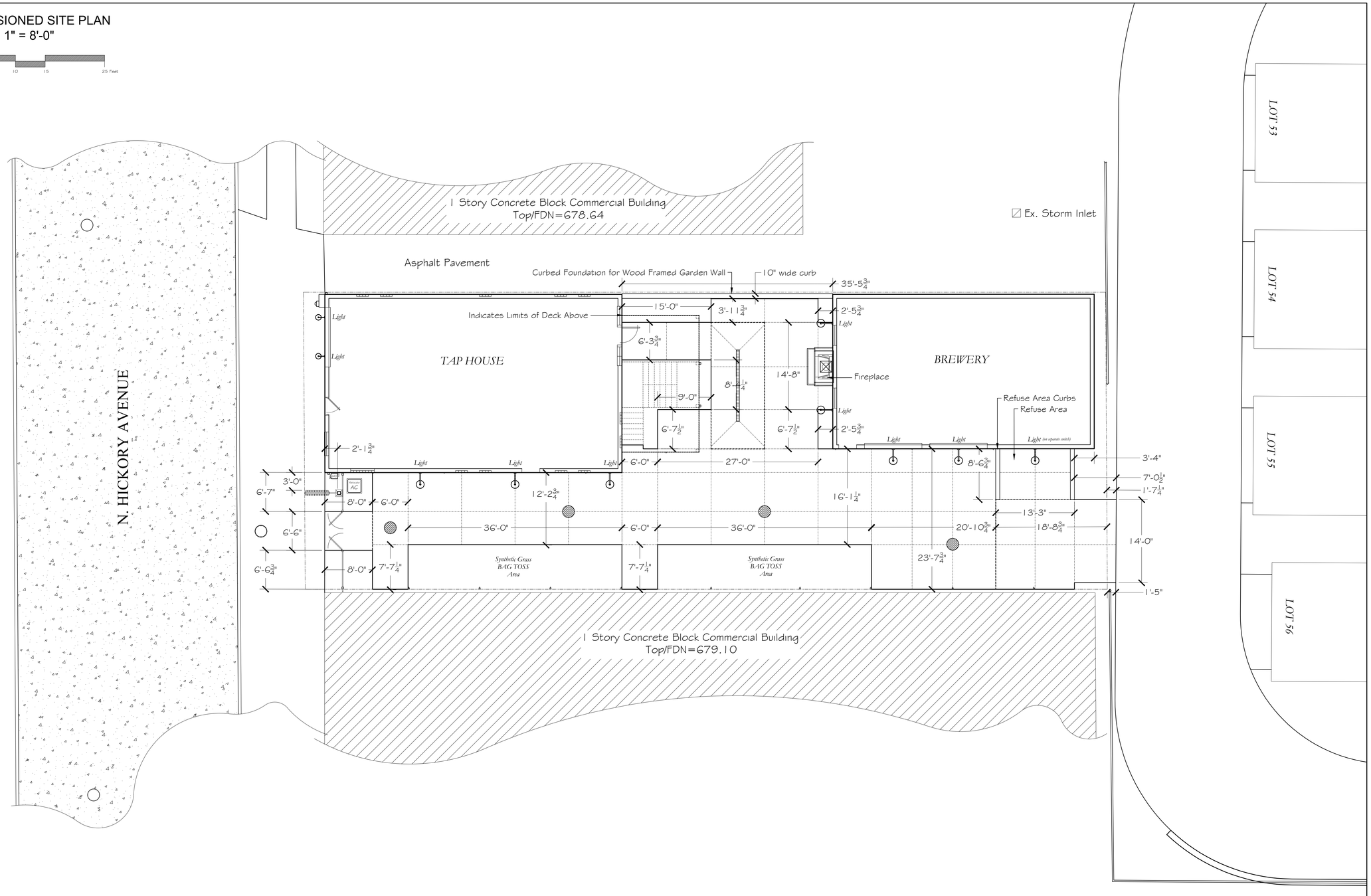
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CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX(847)885-3496

19-119

DIMENSIONED SITE PLAN
SCALE: 1" = 8'-0"

0 1 5 10 15 25 Feet



Carlson
LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers

2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048

847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory Ave.
Arlington Heights
Illinois

PROJECT

Landscape Improvements

DRAWING NUMBER

LS-4

DRAWING TITLE

Dimensioned Site Plan

SHEET NUMBER

4 of 5

SCALE

1" = 8'-0"

DESIGNED/DRAWN BY

JAC

ISSUE	DESCRIPTION	DATE
#9	***Submittal to Plan Commission***	***20.0608***

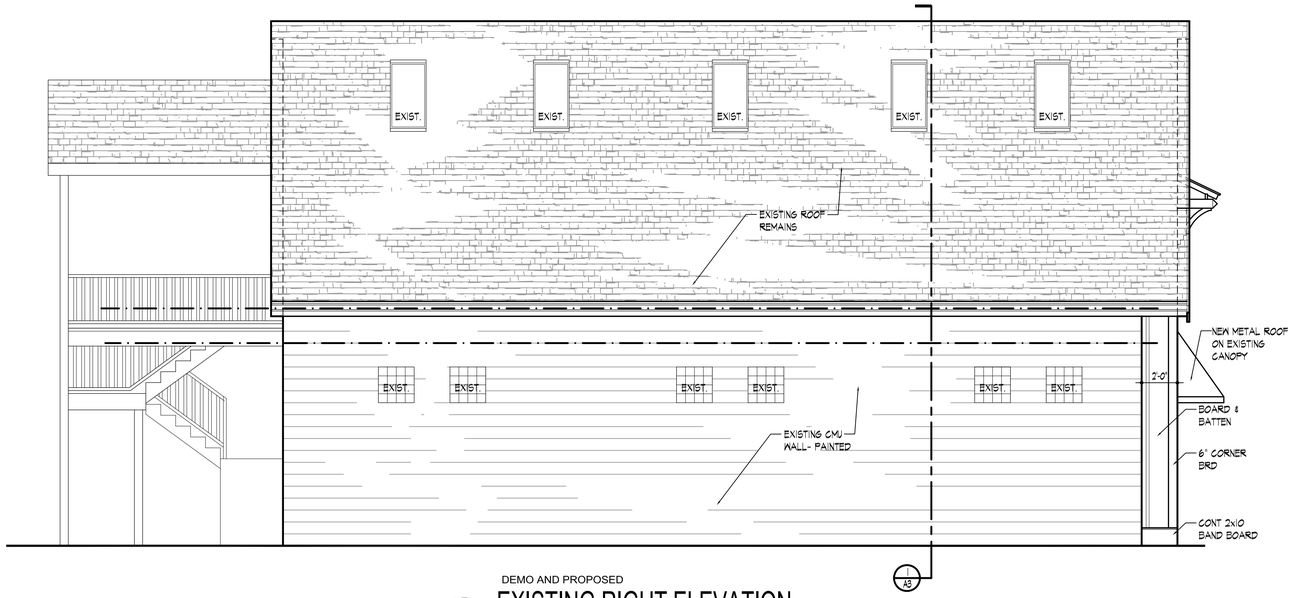
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LANDSCAPE ARCHITECT

DATE

LS-4

24 x 36 PDF



DEMO AND PROPOSED

EXISTING RIGHT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



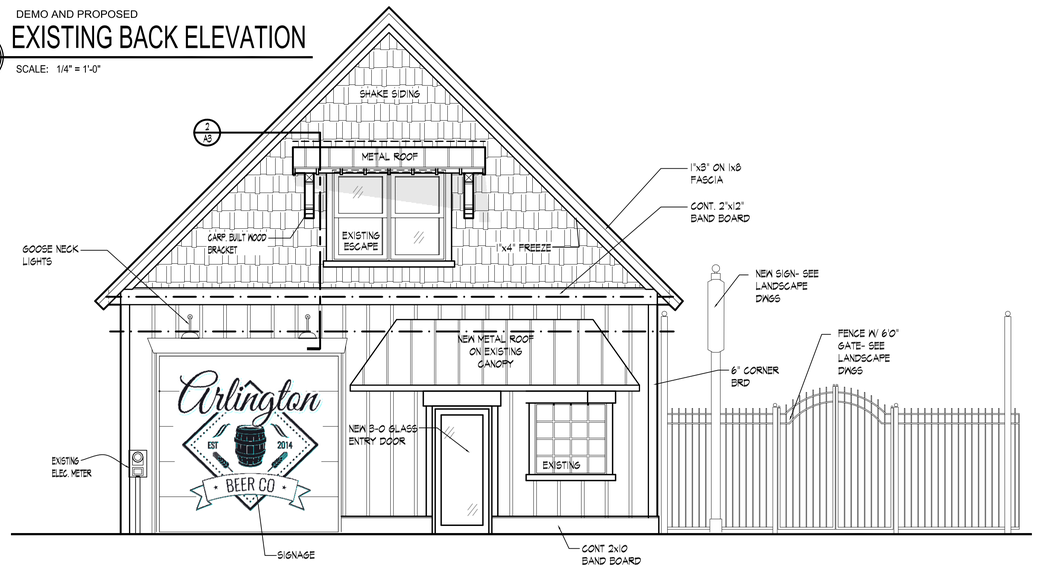
DEMO AND PROPOSED

EXISTING BACK ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

EXISTING LEFT ELEVATION

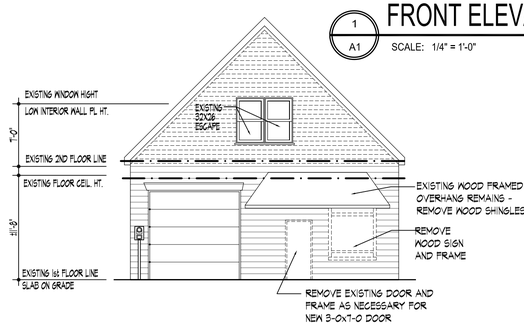
1 / A1 SCALE: 1/4" = 1'-0"



PROPOSED

FRONT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



FRONT ELEVATION DEMOLITION

1 / A1 SCALE: 1/8" = 1'-0"

TAP HOUSE INTERIOR REMODELING FOR:

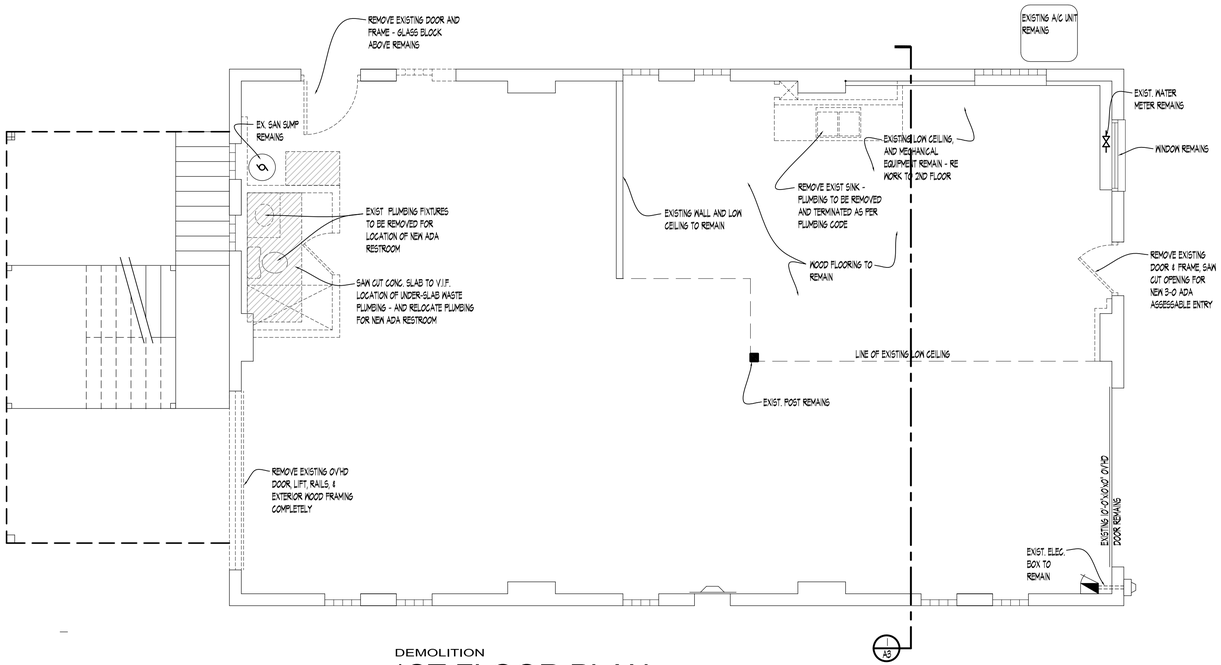
ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

No.:	Date:	Revisions:
1	06.08.20	PLAN COMMISSION SUBMITTAL

SHEET A1



DEMOLITION

1ST FLOOR PLAN

2 / A3

SCALE: 1/4" = 1'-0"

NORTH

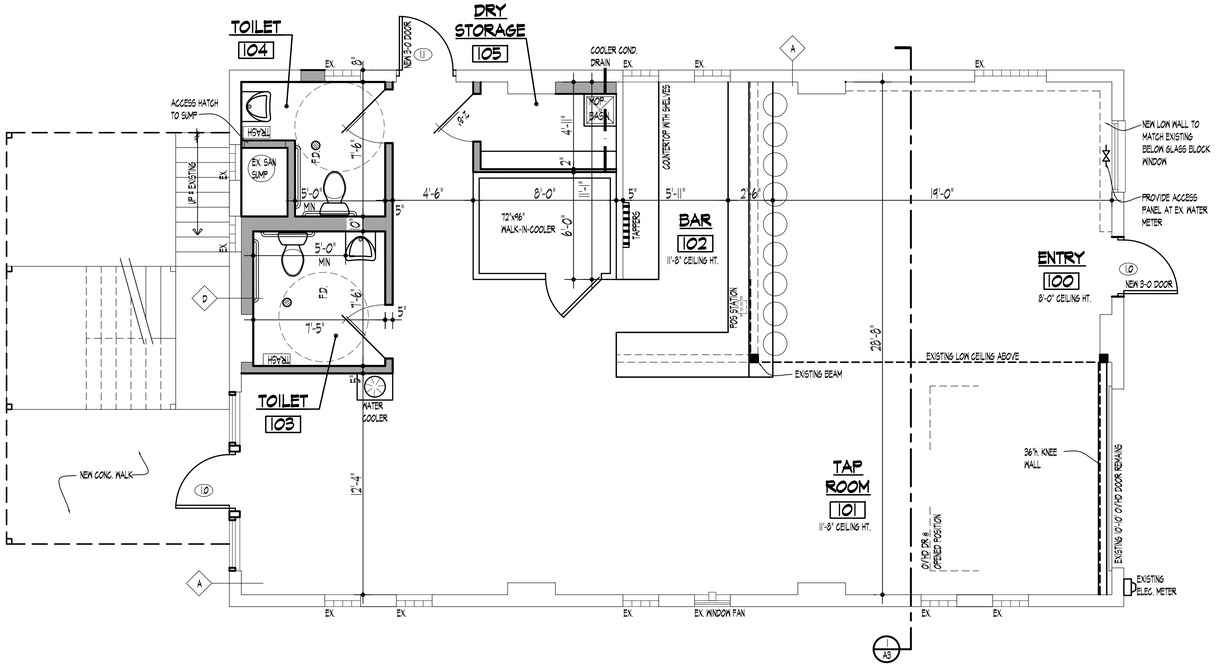
DOOR SCHEDULE

NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THK	DOOR QTY	DOOR MATL	DOOR FINISH	FRAME MATL	FRAME FINISH	NOTES
1.0	3'-0"	7'-0"	1 3/4"	02	STL/GL	STN/VAR	STL	PAINTED	INSULATED GLASS / METAL DOORS W/ ADA HARDWARE & CLOSER. PROVIDE KEYED LOCK - INSTALL CLOSER WITH IAC COMPLIANT HARDWARE. PANIC HARDWARE W/ SIDE LIGHTS
1.1	3'-0"	7'-0"	1 3/4"	01	STL	PAINTED	STL	PAINTED	INSULATED STL DOOR W/ ADA HARDWARE & CLOSER. PROVIDE KEYED LOCK - INSTALL CLOSER WITH IAC COMPLIANT HARDWARE. PANIC HARDWARE
2.0	3'-0"	6'-10"	1 3/4"	01	WOOD	PAINTED	WOOD	PAINTED	EXISTING DOOR. VERIFY HARDWARE IS IAC COMPLIANT AND INSTALL NEW HARDWARE IF NEED BY CODE

IBC 2015 table 1004.1.2 Maximum Floor Area Allowances Per Occupant.

First Floor Sq FT: 1388 / 15 = 93 Occupants
Second Floor Sq Ft: 650 / 15 = 43 Occupants
Total Occupants: 136 Occupants

NOTE: SECOND FLOOR SQ FT INCLUDES ALL SPACE WITH CEILING 7'-0" AND HIGHER.

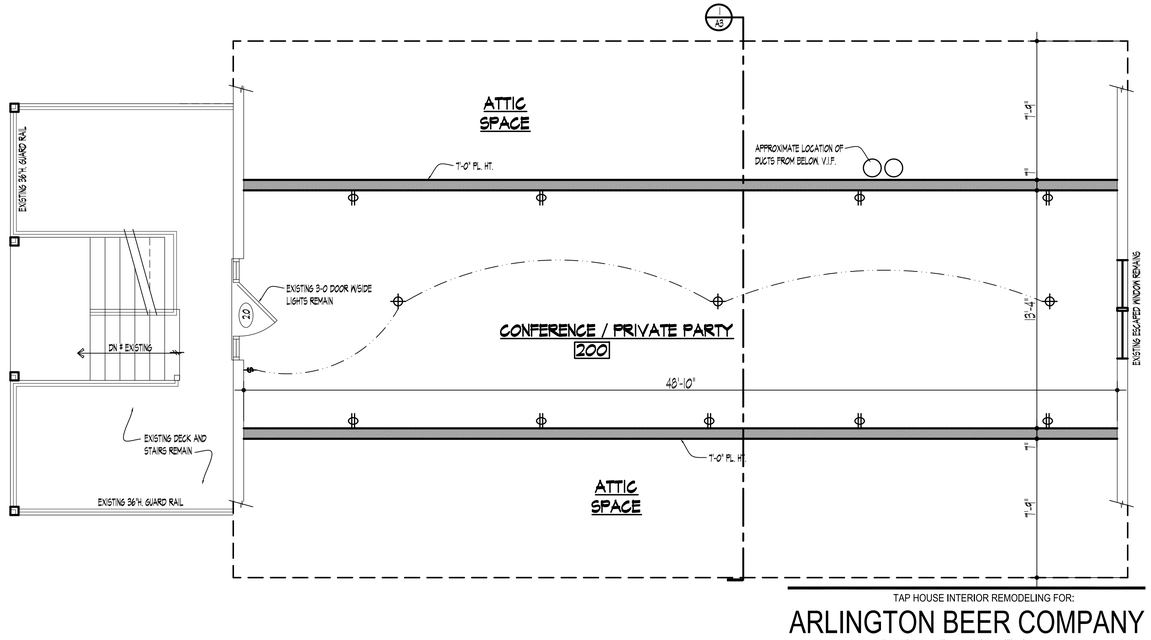


1ST FLOOR PLAN

1 / A2

SCALE: 1/4" = 1'-0"

NORTH



2ND FLOOR PLAN

1 / A2

SCALE: 1/4" = 1'-0"

NORTH

TAP HOUSE INTERIOR REMODELING FOR:

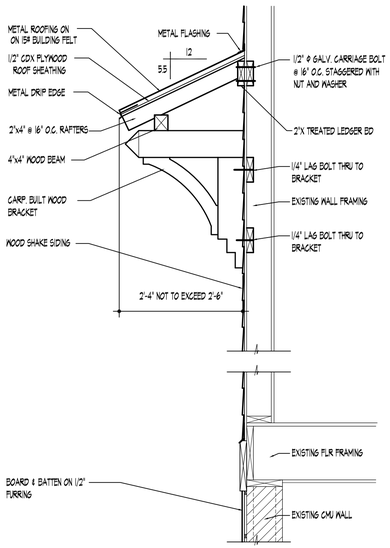
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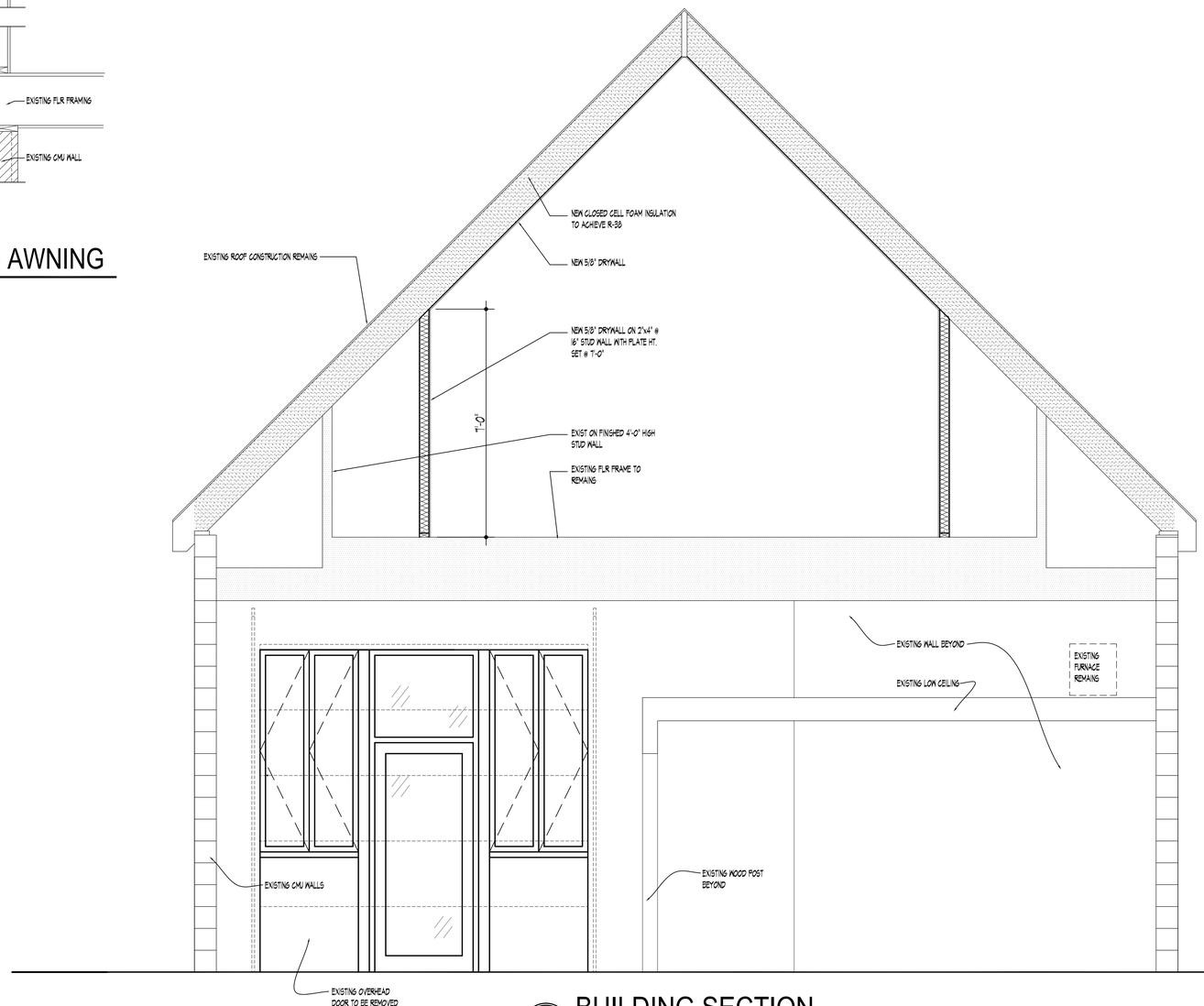
No.:	Date:	Revisions:
1	06.08.20	PLAN COMMISSION SUBMITTAL

SHEET A2



2 / A3 SCALE: 3/4" = 1'-0"

SECTION @ AWNING



1 / A3 SCALE: 1/2" = 1'-0"

BUILDING SECTION

TAP HOUSE INTERIOR REMODELING FOR:

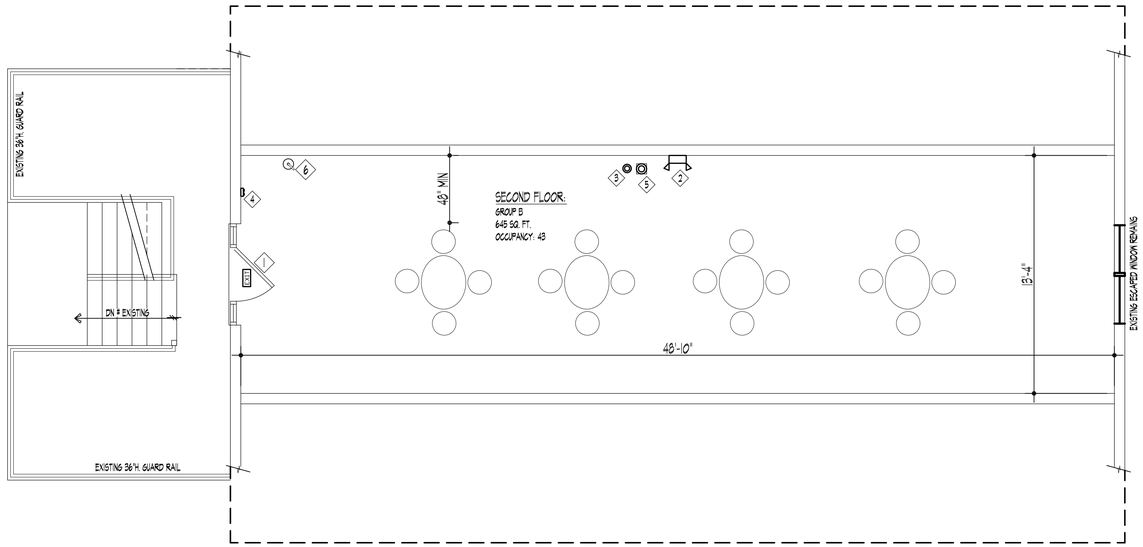
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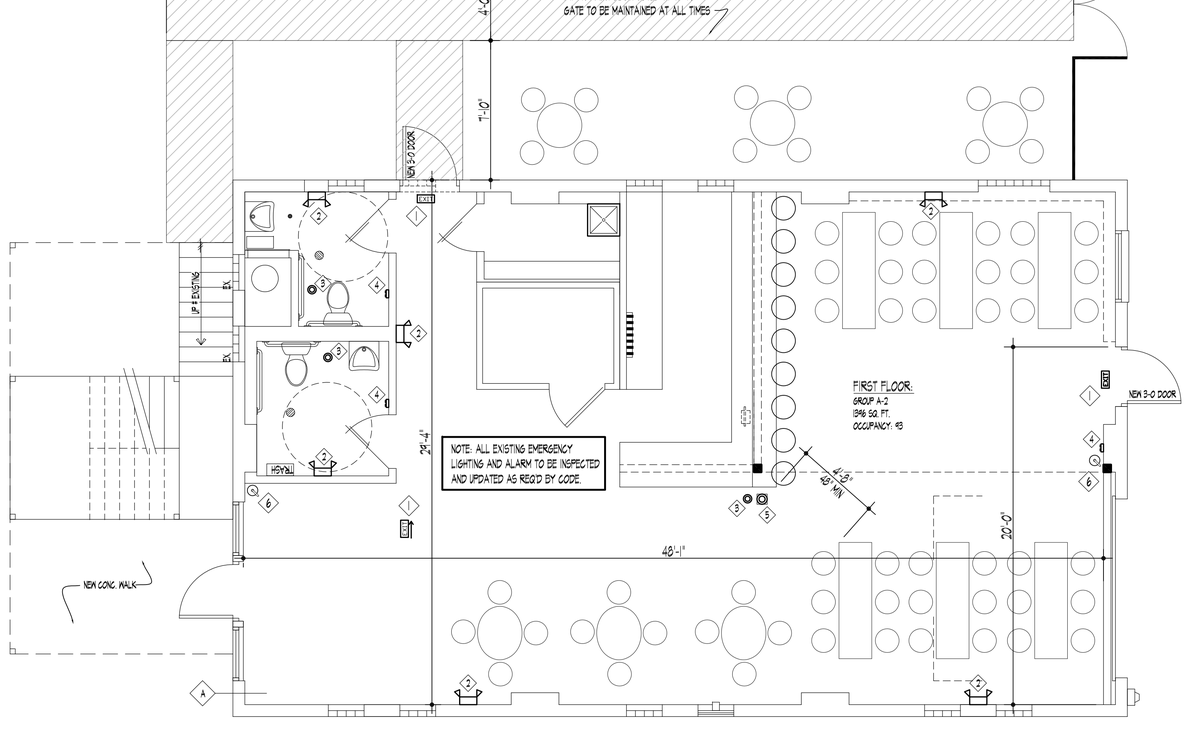
SHEET
A3



SECOND FLOOR

FIRE PROTECTION PLAN

NORTH 2 F1 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

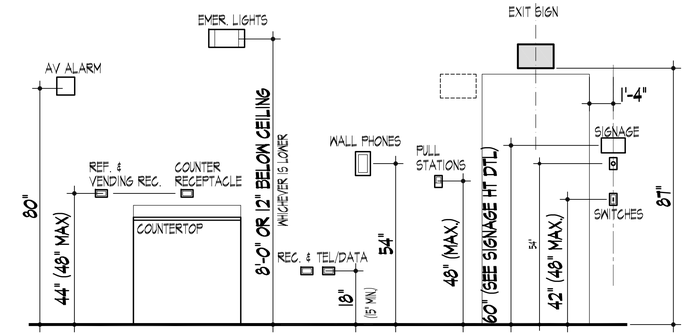
FIRE PROTECTION PLAN

NORTH 1 F1 SCALE: 1/4" = 1'-0"

FIXTURE SCHEDULE

MANUFACTURER/CATALOG NO.		QTY	LAMPS	VOLTAGE	MOUNTING	REMARKS
LITHONIA LQC QUANTUM EXIT SIGN (OR EQ.)	1 EXIT	4	WITH FIXTURE	120V	WALL/SURFACE	EXIT LIGHT W/ BATTERY 90 MIN. BACK-UP - LETTERING FOR EXIT SIGNS TO BE RED IN COLOR
LITHONIA # ELM2-120/2TTV (OR EQ.)	2	6	WITH FIXTURE	120V	WALL/SURFACE	EMERGENCY BATTERY LIGHT W/ 90 MIN. BACK-UP
SMOKE/HEAT DETECTOR W/ AV ALARM	3	4			SURFACE	
AV ALARM	4	4			WALL/SURFACE	
110v CO (CARBON MONOXIDE) DETECTOR	5	2			SURFACE	WIRE IN SERIES W/ BATTERY BACK-UP
FIRE EXTINGUISHER	6	3			SURFACE	SEE NOTE BELOW

MOUNTING NOTE:
ALL NEW ELECTRICAL SWITCHES AND OUTLETS TO BE MOUNTED NO HIGHER THAN 48" A.F.F. AND NO LESS THAN 15" A.F.F.



EQUIPMENT MOUNTING HEIGHTS

SCALE: 1/4"= 1'-0"

FIRE PROTECTION NOTES (AS APPLICABLE):

1. FIRE ALARM & DETECTION SYSTEM DESIGN TO BE PROVIDED BY IL. LICENSED ENGINEER - SUPPLY DESIGN/SHOP DRAWINGS AS REQUIRED BY LOCAL JURISDICTION FOR REVIEW AND APPROVAL UNDER SEPARATE PERMIT - CONSULT BLDG DEPT AND/OR FIRE DEPT. FOR LOCAL CODE REQUIREMENTS & PERMITTING GUIDELINES
2. EMERGENCY LIGHTING SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES. SYSTEM SHALL BE DESIGNED & INSTALLED SO THAT THE FAILURE OF ANY INDIVIDUAL LIGHTING ELEMENT (EG. BURNT OUT LAMP) WILL NOT LEAVE IN TOTAL DARKNESS ANY SPACE REQUIRING ILLUMINATION
3. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED IN APPROXIMATE LOCATIONS SHOWN ON PLAN (75 FT. MIN. TRAVEL DISTANCE BETWEEN) AND A MINIMUM TYPE 2A 10BC EXTINGUISHER - PROVIDE APPROVED CABINET OR BRACKET MOUNTED IN COMPLIANCE WITH IFC SECTION 906.9

TAP HOUSE INTERIOR REMODELING FOR:

ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

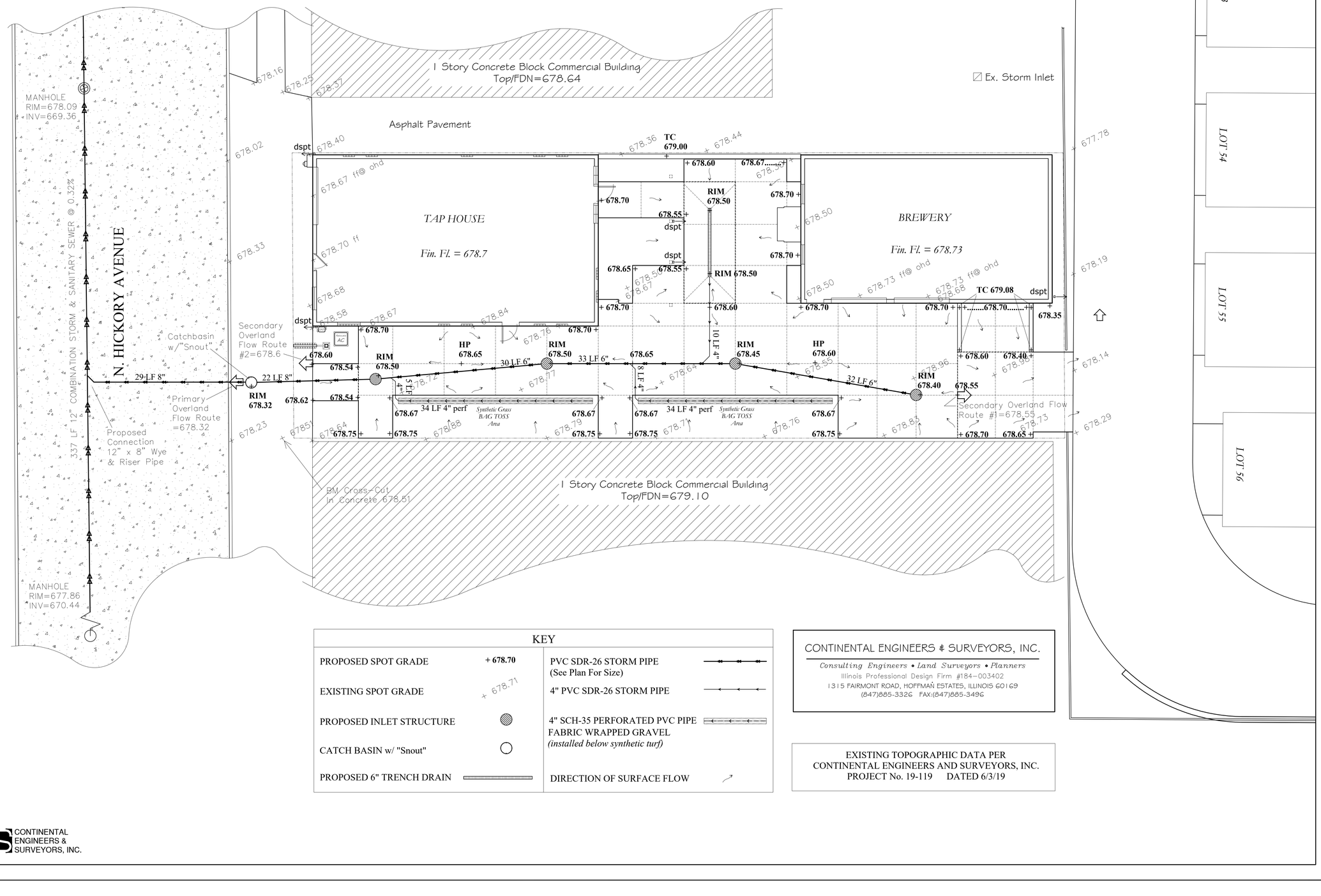
No.:	Date:	Revisions:
1	06.08.20	PLAN COMMISSION SUBMITTAL

SHEET F1

GRADING AND DRAINAGE CONCEPT PLAN

SCALE: 1" = 8'-0"

0 1 5 10 15 25 Feet



KEY

PROPOSED SPOT GRADE	+ 678.70	PVC SDR-26 STORM PIPE (See Plan For Size)	
EXISTING SPOT GRADE	+ 678.71	4" PVC SDR-26 STORM PIPE	
PROPOSED INLET STRUCTURE		4" SCH-35 PERFORATED PVC PIPE FABRIC WRAPPED GRAVEL *(installed below synthetic turf)*	
CATCH BASIN w/ "Snout"			
PROPOSED 6" TRENCH DRAIN		DIRECTION OF SURFACE FLOW	

CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX:(847)885-3496

EXISTING TOPOGRAPHIC DATA PER
CONTINENTAL ENGINEERS AND SURVEYORS, INC.
PROJECT No. 19-119 DATED 6/3/19

CONTINENTAL ENGINEERS & SURVEYORS, INC.

CONTINENTAL ENGINEERS & SURVEYORS, INC.

Carlson LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers
2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048
847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory Ave.
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-3

DRAWING TITLE
Preliminary Grading and Drainage Plan

SHEET NUMBER
3 of 5

SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
TRC/JAC

ISSUE	DESCRIPTION	DATE
#9	*Submittal to Plan Commission*	*20.0608*

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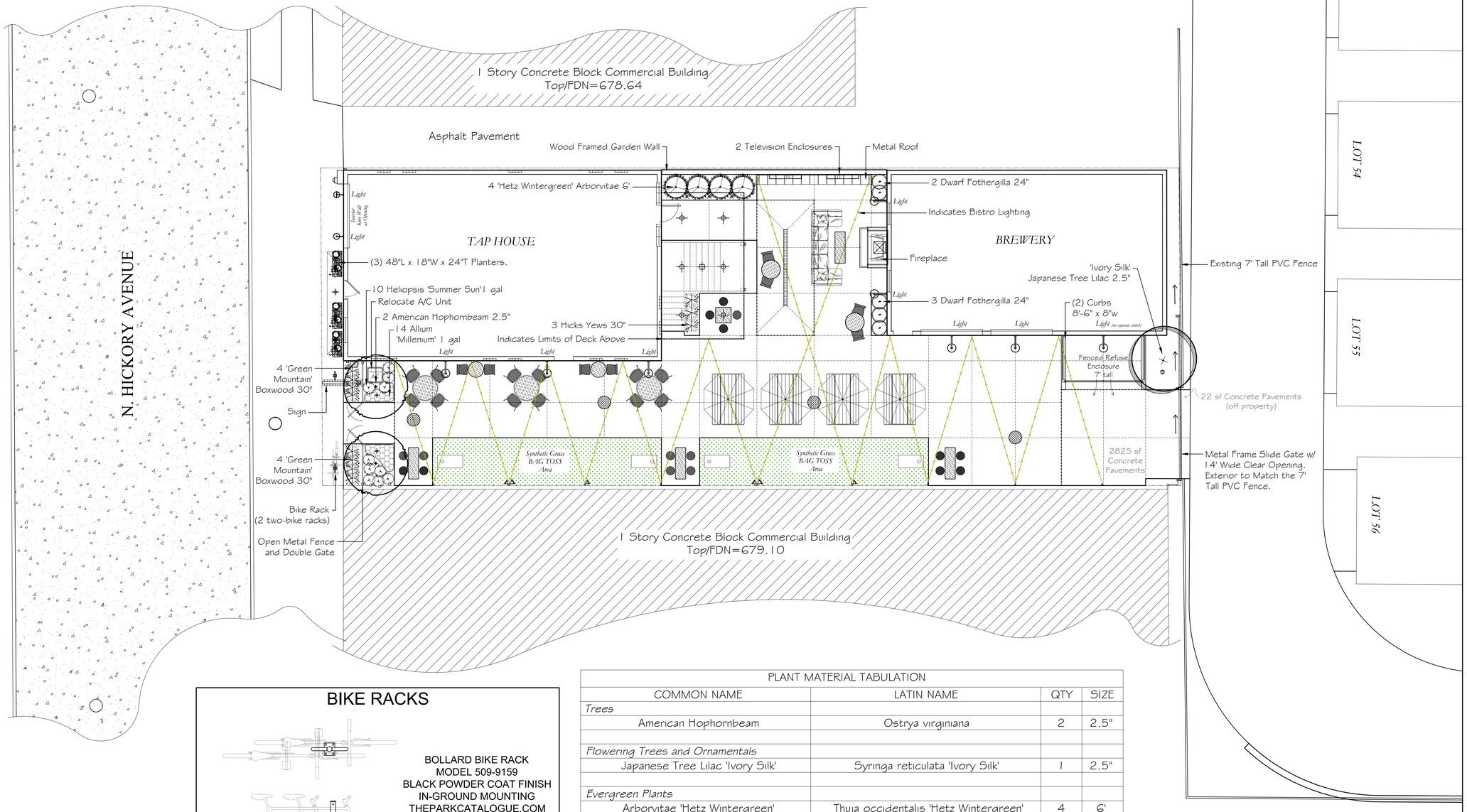
DATE

LS-3

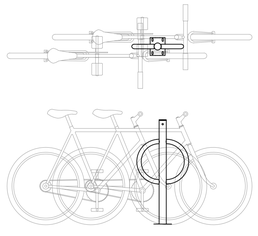
24 x 36 PDF

SITE and PLANTING PLAN
SCALE: 1" = 8'-0"

0 1 5 10 15 25 Feet



BIKE RACKS



BOLLARD BIKE RACK
MODEL 509-9159
BLACK POWDER COAT FINISH
IN-GROUND MOUNTING
THEPARKCATALOGUE.COM

TWO UNITS REQUIRED

PLANT MATERIAL TABULATION			
COMMON NAME	LATIN NAME	QTY	SIZE
Trees			
American Hophornbeam	Ostrya virginiana	2	2.5"
Flowering Trees and Ornamentals			
Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	1	2.5"
Evergreen Plants			
Arborvitae 'Hetz Wintergreen'	Thuja occidentalis 'Hetz Wintergreen'	4	6'
Boxwood 'Green Mountain'	Buxus 'Green Mountain'	8	30"
Hick's Yew	Taxus x media 'hicksii'	3	30"
Flowering Shrubs			
Dwarf Fothergilla	Fothergilla gardenii	5	24"
Perennials			
Ornamental Onion	Allium 'Millenium'	14	1 gal
False Sunflower	Heliopsis 'Summer Sun'	10	1 gal
Decorative Planters	Seasonal Flowers and Decorations		

All Planting Areas to be Mulched with Shredded Hardwood Bark	
Tree and Shrub Areas:	3" Thick Layer
Perennial Areas:	2" Thick Layer

Carlson
LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers
2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048
847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory Ave.
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-1

DRAWING TITLE
Site and Planting Plan

SHEET NUMBER
1 of 5

SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#9	*Submittal to Plan Commission*	*20.0608*

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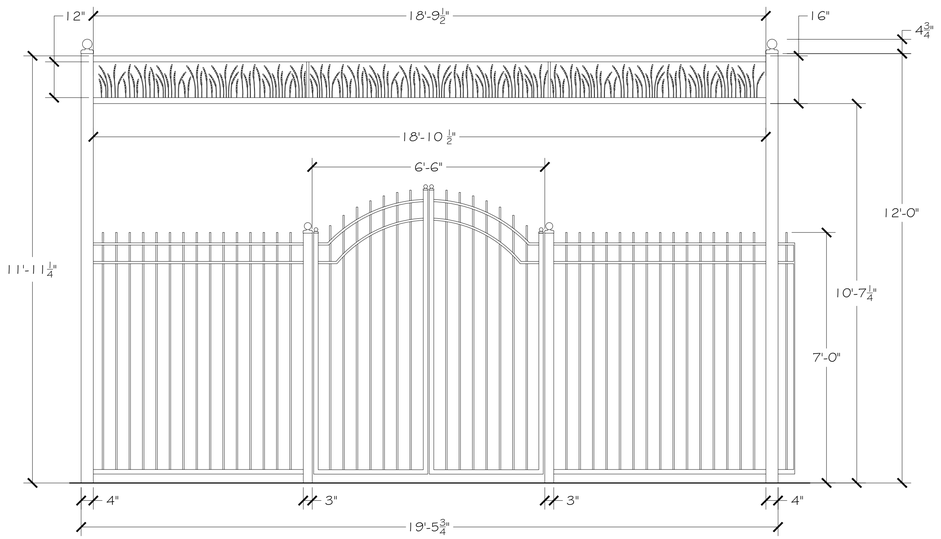
DATE

LS-1

24 x 36 PDF

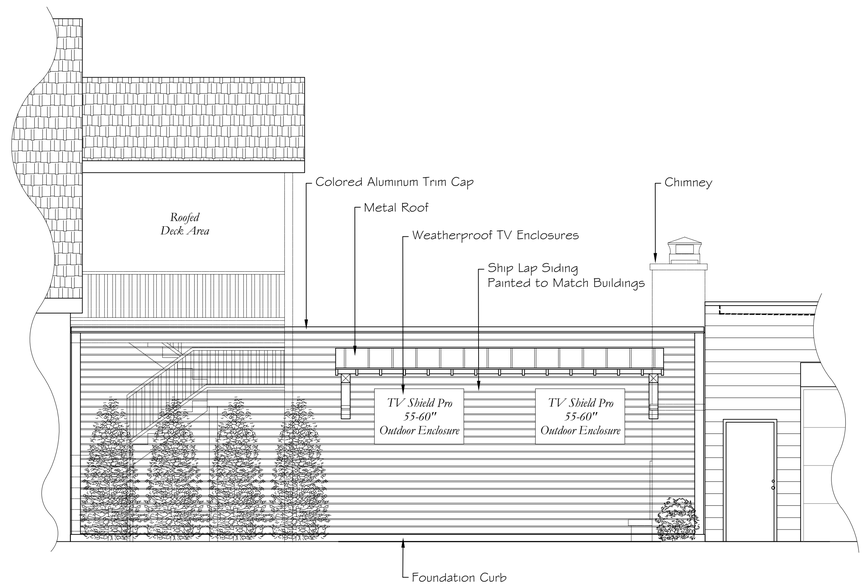
WEST FACADE METAL FENCING
SCALE: 1" = 2'-0"

0 ½ 1 2 3 5 Feet



NORTH GARDEN WALL VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet

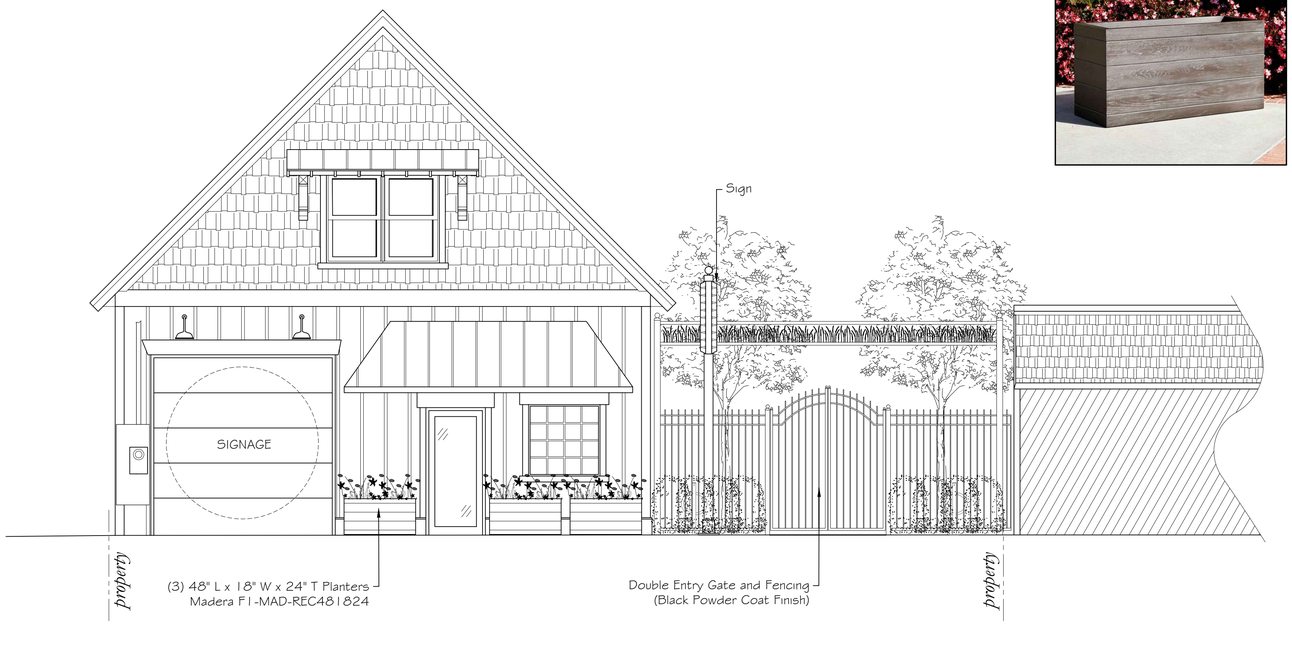


WEST ELEVATION VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet

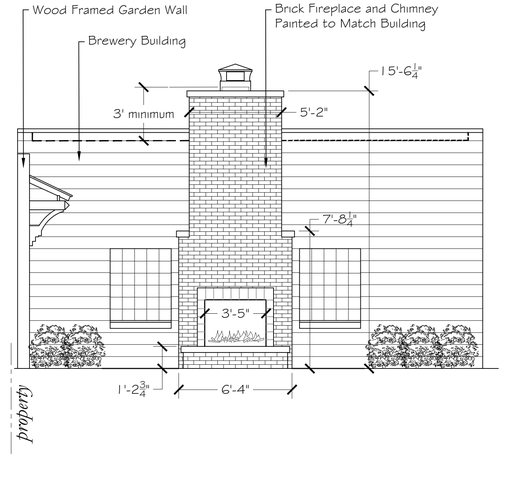
MADERA F1-MAD-REC481824





FIREPLACE VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet



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Arlington Beer Company
19 N. Hickory Ave.
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-2

DRAWING TITLE
Detail Sheet

SHEET NUMBER
2 of 5

SCALE
As Noted

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#9	*Submittal to Plan Commission*	*20.0608*

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DATE

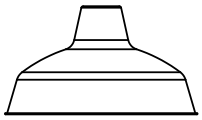
LS-2

24 x 36 PDF

SPS-0457 REV A

AVALON INTEGRATED LED SERIES

JOB NAME: Arlington Beer Company FIXTURE TYPE: _____



BLE - G (A) - WHA16 (B) - 100 (C) - G22 (D) - 100 (E) - NA (F) - NA (G) -
NA (H) - NA (I) - LED16 (J) - 2700K (K) - FL (L)

Order Example: BLE - G - WHA14 - 100 - G15 - 100 - NA - WC - 400 - LED27 - 3000K - DL

A - MOUNTING STYLE

C	Cord Hung
CN	Chain Hung
F	Flush Mount
G	Gooseneck
S	Stem Mount

B - SHADE SIZE

AVALON:

WHA8[10] **WHA16**
WHA10
WHA12
WHA14

C - SHADE FINISH

PORCELAIN FINISHES[3]*:*

150	Black
250	White
350	Vintage Green
355	Jadite
455	Cherry Red
550	Yellow
650	Bronze
750	Cobalt Blue
765	Delphite Blue
850	Graphite
950	Metallic Chrome

POWDER COAT FINISHES[4]*:*

100	Black
105	Textured Black
200	White
300	Dark Green
307	Emerald Green
311	Jadite
370	Mint
380	Chartreuse
390	Teal
400	Barn Red
420	Orange
470	Watermelon
480	Blush Pink
490	Magenta
495	Sherbet Orange
500	Buttery Yellow
570	Sunflower
600	Bronze
601	Chocolate
605	Rust
615	Oil-Rubbed Bronze
700	Royal Blue
705	Navy

C - SHADE FINISH (CONTINUED)

POWDER COAT FINISHES[4]*:*

710	Cobalt Blue
715	Delphite Blue
790	Lavender
800	Industrial Grey
805	Charcoal Granite
810	Graphite
975	Galvanized

NATURAL METALS[8]*:*

995	Raw Copper
996	Weathered Copper
997	Raw Brass
998	Weathered Brass
999	Oil-Rubbed Copper

D - MOUNTING

*Please Note: If Flush Mount [F] is selected in **Section A**, please select **NA***

NA	Not Applicable

CSA LISTED CORDS:

SBK	Standard Black
SWH	Standard White
CSB	Black Cloth
CSW	White Cloth
CMG	Grey Cloth
CSR	Red Cloth
CRZ	Red Chevron Cloth
CSBB	Black & Brown Cloth
CSRW	Red & White Cloth
CSGW	Gold & White Cloth
CSBG	Black & Gold Cloth
CSBW	Black & White Cloth
CSBP	Black & Pink Cloth
CSUW	Blue & White Cloth

CHAIN MOUNT OPTIONS:

CN36	3′ of Chain[1,6]
CN48	4′ of Chain[1,6]
CN60	5′ of Chain[1,6]
CN72	6′ of Chain[1,6]

GOOSENECK OPTIONS:

G1[1]	**G10**[6]	**G24**[6]
G2[1,6]	**G11**[1]	**G25**[6]
G3[1,11]	**G12**[1]	**G26**[1]
G4[6,11]	**G13**[6]	**G32**[6]
G5[1]	**G14**[6]	**G34**[1,6]
G6[6]	**G15**[6]	**G35**[1]
G7[6]	**G16**[1]	**G36**[1,6]
G8[6]	**G17**[6]	**G64**[1,6]
G9[6]	**G22**[6]	**G65**[1,6]

D - MOUNTING (CONTINUED)

STEM MOUNT OPTIONS:

ST506	.5″ Stem Mount, 6″[1]
ST512	.5″ Stem Mount, 12″[1]
ST518	.5″ Stem Mount, 18″[1]
ST524	.5″ Stem Mount, 24″[1]
ST536	.5″ Stem Mount, 36″[1]
ST548	.5″ Stem Mount, 48″[1]
ST706	.75″ Stem Mount, 6″[6]
ST712	.75″ Stem Mount, 12″[6]
ST718	.75″ Stem Mount, 18″[6]
ST724	.75″ Stem Mount, 24″[6]
ST736	.75″ Stem Mount, 36″[6]
ST748	.75″ Stem Mount, 48″[6]

E - MOUNTING FINISH

*Please Note: See **Section C** for Finish Options. 980-Brushed Aluminum is also available for Gooseneck and Stem mounting styles. If a Porcelain shade finish is selected, mounting will be powder coat painted-to-match. Porcelain shade finishes are not available with a Natural Metal mounting finish*
(I) If Cord Hung [C], selection identifies canopy finish
(II) If Chain Hung [CN] Mounting Style, selection identifies chain and canopy finish. Natural Metals are not applicable
(III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish
(IV) If Flush Mount [F] Mounting Style, selection identifies hex coupler and canopy finish. Natural Metals are not applicable

980	Brushed Aluminum

F - CORDS[7]

NA	Not Applicable

*Please Note: See **Section D** for all applicable CSA Listed Cord Options*

G - SHADE ACCESSORIES

NA	None
WC	Wire Cage[1]
ACR	Acrylic Diffuser[5]

H - SHADE ACCESSORY FINISH

*Please Note: See **Section C** for Finish Options. Natural Metals not applicable with Acrylic Diffuser or Wire Cage. If Porcelain Finish is selected, accessory will be powder coat painted-to-match*

NA	Not Applicable

I - MOUNTING ACCESSORY

Please Note: Mounting Accessories below are only applicable with select Mounting Styles. Please refer to product listings on our website for further detail.

NA	None/Not Applicable
HSC	Hang Straight Canopy[1,9]
LDBPC	LED Decorative Backing Plate Cover[13]
LDCHX	LED Decorative Backing Plate Cover & Hex Cover[13]

J - LIGHT SOURCE

LED11	850 Lumen, 11W LED
LED16	1250 Lumen, 16W LED
LED27	2000 Lumen, 27W LED[12]
LED38	3000 Lumen, 38W LED[10,12]
LED43	4000 Lumen, 43W LED[10,12]

K - COLOR TEMPERATURE

2700K	2700K, Warm White
3000K	3000K, Neutral White
3500K	3500K, Bright White
4000K	4000K, Cool White

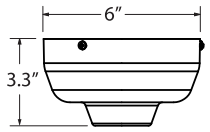
L - LED LENS

DL	Domed Lens
FL	Flat Lens

IMPORTANT: *(1) Not available in Natural Metals (2) Not available in Porcelain Enamel (3) All Porcelain Enamel finished shades feature a white interior and a black outer rim (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Acrylic Diffuser limits the maximum lumen selection as well as reduces lumens delivered and LPW. Selection Limits: 1250 Max for 8″ and 10″ shades; 2000 Max for 12″ through 16″ shades (6) Not applicable if WHA8 is selected in Section B (7) Only applicable if Chain Hung Mounting Style selected in Section A, select NA if another Mounting Style is selected (8) Natural Metals have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Metals (9) Only applicable if Stem Mounting Style is selected in Section A (10) Not available with Acrylic Diffuser shade accessory (11) Not compatible with 16″ shade size (12) Not applicable if WHA8 or WHA10 is selected in Section B (13) Not Available with G36 Gooseneck option*

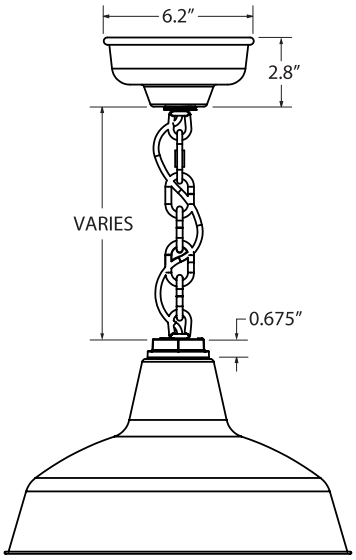
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



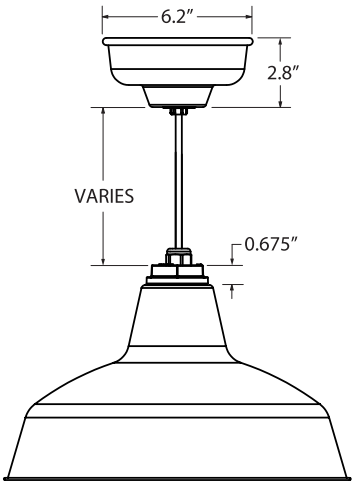
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



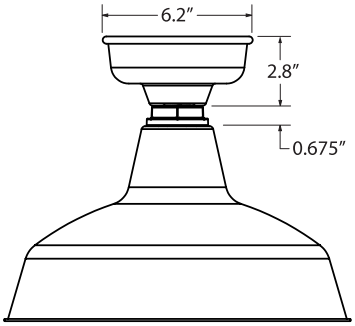
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



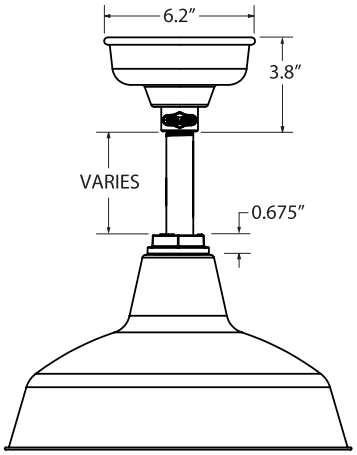
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



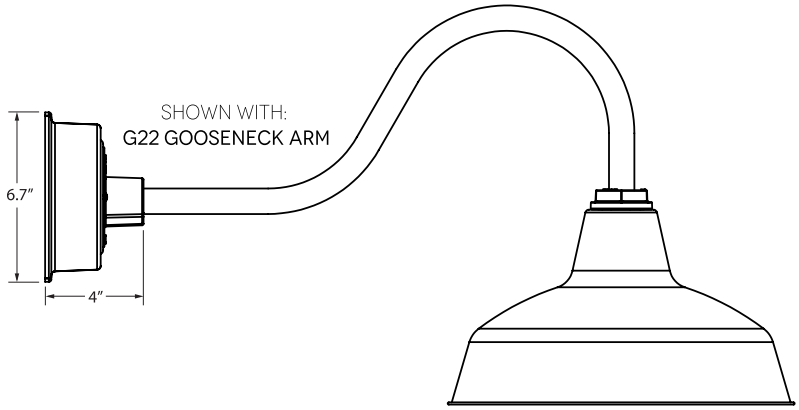
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

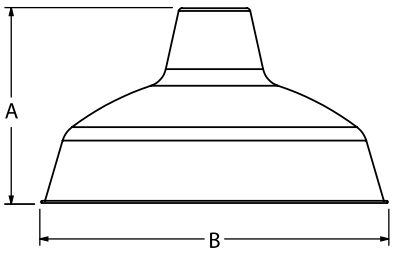


Canopy shown required if LED 11 & 16 Light Source selected in Section J

GOOSENECK (G)



LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHA8	5.25″	8″
WHA10	6″	10″
WHA12	6.75″	12″
WHA14	7.75″	14″
WHA16	8.50″	16″

SPECIFICATIONS

LED 11, 16, 27, 38, 43 LIGHT SOURCE

LED TYPE: CREE LMH2 MODULE

INITIAL LUMENS DELIVERED: UP TO 4000 LUMENS

L90(6K) > 36,300 HOURS

AVAILABLE CCT: 2700K, 3000K, 3500K, 4000K
Custom Temperatures Available upon Request

90+ CRI

2 STEP MACADAMS ELLIPSE

EFFICACY: UP TO 93 LPW
High Efficacy Available upon Request, Consult Factory for Additional Information

DIMMING

LED 11 & 16
Triac Dimming at 100-120VAC, Able to Dim down to 5%.
Dependent on Specific Dimmer.
0-10V & ELV Dimming Available upon Request.

LED 27, 38 & 43
0-10V Dimming, Able to Dim down to 10%.
Dependent on Specific Dimmer.
Triac & ELV Dimming Available upon Request.

TRIAC & ELV DIMMING AT 230 VAC
Available by Request

COMPATIBLE DIMMERS
Consult Factory for Additional Information on Dimming

LED 27, 38, 43 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD400

DRIVE CURRENT: 940mA

POWER FACTOR > 0.95

EFFICIENCY: UP TO 81% TYPICAL

INPUT VOLTAGE: 120–277 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

OPERATING TEMPERATURE
-30˚C to 40˚C

LED 11, 16 ELECTRICAL/LED DRIVER

DRIVER TYPE: LMD125

DRIVE CURRENT: 440mA

POWER FACTOR > 0.9

EFFICIENCY: UP TO 81% TYPICAL

INPUT VOLTAGE: 100–120 VAC (SEE DIMMING SECTION)

CLASS 2 POWER SUPPLY

LED DRIVER LIFETIME: > 50,000 HOURS (@ 25 DEG C AMBIENT)

CONDUCTED AND RADIATED EMI
Compliant with FCC CFR Title 47 Part 15 Class B (120 VAC), Class A (277 VAC) and EN55015 (CISPR 15) at 230 VAC

SHADE & FINISHES

POWDER COAT SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

PORCELAIN SHADE
Hand-Spun from 20 Gauge Sheet Metal

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

COPPER
Hand-Spun from High Purity .032 Thick C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity .050" Thick C2600-O60 Brass

MOUNTING

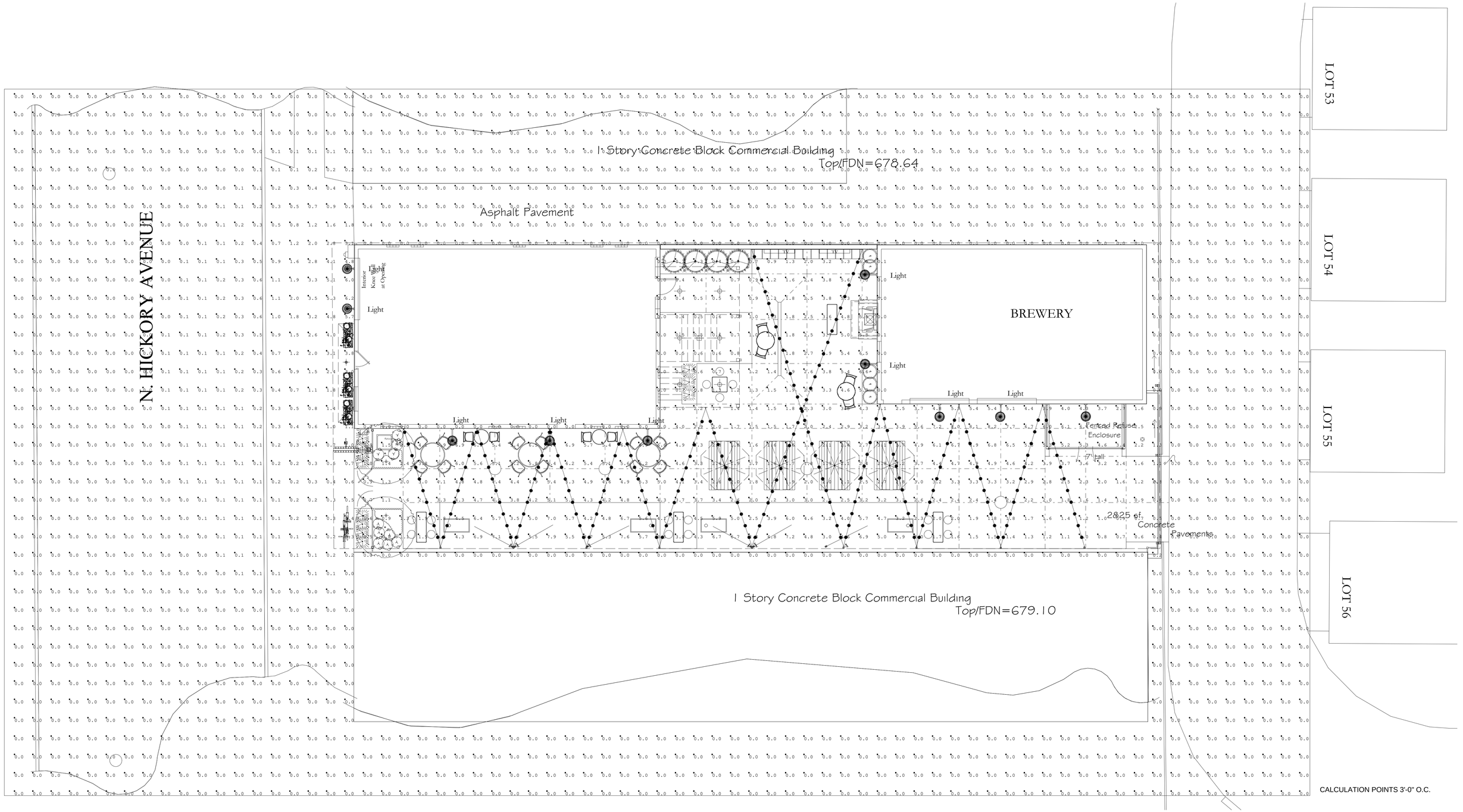
STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord-Hung Pendants Include 7' of Standard Cord or 5' of Cloth Cord, +/- For Socket Orientation

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

MAX FIXTURE WEIGHT
10 lbs



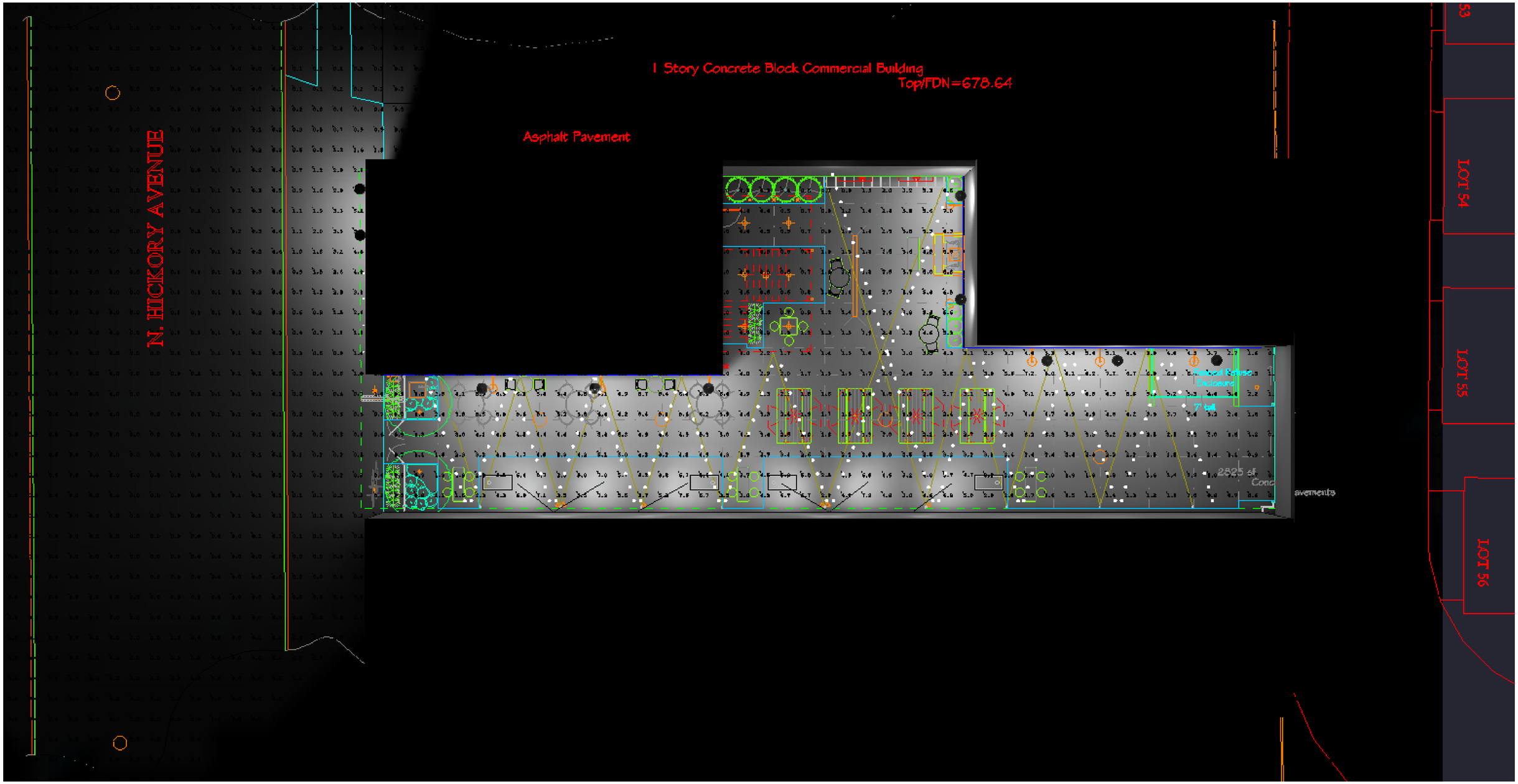
akld
Anne Kustner Lighting Design
517 Fourth St., Wilmette, IL 60091
847-475-2010 PH 847-475-3310 FX
www.akld.net
email: akld@akld.net

ARLINGTON BEER CO.

PHOTOMETRIC ANALYSIS

SCALE: NTS
DATE: 06/03/2020

L1.1



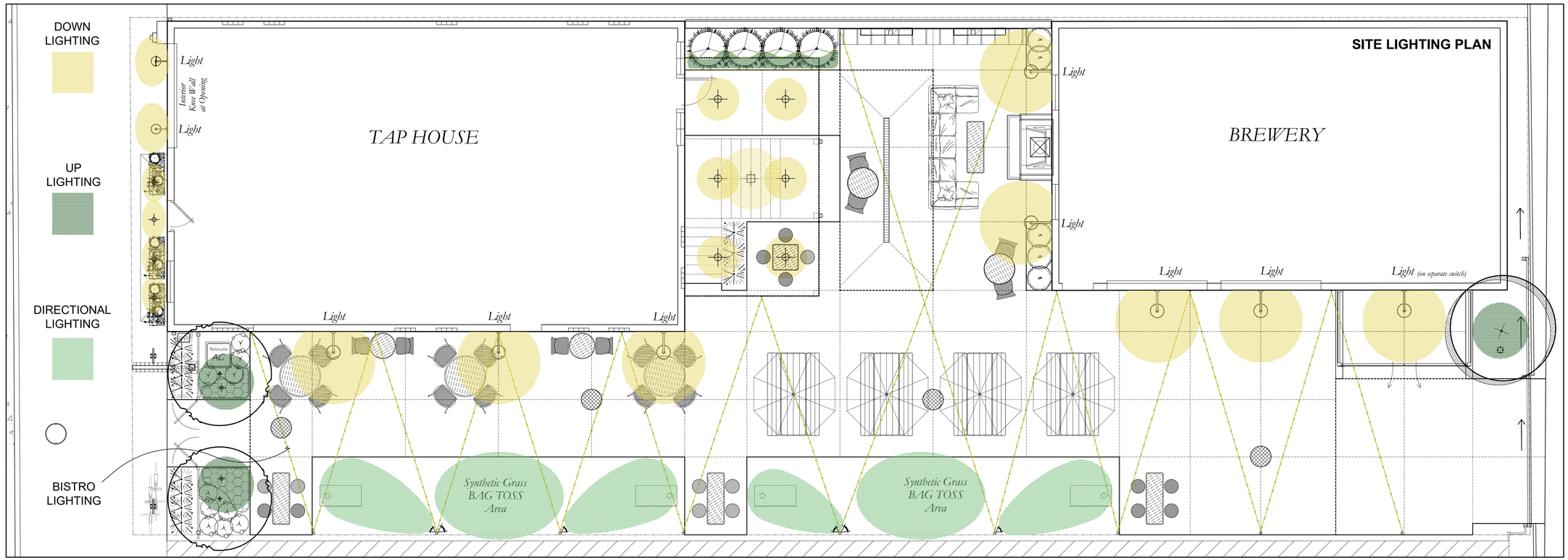
akld
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www.akld.net
email: akld@akld.net

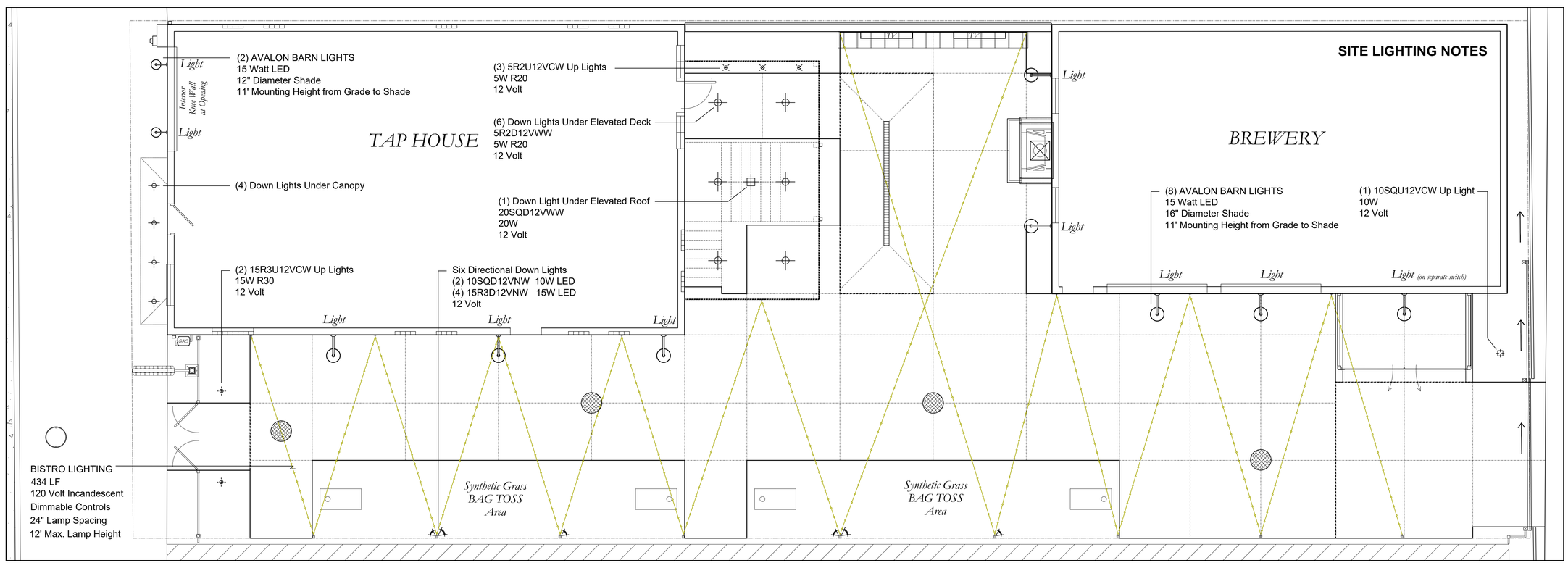
ARLINGTON BEER CO.

PHOTOMETRIC ANALYSIS

SCALE: NTS
DATE: 06/03/2020

L1.2





Carlson
LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers
2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048
847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory Ave.
Arlington Heights
Illinois

nightlight inc
LANDSCAPE ILLUMINATION™

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-5

DRAWING TITLE
Site Lighting Plan

SHEET NUMBER
5 of 5

SCALE
Not Printed To Scale

DESIGNED/DRAWN BY
MB/JAC

ISSUE	DESCRIPTION	DATE
#9	*Submittal to Plan Commission*	*20.0608*

LS-5

24 x 36 PDF

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Arlington Beer Company – Land Use Variation for a Microbrewery with 72% retail sales, Parking Variation

PC#: PC #14-023 – Round 1

Date: February 5, 2019

General Comments:

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

Sam –

1. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the interior cab size shall not be less than 60 inches by 85 inches.

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FEB - 5 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Fire Safety Division

Date: 1/31/2019 P.C. Number: 14-023

Project Name: LUV for a Microbrewery

Project Location: 19 N. Hickory

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Proposed occupant load requires two remote exits.
2. Is the elevator new or existing? If new, minimum standards on size applies (see below).
3. All currently adopted codes shall apply.
4. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
5. Exit signs shall be illuminated at all times and have emergency power backup.
6. Buildings shall have approved address numbers.
7. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

Date 01-31-19 Reviewed By: _____

Fire Safety Supervisor

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: February 14, 2019
Subject: 19 N Hickory P.C. #14-023 Round 1

With regard the proposed Parking Variation, PW has the following comments:

1) A new water meter and RPZ will be required. They will be sized to match the incoming line. Please provide plumbing plans.
2) Is the existing sanitary line going to be reused? If so, a televised inspection will be required to ensure line integrity.

C. file

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 1 (revised)

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

12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

13. No major site improvements, such as paving for parking, are shown on the proposed plans. If any such improvements are planned or become a requirement, this could trigger additional code requirements such as stormwater detention.

14. If the existing gravel is to remain or be augmented with additional granular material, verify that such a material can be utilized in a public space and still meet ADA requirements.

15. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

16. Per discussion with the Building and Life Safety Department, revisions to fire vehicle access to the site will not be necessary.

Traffic:

17. Provide a summary delivery activities, including anticipated delivery times, location, and method (type of vehicle). Are products produced on site anticipated to be delivered offsite? If so, provide a similar summary describing loading activities.

18. If an area for food trucks cannot be located on the property, there is no guarantee that parking spaces along the curb will be available when they arrive, since the street parking is open to the public, and not proprietary to this address.

19. The dates upon which the parking survey was conducted may not take into account the occupation of on street parking by the Park District and local businesses at other seasonal times of the year.

20. It is our understanding that the subdivision to the east provides easement access to the back of the subject property. Show this on the Plat of Survey by note and recorded document number.

21. According to the code analysis done by the Planning Department, 52 parking spaces are required. Have any discussions occurred to explore the availability to use off street parking spaces in private lots east or west of this property? Douglas Avenue to the west also has available parking spaces.

_____

Michael L. Pagones, P.E. Date
Village Engineer

Attachments:
Engineering Plan Review Requirements (1 page)

VILLAGE OF ARLINGTON HEIGHTS
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560
Fax (847) 368-5975
Website: www.vah.com

ENGINEERING PLAN REVIEW REQUIREMENTS

The following items represent the minimum plan review requirements for the Engineering Department. This list, while not necessarily complete, highlights the areas of concern and common reasons for plan rejection.

SITE PLAN / PLAT OF SURVEY

- Indicate and show general layout and scope of work to be completed.
- Show footprint of all intended work and show any and all of the following that are applicable.
- Show existing and proposed foundation footprint including tops of foundations.
- Show all existing and proposed driveways and/or approaches including length, width and material.
- Show all existing and proposed patios and private walks including length, width and material.
- Show length and width of any public sidewalk and/or curb work.
- Any material other than asphalt or concrete that touches the public right-of-way being used to construct a private sidewalk or driveway requires a signed brick waiver letter available from the Building Department.
- Any sprinkler system to be installed in the public right-of-way requires a sprinkler waiver letter, also available from the Building Department.
- Show existing and proposed downspout discharge location(s) and direction.
- Show existing and proposed sump pump discharge location(s) and direction.

Note: A topographical drawing may be required if scale of work is large enough based on the reviewing engineer's discretion.

TOPOGRAPHY (GRADES)

- Show existing and proposed topography including contour lines and clearly show any swales and/or drainage patterns. Include information from adjacent properties where necessary to clarify drainage patterns and potential impact.

CIVIL/SEWER/WATER DRAWING

- Clearly identify and show existing and proposed sanitary sewer, water service, and storm sewer including main locations and tie in locations.
- Show rim and invert elevations of all underground pipes and structure locations.

Note: Any work that occurs in the street must be properly patched in kind. Compacted CA-6 stone required as backfill. Work in pavement must be properly inspected! Set up inspections through the Building Department.

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 14-023

Project Name Arlington Beer Company

Project Location 19 N. Hickory

Planning Department Contact Sam Hubbard

General Comments

Round 1

1. The Fire Department will defer to Don Lay from the Building and Life Safety Department as to whether the change of occupancy changes any code requirements for existing structures. For example, the building may need to be fully sprinkled, have a fully operational annunciator panel or alarm panel located at the front door and a Fire Department Connection located within 100' of a fully accessible hydrant.

2. Is the plan still to offer brewery tours as you indicated in your 2014 submission?

3. A Knox Box is to be located at the main front entrance.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date February 7, 2019 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Beer Company –
19 N Hickory
PC#14-023

Round 1 Review Comments **02/08/2019**

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.

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PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**
   - Live entertainment may cause noise complaints from nearby tenants and should be addressed.
   - Outdoor seating can become an attractive nuisance during overnight hours. Chairs and tables should be chained down to prevent theft; or brought inside when the business is closed to deter theft and/or damage.
   - 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.

C Regilio #301
Carrie Regilio, Problem Oriented Policing Officer
Community Services Bureau

Approved by:

D Hoyt #557
Supervisor's Signature

Plan Commission Accessibility Review

Address:	Arlington Beer Company 19 N. Hickory Avenue LUV for a Microbrewery with 72% retail sales, Parking Variation
	P.C. #14-023
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	February 6, 2019
Re:	Illinois Accessibility Code (IAC), Effective October 23, 2018 https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

---

1. Illinois Accessibility Code Section 202.3 Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of IAC Chapter 2.

2. IAC Section 206.2 requires at least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

3. Doors, Doorways and Gates that are part of an accessible route shall comply with IAC Section 404.

4. Minimum Maneuvering Clearances at Doors shall comply with IAC Section 404.2.4, Table 404.2.4.1, and Figure 404.2.4.1(a-k).

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

February 13, 2019

REVIEW ROUND 1

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

7. The following approvals have been requested:
    a. **Land Use Variation to allow a Brewery a retail portion of 42% of the total floor area where a retail portion is limited to 10% of the total floor area.**
    b. **Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.**
    c. **Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 52 spaces to 0 spaces.**

8. Staff has concerns regarding the intensity of the proposed use given the size of the indoor and outdoor consumption areas and concerns that the use does not conform to the spirit of the microbrewery zoning regulations and liquor license requirements. As such, we are strongly recommending that you appear before the Village Board in March for an Early Review prior to scheduling an appearance before the Plan Commission. Please contact me regarding scheduling for this.

9. The floor plans, site plan, and elevation must include information on who prepared the plans and the date the plans were prepared as this information will need to be referenced on any final approval ordinance.

10. Please confirm the hours of operation are still proposed as 12:00pm – 10:00pm Monday through Thursday, 12:00pm – 12:00am on Friday and Saturday, and 12:00pm – 10:00pm on Sunday. Are the hours of operation for the beer production/brewing different from when the facility is open to the public for beer consumption? If so, please clarify. Additionally, please note that per liquor license requirements, the outdoor area must be closed down by 11:00pm on any night.

11. In order to confirm parking calculations, please confirm if a total of six employee's still expected? Please distinguish between the employees that will be brewing beer in the rear production building vs. the employees that will be working in the main building at the retail sales portion of the business. Will there be any vehicles stored on site that are necessary for the operations that are conducted on the premises?

12. Dumpsters will be required for the proposed use. Please identify on the plans where dumpsters will be located and note that all dumpsters must be screened with a fence. It is encouraged that dumpsters are stored at the rear of the site and trash collected from the rear alley.

13. Please note that the proposed exterior changes require the submission of a Design Commission application. Please initiate this process as soon as possible as Design Review must be complete prior to appearing before the Plan Commission. Given the scope of the proposed exterior changes, staff will review the application and an appearance before the Design Commission will not be required.

14. Please provide details on the result of the neighborhood meeting. How many people attended? Did the audience have any concerns? Were any responses to those concerns provided?

15. Please confirm that the brewery will produce no more than 930,000 gallons of beer per year.

Site Related:

16. Please provide a detail for the proposed wrought iron fence at the front of the building. Fence heights are restricted to 6' in height.

17. What material is proposed for the area in front of the fence between the sidewalk and fence? Please provide this information on the site plan.

18. What are expected delivery/loading times and will delivery/loading vehicles access the interior of the site? Will any other vehicles access the interior of the site (employee parking, food trucks, etc.)? Please note that gravel and crushed red brick are not allowed as a surface for vehicular travel. If vehicles will access the interior of the site, a variation must be requested to allow the crushed red brick gravel surface. The locations where loading and vehicle parking will occur should be indicated on the site plan.

19. Four bicycle parking spaces are required. Please update the plans to show where these spaces will be provided.

Building Related:

20. The proposed front roofed canopy (west elevation) cannot extend more than 2.5' out past the face of the building.

21. Please clarify how the 1,336 square footage figure was determined for the 2nd floor (as identified in the project narrative). Based on a measurement of the floor plans, which included the stairway, elevator, and the remaining floor area as shown on the plans, the square footage comes in at less than 1,336 sq. ft. Did the 1,336 sq. ft. total factor in the elevator and stairway? Were all areas with 7' or more of vertical clearance included?

Parking Related:

22. During the two days of parking survey, were there any events occurring at the Knights of Columbus facility?

23. Parking for employees/loading should be provided at the rear of the site. Please propose a paved surface with access from the rear alley to accommodate for said parking and show this area on the site plan. Please note that the construction of this paved area must comply with all engineering requirements.

Prepared by: _____

Arlington Beer Company
19 N. Hickory
PC #14-023
February 12, 2019

Landscape Comments

1) Provide evergreen trees such as Arborvitae or Upright Junipers along the rear (east) property line between the south property line and the brewing building. The evergreens must be a minimum of 6 feet high at time of installation.

2) Along the front elevation provide a detailed landscape plan. Please call out the species, indicate the quantities and size for all plant material. In addition, provide a detail of the proposed wrought iron fence.

3) When the property to the north and south is developed, the petitioner is required to install a six foot high solid fence.

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JAN 07 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Beer Company, Inc.

Round 1 Response

1. Deb Pierce – Building and Life Safety Dept.

    - Based on space limitations and given the second floor has a useable square footage of approximately 650 sq ft. the design incorporates an exterior vertical platform lift. Please see attached specs.

2. Fire Safety Supervisor/ Fire Safety Division

    - We have two remote exits...please see architectural plans.
    - We will be using a vertical platform lift please see attached specs.
    - All codes will apply
    - Knox Box will be installed as required
    - Exit signs will be illuminated
    - Address numbers will be within code requirements

3. Cris Papierniak/ Public Works

    - New water meter and RPZ will be installed
    - Existing sanitary line will be used and televised inspection will be conducted.

4. Michael Pagones/ Village Engineer

    - No plan to construct a parking lot area on premises.
    - Please see landscape plan for detailed outdoor materials.
    - Please see lighting plan on landscape plan.
    - Delivery activities to the premises will generally be between the hours of 8am-3pm Monday-Friday, deliveries will be made via vans and small box trucks. Deliveries from the facility will be made Monday – Friday 8am – 3pm via delivery van. All ingoing and outgoing deliveries will be done via the rear of the property.
    - Food truck limitations noted.
    - Parking survey completed and additional dates were done over the summer with similar results please see attached.
    - Please see plat of survey for easement details.
    - Parking has been addressed and documentation provided to the Village.

5. Engineering Plan Review Requirements

    - All site plans, plats and topographic survey are attached.

6. Mark Aleckson/ Fire Department

    - Will adhere to code
    - Brewery tours are planned
    - Knox Box will be installed per requirements

7. Carrie Regilio/ Community Services Bureau:

    - All comments are noted and will be brought to compliance

8. David Robb/ Plan Commission Accessibility Review:

    - All comments are noted and will be brought to compliance

9. Sam Hubbard/ Planning and Community Development:
    - The hours of operation for the tap room are confirmed. Brewing hours generally begin at 8am and will last up to 12 hours as needed.
    - Dumpsters: please see landscape drawings.
    - The tap room will have approximately 3- 4 employees at a time. We have 2 brewers.
    - Design Commission in progress.
    - Neighborhood meeting complete.
    - Confirmed no more than 930,000 gallons of beer per year.
    - The decorative metal fence in front will be 7 feet. Based on architectural design a 7 foot fence is necessary aesthetically due to the two story height of the building. It will also match the existing rear fence that is 7 feet in height. The material will be black powder coated iron. The specifics are included on the landscape drawings.
    - The material will be concrete at the rear entrance of the property.
    - The appropriate bike rack will be provided as required.
    - The proposed canopy will comply with the required specifications.
    - Second floor square footage: please see attached document referencing retail area.
    - Please see attached parking survey.

10. Landscape Comments:
    - Please see attached landscape plans.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAT OF SURVEY

BY

GENTILE AND ASSOCIATES, INC.

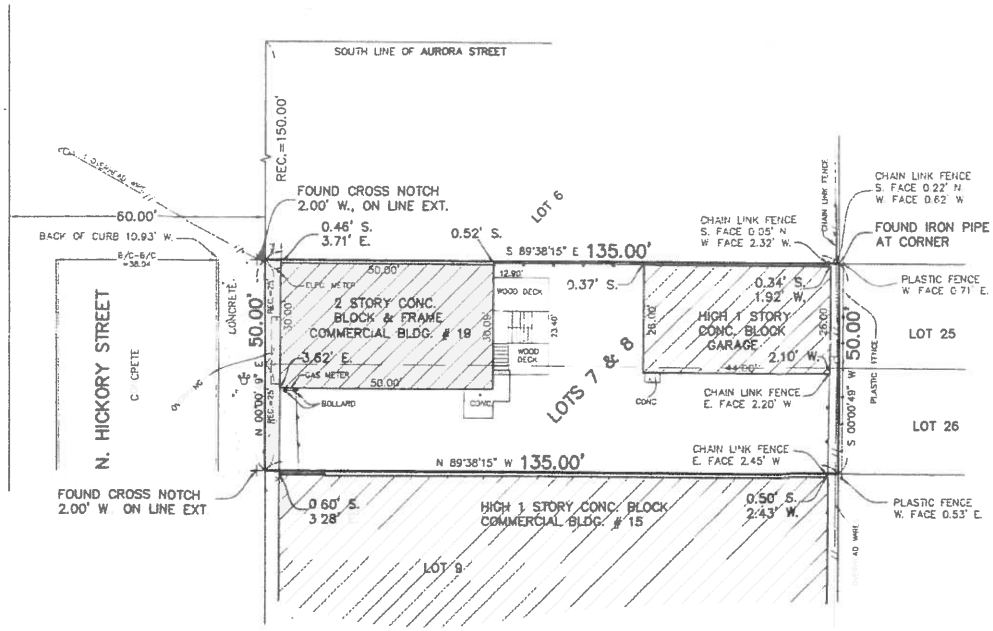
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262
FAX (630) 916-6264

LOTS 7 AND 8 IN BLOCK 5 IN DUNTON AND BIGSBY'S ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE WEST 960 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING: 6,750 sq. ft. (0.15 acres)

PROPERTY COMMONLY KNOWN AS: 19 N. HICKORY STREET, ARLINGTON HEIGHTS, ILLINOIS.



BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : FRANK J. MADARAS
DRAWN BY : MMG
CHECKED BY :
SURVEYED BY : LR-BG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 13-20352

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

I, JOSEPH F. GENTILE, HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JULY 17, A.D. 2013

BY : _____

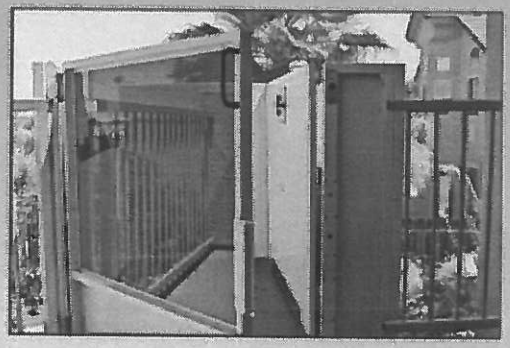
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

Made in the USA

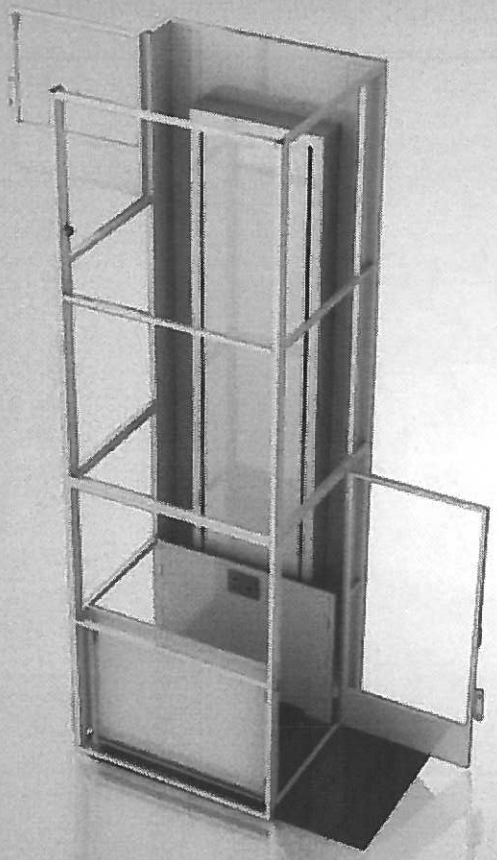
Symmetry Vertical Platform Lift

Model VPC-EL

Vertical Platform Conveyance-Enclosure Lift
Residential and Commercial Application







symmetry
National Reach. Local Service.

www.symmetryelevator.com

Convenient access to all levels

Whether it's commercial or residential use, outdoors or indoors, Symmetry vertical platform lifts eliminate the barrier that stairs can cause for people with limited mobility. A cost-effective solution, platform lifts create convenient access without compromising architectural character.

A18.1 code-compliant and designed for ease of installation.

Standard Features

- 750# capacity
- Speed: 10 FPM with a 1HP, 115V motor
- Lifting height: up to 168"
- Steel constructed with electrostatic, powder-coated finish
- On-board diagnostics
- Constant pressure up/down control switch installed on the platform
- Constant pressure, elevator-style, hall call control stations provided at each landing

Optional Features

- 230V motor
- Remote mounted controller
- ADA phone for both indoor and outdoor models
- Emergency lights
- Key switch to lock platform and landing controls
- Stationary Ramp
- Battery Back-up
- Power ventilation system
- Slant roof/dome enclosure

Safety Features

- Nonskid platform surface (black)
- Alarm and emergency stop switch
- Grab rail
- Landing interlocks keep door locked when the lift platform is at another landing
- Upper final limit

Platform Sizes

- 36" W x 48" D
- 36" W x 54" D
- 36" W x 60" D
- 42" W x 60" D

Enter/Exit Configurations

- Straight through
- 90°
- Enter/Exit same side

Vertical Platform Lift Gate/Door Options

- 42" lower platform gate*
- 42" upper landing gate*
- 80" landing gate*
- Non-fire-rated red oak door**
- Fire-rated steel door

*Available with optional acrylic insert
**Also available in other wood choices, by request

VPC Enclosure Options

- Metal infill enclosure wall panels
- Plexi-glass infill enclosure wall panels

Symmetry platform lifts come with a two-year limited parts warranty on the basic unit, including all electrical and drive components.

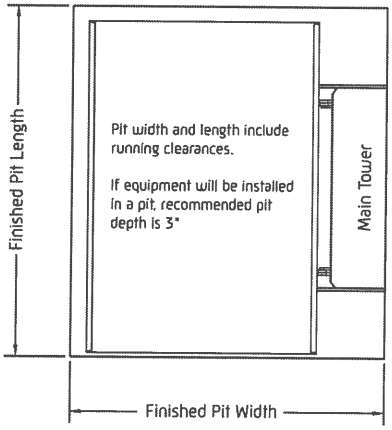
The information contained on this chart is intended for layout design only and should not be used for construction. Please contact the local representative for a job specific drawing.

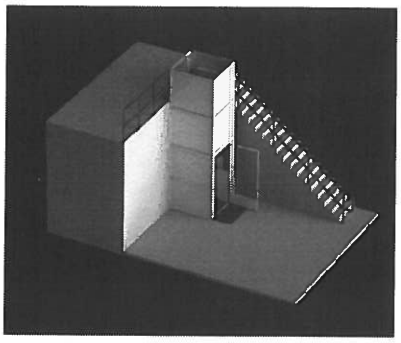
VPC Drive Options

- Screw Drive
- Screw Drive with battery back-up
- Hydraulic Drive

Platform Width	Platform Length	Finished Pit Width	Finished Pit Length
Straight through configuration			
36"	48"	54 1/2"	54"
36"	54"	54 1/2"	60"
36"	60"	54 1/2"	66"
42"	60"	60 1/2"	66"
90° Exit configuration			
42"	60"	58 1/4"	68"
Enter/Exit same side configuration			
36"	54"	54 1/2"	62"
36"	60"	54 1/2"	68"
42"	60"	60 1/2"	68"

Footprint Layout





Straight Through Enclosure Application Shown

Enclosure Color Options

Ivory standard
White optional
Black optional
Grey optional

Full selection of RAL colors available

symmetry
National Reach. Local Service.
877.375.1428 | symmetryelevator.com

303.08/11

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **Arlington Beer Company – Land Use Variation for a Microbrewery with 50% retail sales, Parking Variation**

PC#: **PC #14-023 – Round 2**

Date: **January 14, 2020**

General Comments:

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

Sam –

1. As previously indicated an elevator with an interior cab size of not less than 60 inches by 85 inches is required, and shall accommodate an ambulance stretcher in its horizontal, open position.

2. Provide a means of egress plan. Egress shall be to the public way.

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

Fire Safety Division

Date: 1/14/2020 P.C. Number: 14-023 Round 2

Project Name: LUV for a Microbrewery

Project Location: 19 N. Hickory

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Provide an egress plan showing occupant loads and proposed paths of egress. Egress paths must be clear and unobstructed. Acceptable means of egress must exit onto a public way. The rear exit appears to show egress exiting into a courtyard, this is not a public way and the path of egress, if this is to remain, must meet the travel distance to the public way.

2. The proposed lift is not acceptable. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, provided the cab size shall be not less than 60 inches by 85 inches, to accommodate an ambulance stretcher in its horizontal, open position; and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame.

3. Proper egress shall be provided from the exterior assembly area to a public way.

Date 01-14-20 Reviewed By: _____

Fire Safety Supervisor

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DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 2

22. The petitioner did not response to Comment No. 11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

23. The petitioner did not respond to Comment No. 12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
Prime Meridian:	Greenwich
Angular Unit:	Degree

24. The petitioner's response to Comment No. 13 is noted. The revised site plan shows the existing gravel parking lot will be reconstructed in concrete which may trigger additional code requirements such as stormwater detention.
    a) A Permit Determination Letter from the Metropolitan Water Reclamation District (MWRD) shall be provided.
    b) A civil site plan shall be provided showing existing and proposed elevations and any necessary drainage impovements.

25. The petitioner's response to Comment No. 15 is noted. Provide a photometric lighting diagram indicating lighting intensities. Also provide the associated catalog cuts for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

26. The petitioner shall contact the Industrial Waste Division of the MWRD for User Charge or Sewage and Waste Control Ordinance (SWCO) requirements that may apply to a microbrewery.

Traffic:

27. The petitioner's response to Comment No. 17 is noted. Per comment no. 20, show the easement access on the Plat of Survey or Engineering Site Plan and provide the recorded document number.

28. The petitioner's response to Comment No. 18 is acceptable.

29. The petitioner's response to Comment No. 19 is not acceptable. The parking survey does not accurately account for the demand by the Park District, local businesses and seasonal times of the year. The petitioner's proposal to provide valet parking on Friday and Saturday nights utilizing the commuter train station parking lot is also not acceptable.

30. The petitioner's response to Comment No. 20 is noted. The easement access to the east shall be shown on the Plat of Survey or the Engineering Site Plan and provide the recorded document number.

31. The petitioner did not provide a response to Comment No. 21. Per Comment No. 28, the petitioner's proposal to provide valet parking on Friday and Saturday nights is not acceptable.

1/22/2020

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 14-023

Project Name Arlington Beer Company

Project Location 19 N. Hickory

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date January 16, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Beer Company – 19 N Hickory
Land Use Variation

Round 2 Review Comments **01/20/2020**

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1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further.
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

A. O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hood #557
Supervisor's Signature

Memorandum

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Sam Hubbard, Development Planner

From: Terese Biskner, Environmental Officer

CC: James McCalister, Director of Health and Human Services

Date: 1/22/2020

Re: Arlington Beer Company #14-023

Please note the following comments:

The Tap House would be considered a low risk facility per the Illinois Department of Public Health Code and would be inspected once a year by this Department and would need to be built according to the food service plan review requirements attached.

The attached open air dining requirements must be met if the Tap House would like to utilize open air dining by opening the garage door located in the front of the building.

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

Food Service Plan Review Requirements

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

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

1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).

2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.

3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.

4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.

5. Sinks. Sinks that are mandatory to be installed include:

- three compartment sink with integral drain boards
- mop/utility sink
- hand sink in preparation areas (including bars) and dish areas (more than one may be required)
- food prep sink (depending on type of operation)

Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.

6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.

7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.

8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

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

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

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

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

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

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

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

Installation Standards for Food Service Equipment

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

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

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

Other Considerations

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

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

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

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

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

Village of Arlington Heights
Open Air Dining – Minimum Requirements

The Village of Arlington Heights will permit open air dining in approved restaurant establishments subject to submittal of detailed plans and specifications in accordance with the following requirements:

1. An Air Curtain is required to be installed at the top of windows proposed to be open. Manufacturer specifications on the best and quietest model must be provided for review and approval by the Health Department. The Air Curtain must provide sufficient air flow to prevent entry of pests into the establishment.
2. The number of windows permitted to be open shall be pre-established and subject to approval by the Village.
3. Open Air windows shall not be allowed at grade level. A minimum 2 foot high knee wall must be provided. Window opening from top of knee wall to top of window shall be approximately 6 feet in height.
4. The Air Curtain must be on when windows/doors are open – and must be accomplished via automatic switching.
5. Kitchen must be completely enclosed with walls and doors e.g. no open kitchen concept. The establishment must be pre wired to allow for easy installation of an air curtain at the kitchen doors should such installation become necessary in the future in order to prevent entry of pests.
6. Open food prep areas such as a Sushi bar need not be enclosed but shall have an enclosure to protect the food when food prep in not in progress.
7. Monthly pest control service is required by a licensed pest control company.
8. Other measures will be required by the Village if the air curtains are ineffective and pest control becomes a continuous problem.
9. No construction may begin without submitting detailed Building Permit Plans and Specifications and subject to receipt of an approved Building Permit.

As with all Building and Health Code requirements if the above measures are ineffective and other measures to prevent pests within the establishment are not taken, citations will be issued.

November 3, 2016

Plan Commission Accessibility Review

Address:	Arlington Beer Company 19 N. Hickory Avenue LUV for a Microbrewery with 50% retail sales, Parking Variation
	P.C. #14-023 Round 2
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	January 21, 2020
Re:	Illinois Accessibility Code (IAC), Effective October 23, 2018 https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

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1. Illinois Accessibility Code Section 202.3 Where existing elements or spaces are altered, each altered element or space shall comply with the applicable requirements of IAC Chapter 2.

2. IAC Section 206.2 requires at least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

   A. Should the platform lift be permitted it shall comply with IAC Section 410 Platform Lifts.

3. Doors, Doorways and Gates that are part of an accessible route shall comply with IAC Section 404.

4. Minimum Maneuvering Clearances at Doors shall comply with IAC Section 404.2.4, Table 404.2.4.1, and Figure 404.2.4.1(a-k).

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DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

January 22, 2020

REVIEW ROUND 2

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

24. The responses to comments 9, 10, 13-15, 17, and 20 are acceptable.

25. Based on the revisions to the plans, following approvals are required:
    a. **Land Use Variation to allow a Brewery within an R-7 District with a retail portion at 50% of the total floor area where a retail portion is limited to 10% of the total floor area.**
    b. **Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.**
    c. **Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 59 spaces to 0 spaces.**
    d. **Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.**
    e. **Variation to Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.**

26. Per comment #8 on the previous review, an Early Review with the Village Board occurred in March of 2019. The primary concern expressed during the Early Review related to parking, and to a lesser extent the size of the tap room. The newly proposed valet parking agreement and revisions to the plans do not adequately address these concerns, and staff notes that the extent of the taproom has increased (based on new information provided within the submittal) and the extent of outdoor usage also increased. In order to address the parking concerns expressed by the Village Board, please respond to the following:
    a. Have you explored parking arrangements with any of the neighboring property owners (Kensington School, bowling alley, etc.)? If yes, do you have any agreements in place for additional parking? Neighboring lots could be a close-by solution for convenient valet parking.

27. The response to comment #11 was incomplete. Will there be any vehicles stored on site that are necessary for the operations that are conducted on the premises?

28. The response to comment #12 is noted. Please note that the maximum allowable height for a fence is 6' (even for a dumpster enclosure). Please either request a variation (as noted in 25d above), or revise the dumpster enclosure height to be no taller than 6'.

Site Related:

29. The response to #16 is noted. As noted above, maximum fence heights are restricted to 6' tall. Please provide a formal response to each of the four approval criteria for this variation, which approval criteria is summarized at the end of these comments.

30. No response was provided to comment #18. Please provide a response to this comment. What are expected delivery/loading times and will delivery/loading vehicles access the interior of the site? Will any other vehicles access the interior of the site (employee parking, food trucks, etc.)? The locations where loading and vehicle parking will occur should be indicated on the site plan.

31. The response to #19 is noted. Please show the proposed bike parking space on the plans.

Building Related:

32. The response to comment #21 is noted. Based on the newly provided square footage, the percentage of the retail area has increased to 50%. Should it be helpful, we can schedule a meeting to sit down and go over the plans so you can understand how we've arrived at this figure.

Parking Related:

33. The response to comment #22 is not acceptable. No new parking survey was provided within the resubmittal. If a new parking survey was completed, please provide this survey. Additionally, please confirm if there were any events happening at the Knights of Columbus facility during the times when the survey from January 2019 was conducted. Finally, please note what events were occurring during the time when any new survey was conducted (both Knights of Columbus and Park District events).

34. No response was provided to comment #24. Please provide a response to the comment: Parking for employees/loading should be provided at the rear of the site. Please note that the construction of this paved area must comply with all engineering requirements. If onsite parking is provided, handicap parking spaces must be provided per any applicable Illinois Accessibility Code regulations.

New comments based on revisions to the plans:

35. The floor plan and site plan show different locations for the proposed chair lift. Please revise the plans so that they are consistent and accurately show which side of the deck the chairlift is proposed (should the chair lift be allowable by the Building Department).

36. The proposed chimney requires a height variation as noted in 25e above. Please provide justification for this variation per the criteria below. Justification must individually address each criterion. Will the exterior fireplace be gas or wood burning?

37. A variation is required for the proposed 12' wall along the northern property line. To justify this variation, please provide a response to the variation approval criteria as shown below. Will there be exterior speakers for the outdoor TV's?

38. The existing AC unit at the southwestern corner of the building appears to conflict with some of the proposed landscaping in this area.

39. Please note that given the number of exterior lights proposed, compliance with the illumination restrictions may be problematic. Please provide a photometric plan depicting the proposed illumination levels.

Variation Approval Criteria (response to each criterion must be provided for each newly identified variation as noted above):

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Prepared by: 

Arlington Beer Company
19 N. Hickory
PC #14-023
January 14, 2020

Landscape Comments

1) Please note that when the property to the south is developed, the petitioner is required to install a six foot high solid fence.

Round 2 Comment responses

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building and Life Safety Department:

#1...Elevator comment no longer applicable.

#2...Egress Plan: See Attachment labeled Plan Commission Set

Fire Safety Division:

#1...See Attachment : Plan Commission Set

#2...Elevator car sizing is no longer applicable.

#3..See Attachment: Plan Commission Set

Document titled Plan Commission PC 14-023:

#22... States that the petitioner did not respond to comment #11 (From Round 1)

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

#23...States that the petitioner did not respond to comment #12 (From Round 1)

- Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East.
- Response: The petitioner acknowledges that final engineering plans shall be georeferenced by using State Plane Coordinate System-Illinois East

#24 (a) Response.....A Permit Determination Letter from the Metropolitan Water Reclamation District has been provided.

-

#24 (b) Civil Site Plan

- Response....A Civil Site Plan has been provided that shows existing and proposed elevations and any necessary drainage improvements.

#25...Photometric Lighting Diagram

- Response...A Photometric Lighting Diagram has been provided.
- Response for Catalogue cuts for building mounted fixtures are attached.

#26...Contacting Industrial Waste Division of the MWRD regarding SWCO requirements that may apply to a microbrewery.

- It is my understanding that you have already resolved this issue with the Industrial Waste Division.

#27...Refers to comment 20 from Review #1 and has to do with the easement on the east side.

- Please see attached updated TOPO

#28...Previous response is acceptable.

#29...We have a long term lease for 3 N. Hickory and have vetted the spot to our Valet service who states we could fit 25 cars in the lot if needed. That leaves 27 spaces needed which would be available on Douglas, Hickory or Miner Street.

#30...See attached updated TOPO.

#31...Parking will be available we have a long term lease for 3 N. Hickory and have vetted the spot to our Valet service who states we could fit 25 cars in the lot if needed. That leaves 27 spaces needed which would be available on Douglas, Hickory or Miner Street.

Planning and Community Development Review:

- States the previous responses that are acceptable.
- Lists the variations that are being put forward.
- #26... Parking will be available we have a long term lease for 3 N. Hickory and have vetted the spot to our Valet service who states we could fit 25 cars in the lot if needed. That leaves 27 spaces needed which would be available on Douglas, Hickory or Miner Street
- #27...Vehicles will not be stored on site.
- #28...States the maximum fence height of 6'. Response....a fence height variation is requested.
- #29...Must provide responses for the approval criteria for the fence variation.
- #30...Delivery activities to the premises will be between the hours of 8am-3pm , M-F. Deliveries will be made via small box trucks and vans. Deliveries from the premises will be also made M-F 8am-3pm via a delivery van. All ingoing and outgoing deliveries will be done via the rear of the property.
- #31...Bike Parking Response....Bike parking has been added to the site plan.
- #32...We continue to ask for a variance regarding the percentage of retail space allowed.
- #33... Parking will be available we have a long term lease for 3 N. Hickory and have vetted the spot to our Valet service who states we could fit 25 cars in the lot if needed. That leaves 27 spaces needed which would be available on Douglas, Hickory or Miner Street
- #34... Employees will park
- #35... Chair lift which has been deleted.
- #36...A variation for the chimney height should be requested as it should be 3' above the flat roof of the brewery. Selecting a gas fired fireplace will be the smoother path forward.
- #37...A variation for the 12' wall should be requested. Must answer questions about exterior speakers for the tv's.
- #38...Existing A/c unit. Response...the A/c unit will be relocated slightly to avoid special conflicts.
- #39...Discusses illumination restrictions...Response...A photometric diagram has been provided.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Arlington Beer Company – Land Use Variation for a Microbrewery with 50% retail sales, Parking Variation

PC#: PC #14-023 – Round 3

Date: August 3, 2020

General Comments:

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

Sam –

An interpretation was received from Felicia Burton, Accessibility Specialist with the Capital Development Board, which indicates vertical access is required unless it can demonstrated that the cost of supplying vertical access to the primary function area exceeds 20 percent of the cost of the overall alteration. Per Section 202.4 of the 2018 Illinois Accessibility Code.

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DEVELOPMENT DEPARTMENT

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

Fire Safety Division

Date: 7/27/2020 P.C. Number: 14-023 Round 3

Project Name: LUV for a Microbrewery

Project Location: 19 N. Hickory

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Provide a life safety plan showing how egress from the back door leads to the exterior assembly area which is gated. Indicate how egress will be maintained (occupant loading egress and closures proposed) that will comply with the code requirement to egress to a public way. See below for additional information.

   Egress courts serving as a portion of the exit discharge in the means of egress system shall comply with the following requirements:

   The required capacity of egress courts shall be determined as specified in Section 1005.1, but the minimum width shall be not less than 44 inches. The required capacity and width of egress courts shall be unobstructed to a height of 7 feet. Sec 1028.4.1 2018 IFC

   The width of the egress court shall be not less than the required capacity.

   Where an egress court serving a building or portion thereof is less than 10 feet in width, the egress court walls shall have not less than 1-hour fire-resistance-rated construction for a distance of 10 feet above the floor of the egress court. Openings within such walls shall be protected by opening protectives having a fire protection rating of not less than 3/4 hour. Sec 1028.4.2 2018 IFC

   The exit discharge shall provide a direct and unobstructed a public way. Sec 1028.5 IFC

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date 07-27-20 Reviewed By: _____
Fire Safety Supervisor

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: August 10, 2020
Subject: 19 N Hickory P.C. #14-023 Round 2

With regard the proposed Parking Variation, PW has the following comments:

1) A new water meter and RPZ will be required. They will be sized to match the incoming line. Please provide plumbing plans.
2) Change the note on Plan Page A2 that reflects the "existing water meter to remain", to "replace the existing water meter".

Please note these comments are the same as Round 2, they were not addressed.

C. file

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 3

32. The petitioner's response to Comment No. 22 and 23 are acceptable.

33. The petitioner's response to Comment No. 24 is noted. The following additional comments can be addressed at final engineering:

    a. A permit from the Metropolitan Water Reclamation District (MWRD) is required.
    b. A manhole shall be installed over the proposed storm sewer connection.
    c. The concrete pavement shall be repaired to Village standards.
    d. Provide invert elevations.

34. The petitioner's response to Comment No. 25 is acceptable.

35. The petitioner's response to Comment No. 26 is noted. Per the MWRD determination letter, an MWRD permit is required. This can be addressed at final engineering.

Traffic:

36. The petitioner's response to Comment No. 27 and 30 is acceptable.

37. The petitioner's response to Comment No. 29 is not acceptable.

    a. The lease provided is scheduled to end in early 2022 with an option to continue to the lease until the beginning of 2027. Provide documentation that shows intent to continue to lease 3 N Hickory, for the purposes of parking, beyond 2022 and 2027. Should the lease end on either of these dates, provide information on how the loss of off-street parking be addressed.
    b. The lease states the purpose is only for a micro-brewing business, and having valet parking may violate the terms of the lease. Provide written consent from the Lessor that this space may be used for valet parking.
    c. The property at 3 N Hickory has approximately 3,700 sq ft of open space (~79'x47') with a perimeter fence with sliding gate entrance approximately 15' wide. Provide exhibit showing how 25 cars can be staged in this lot. Staging the maximum amount of cars in this lot assumes customers take full advantage of the valet service.
    d. If site alterations at 3 N Hickory are required in order to park the maximum amount of cars, provide written consent from the Lessor. The prior parking survey was done in January and does not fully capture parking operations in this area during warmer weather months. Provide an updated parking study.

38. The petitioner'a response to Comment No. 31 is noted. Provide information on the hours and days the valet service will operate.

8/4/2020

Michael L. Pagones, P.E. Date
Village Engineer

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AUG 04 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Health & Human Services Department

Memorandum

To: Sam Hubbard, Development Planner

From: Sean Freres, Environmental Health Officer

CC: James McCalister, Health & Human Services Director

Date: July 28, 2020

Re: PC# 14-023, Arlington Beer Company, 19 N. Hickory Ave. Round 3

- Plans submitted for building permit must comply with the attached Food Service Plan Review Requirements.
- Plans submitted for building permit must comply with the attached Open Air Dining – Minimum Requirements.
- See the attached accessibility comments.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Food Service Plan Review Requirements

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

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

1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).

2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.

3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.

4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.

5. Sinks. Sinks that are mandatory to be installed include:

- three compartment sink with integral drain boards
- mop/utility sink
- hand sink in preparation areas (including bars) and dish areas (more than one may be required)
- food prep sink (depending on type of operation)

Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.

6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.

7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.

8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

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

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

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

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

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

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

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

Installation Standards for Food Service Equipment

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

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

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

Other Considerations

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

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

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

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

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

Village of Arlington Heights
Open Air Dining – Minimum Requirements

The Village of Arlington Heights will permit open air dining in approved restaurant establishments subject to submittal of detailed plans and specifications in accordance with the following requirements:

1. An Air Curtain is required to be installed at the top of windows proposed to be open. Manufacturer specifications on the best and quietest model must be provided for review and approval by the Health Department. The Air Curtain must provide sufficient air flow to prevent entry of pests into the establishment.
2. The number of windows permitted to be open shall be pre-established and subject to approval by the Village.
3. Open Air windows shall not be allowed at grade level. A minimum 2 foot high knee wall must be provided. Window opening from top of knee wall to top of window shall be approximately 6 feet in height.
4. The Air Curtain must be on when windows/doors are open – and must be accomplished via automatic switching.
5. Kitchen must be completely enclosed with walls and doors e.g. no open kitchen concept. The establishment must be pre wired to allow for easy installation of an air curtain at the kitchen doors should such installation become necessary in the future in order to prevent entry of pests.
6. Open food prep areas such as a Sushi bar need not be enclosed but shall have an enclosure to protect the food when food prep in not in progress.
7. Monthly pest control service is required by a licensed pest control company.
8. Other measures will be required by the Village if the air curtains are ineffective and pest control becomes a continuous problem.
9. No construction may begin without submitting detailed Building Permit Plans and Specifications and subject to receipt of an approved Building Permit.

As with all Building and Health Code requirements if the above measures are ineffective and other measures to prevent pests within the establishment are not taken, citations will be issued.

November 3, 2016

Plan Commission Accessibility Review

Address:	Arlington Beer Company 19 N. Hickory Avenue LUV for a Microbrewery with 50% retail sales, Parking Variation
	P.C. #14-023 Round 3
Submitted to:	Sam Hubbard, Planning & Community Development
Submitted by:	David Robb, Disability Services Coordinator (847) 368-5793
Date:	July 28, 2020
Re:	Illinois Accessibility Code (IAC), Effective October 23, 2018 https://www2.illinois.gov/cdb/announcements/2018/Pages/New-Illinois-Accessibility-Code.aspx

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Sheet A2 Second Floor – Conference/Private Party Room

1. The removal of the platform lift as a component of the accessible route for vertical access to the 2nd Floor Conference/Private Party Room does not comply with IAC Section 206.2.2 Within a Site, which states: "At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site."

2. Please be advised on the specific accessibility requirements of IAC Section 410 Platform Lifts, Sections 410.1 thru 410.6.

3. Doors, Doorways and Gates that are part of an accessible route shall comply with IAC Section 404.

4. Minimum Maneuvering Clearances at Doors shall comply with IAC Section 404.2.4, Table 404.2.4.1, and Figure 404.2.4.1(a-k).

Planning & Community Development Dept. Review

August 6, 2020

REVIEW ROUND 3

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

40. The responses to comments 24, 27, 30-32, and 38 are acceptable.

41. The response to comment #25 is noted. Based on the revisions to the plans, the following approvals are required:
    a. **Land Use Variation to allow a Brewery within an R-7 District with a retail portion at 50% of the total floor area where a retail portion is limited to 10% of the total floor area.**
    b. **Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.**
    c. **Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.**
    d. **Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.**
    e. **Variation to Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.**

42. The response to comment #26 is noted. However, the response did not answer the question. Has Arlington Beer Company approached any of the surrounding neighbors to explore possible shared parking arrangements? Please provide details of the outcome of any such discussions.

    Your response on valet parking at the 3 N. Hickory property is noted. Please provide the following:

    a) A copy of the contract with the proposed valet company.
    b) A dimensioned site plan showing how 25 cars can be parked on the site.
    c) The rear parking area of 3 N. Hickory is occupied with a significant amount of material storage. Will these items be moved to accommodate for the cars?
    d) Description of how 3 N. Hickory is used (what business is located there and what do they do?). How many employees work out of that property and what are the hour of operation for the business located there?
    e) The lease for 3 N. Hickory does not appear allow valet parking. Please provide verification from the landlord that this is allowed.
    f) It is noted that the lease expires in 2022 with options to continue thru 2027. Is your intention to re-new the lease at the end of 2022? Do you have any contingency plan for what could happen if the lease is not renewed beyond 2027?

43. The response to comment #28 is noted. Based on the revised submittal, the necessary fence variations are outlined in #41d above. As previously requested, please provide a response to each of the four Variation Approval Criteria as outlined at the end of this document, with regards to the fence variation. Additionally, please clarify what material the dumpster enclosure will be constructed of.

44. The response to #29 is incomplete. Please provide the required justification as outlined in comment #43 above.

45. The response to #33 does not address the question. Was another parking survey conducted subsequent to the survey from January of 2019? If so, please provide the results of that survey and provide details on when the survey was conducted and what events were occurring at the Knights of Columbus and any Park District events during said survey.

46. The response to comment #34 is incomplete. It is noted that there appears to be an approx. 15' x 30' paved area at the rear of the site that could be used for loading and/or temporary employee parking if necessary. However, please respond to the question and clarify where employees will park?

47. The response to comment #35 is noted. However, per the Building Department and Disability Coordinator's review, the IAC requires accessible access to the 2nd floor. You may wish to discuss with the Building Dept. and Disabilities Coordinator if converting the 2nd floor space to storage space, which would not be accessible to the public, may exempt you from the IAC requirement. Using the 2nd floor as storage would decrease the percentage of "taproom" retail sales floor area and would also decrease the extent of the required parking variation.

48. The response to comment #36 is incomplete. Please provide a response to the necessary variation approval criteria the 17' tall chimney height (see #41e above), as per the criteria identified below.

49. The response to comment #37 is incomplete. Please provide justification for the 12' wall (fence) variation as outlined in #43 above. Please clarify if the TV's will have outdoor speakers.

50. The response to comment #39 is noted. Please confirm that all values along the eastern property line, which abuts multi-family residential zoning, does not exceed .2 foot candles. The nearest reading level closest to the eastern property lines shows 1.3 foot candles, which exceeds code requirements. To ensure that this side of the site can conform to code requirements, please eliminate the "uplight" adjacent to the tree by the dumpster enclosure and revise the photometric plan to ensure that illumination levels along the eastern property line will not exceed .2 foot candles.

Variation Approval Criteria (response to each criterion must be provided for each newly identified variation as noted above):

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Prepared by: 

Response to Round 3 Comments:

RECEIVED
APR 07 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building and Life Safety:

The cost of vertical access exceeds 20% of the costs of the overall alteration as defined by the state of Illinois Chapter 1 106.5 (see attached supporting documentation)

Fire Safety Division:

Please see attachment LS-6

Village Engineer:

37. Please see attached draft parking agreement which will be signed into effect once all approvals are obtained. The Park District Board voted unanimously to pass this agreement at their February 23rd Board Meeting.

Health and Human Services:

Plans that will be submitted for permit will comply with Food Service Plan and Open Air Requirements

Accessibility Review:

The cost of the vertical access exceeds 20% of the cost of the overall alteration (see attached supporting documentation). Cost of alteration does not exceed $200,000 and the cost of the Lift is $41,340 plus concrete pad and electrical which would be an additional $10,000.

See attached variance requests

Planning and Community Development Review:

Please see attached supporting documentation to address #41, #42, #43, #44

#45: Please see attached parking contract.

#46: We will have employees park on Douglas Street

#47: The lift exceeds the cost of 20% of alteration of the project therefore the lift is excluded.

#48: See attached variance

#49: See attached variance and the TV will only have the speakers that are embedded in the TV's

#50: See attached photometric plan

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Arlington Beer Company – Land Use Variation for a Microbrewery with 50% retail sales, Parking Variation

PC#: PC #14-023 – Round 4

Date: April 14, 2021

General Comments:

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

Sam –

The applicant has demonstrated that the cost of providing access to the 2nd floor exceeds 20% of the cost of the renovation and therefore, the lift is no longer required.

The Round 4 submittal shows occupancy load calculations for both the first floor and second floor. However, the calculations are incorrect.

- The first floor shall use an occupant load factor of 15/net square feet per person, and the floor area of the tables and chairs shall not be included in the square footage.
- The second floor shall be classified as an Assembly space and use the same occupant load factor of 15/net square feet per person.

The second-floor area shall have attic access on each side of the space where the headroom is more than 30 inches.

I have no objection to the request for the Land Use Variation and Parking Variation.

The items above are for information only and will be part of the formal plan review for the interior alteration of the spaces.

RECEIVED
APR 19 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Review

Date: 4/14/2021 P.C. Number: 14-023 Round 4

Project Name: Arlington Beer Company

Project Location: 19 N Hickory

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. Confirm that the means of egress under the stairs has a height of not less than 7'6" per Sec. 1003.2 IFC.
2. Confirm that proposed egress will handle cumulative occupant load per Sec. 1004 IFC.
3. Provide occupant egress plan showing compliance with Sec. 1007.1.1 IFC.

Date 4-14-21 Reviewed By: _____

Fire Safety Supervisor

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 4

39. The petitioner did not provide a response to Comments 33, 35 and 38.

Traffic:

40. The petitioner's response to Comment No. 37 is not acceptable. The proposed parking agreement with the Park District does not address the issues previously raised regarding parking, an exhibit was not provided indicating what Park District parking would be designated for employees and customers, and information was not provided as to how customers will be made aware of where parking is designated for this site. An updated parking study is also required.

4/21/21

Michael L. Pagones, P.E. Date
Village Engineer

Plan Commission Accessibility Review

Address: Arlington Beer Company
19 N. Hickory Avenue
LUV for a Microbrewery with 50% retail sales, Parking Variation

P.C. #14-023 Round 4

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: April 16, 2021

Re: Illinois Accessibility Code (IAC), Effective October 23, 2018

The second floor Party Room, as a primary function area, requires an accessible path of travel to the area unless the cost of alterations to provide the accessible route exceeds 20% of the total cost of alterations. per IAC Section 202.4.

Petitioner's Response to Round 3 Comments states: "...Cost of alteration does not exceed $200,000 and the cost of the Lift is $41,240 plus..." This amount is $4540 more than the DME Elevator & Lifts submittal dated August 16, 2020 of $36,700 to furnish and install the Symmetry Vertical Platform Lift Enclosure Extending 80" above top landing with Roof."

A more detailed explanation of costs may be required at Permit to justify the exception.

Planning & Community Development Dept. Review

April 20, 2021

REVIEW ROUND 4

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

51. The responses to comments #40, 41, 43, 44, and 46-50 are acceptable.

52. There was no response to comment #42. Staff notes that valet parking at 3 N. Hickory is no longer proposed.

53. There was no direct response to comment #45. It appears that no survey of available street parking has been done since January 2019.

54. Staff has concerns with the offsite parking agreement doesn't appear to meet the comments from the Village Board as outlined during their Early Review of the project in 2019. The expiration of the parking agreement in 2022 does not represent a long-term solution to potential parking issues.

Prepared by: _____

Round 4 Responses:

Fire and Safety:

1. Confirmed the egress under the stairs is greater than 7'6' per Sec 1003.2IFC
2. Confirmed that the proposed egress will handle cumulative occupant load of 15/net square foot per person.
3. Agreed to and will provide occupant egress plan compliant with Sec. 1007.1.1 IFC

Disability Services Coordinator:

We will provide a more detailed explanation of costs at permitting if required.

Building and Life Safety Department:

All comments noted

Engineering:

#33 and 35: Noted to be addressed at final engineering

#38 Valet Parking services will not be required

#40: Parking study attached: Two days were spent documenting cars parked on both Douglas and Hickory.

Of note, petitioner has been to the site numerous times over the past year, on both weekdays and weekends, all times of the day and night, and on both Hickory and Douglas ample parking spaces have been available.

Customers will be informed about the available parking spots via our website and social media sites. We will also have parking signage available in the tap room.

The parking lot north of the baseball field is the lot identified for use for brewery customers. The Park District has additional parking available for their customers.

Regarding the lightening and snow plowing of the path between Douglas and Hickory please advise who currently owns the path as per the PD they do not. Once this is determined further discussion can take place per the direction of the Village.

We have verbally agreed to a 3 year contract with the PD for parking which they will take to the Board on 6/8/21 for approval. There will also be an option to renew if needed after the 3yr contract is complete.

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 5

41. The petitioner's response to Comment No. 40 is noted.

a) The on-street parking survey is not sufficient to evaluate the impact on parking in the neighborhood. Village staff has conducted counts at various times and noted the following number of vehicles parked on Hickory Ave:

- May 14, 2021 at 2:30 pm — 38 vehicles, 1 semi
- May 18, 2021 at 8 am — 36 vehicles
- May 19, 2021 at 11:30 am — 42 vehicles

The parking survey provided for Monday, May 3, 2021 indicated that the highest number of vehicles parking on Hickory Ave was 10 vehicles between noon and 12:30 pm. The parking survey does not appear to accurately reflect the number of vehicles parking on Hickory Ave during the week day.

Village staff also assessed the parking available on a week day after 5 pm. Available on-street parking on Hickory did not appear to be an issue during evening hours on the day assessed; however, the petitioner has not provided sufficient information to evaluate the parking availability when the Knights of Columbus and/or Park District also have events scheduled.

b) Per internal correspondence with the Planning Department, for patrons to park in the Park District parking lot on Douglas Ave, the most immediate access is the path between Douglas Ave and Hickory Ave, south of the small ball diamond. It does not appear that this path is lit and it is unknown if it is maintained during winter months. Pedestrian access from the Park District parking lot could be an issue during evenings and winter months. Regarding ownership of this path, the Public Works Engineering Division does not have additional information on ownership.

c) Although the petitioner has verbally agreed to a 3-year contract with the Park District and has stated that patrons would be made aware of the parking arrangement via their website and social media sites, the Engineering Division reiterates their concern that the issues previously raised regarding parking have not been addressed.

5/20/21

Michael L. Pagones, P.E. — Date
Village Engineer

Planning & Community Development Dept. Review

May 26, 2021

REVIEW ROUND 5

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

51. The floorplans show a peak occupancy of 136 persons for the indoor area (accuracy of occupant calculation must be verified by Building Department), and staff has calculated peak occupancy for the outdoor areas to be approx. 101 persons (based on parking projections). This translates to a total peak occupancy of 237 persons. Does the Arlington Beer Company anticipate occupant load to reach these peaks? If not, what does the Arlington Beer Company anticipate peak occupant load being (for both indoor and outdoor areas) during peak times?

52. Staff continues to have concerns with the offsite parking agreement in that it has a 3-year expiration and does not represent a long-term solution to potential parking issues. Sufficient evidence documenting the availability of parking within the Park District parking lot during times when there are events at the park, and the availability of on-street parking when there are both events at the park and events at the American Legion and/or Knights of Columbus facilities, has not been provided. At this time, staff cannot conclude that there is sufficient available on-street parking and/or parking within the Park District parking lot to accommodate for peak parking demand generated by the proposed facility.

Prepared by: 

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Sam Hubbard, Development Planner, Planning and Community Development**

From: **Deb Pierce, Plan Reviewer, Building & Life Safety Department**

Subject: **Arlington Beer Company – Land Use Variation for a Microbrewery with 50% retail sales, Parking Variation**

PC#: **PC #14-023 (Comments based on Occupant load provided)**

Date: **May 28, 2021**

General Comments:

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

Sam –

The latest drawings provided show two restrooms in the main building with a toilet and lavatory in each restroom.

The Illinois Plumbing Code requires the minimum number of plumbing fixtures based on the occupant load (136/2 = 68 men/women) separate men's and women's restrooms before any gender-neutral restrooms are allowed.

Based on the 68 men/women the men's room will require a toilet, urinal and lavatory, and the women's restroom will require two toilets and one lavatory.

If food is being served on the second floor above brew house, separate men's and women's restroom would be required as well.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Arlington Beer Company
PC Number: 14-023
Location: 19 N. Hickory

Requested Action:

1. A Land Use Variation to allow a Brewery with a retail portion at 50% of the total floor area where a retail portion is limited to 10% of the total floor area.
2. Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.
3. Variation to Chapter 28, Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.
4. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall open fence with an 8' tall decorative gate and 12' tall decorative element in a side yard, a 12' tall solid fence in the rear yard, and a 7' tall solid fence in a rear yard (rear fence/gate and dumpster enclosure), all proposed where the maximum permitted fence height is 6' tall.
5. Variation to Chapter 28, Section 6.5-6, to allow the proposed exterior chimney on the rear accessory building to be 17' where code limits the maximum height of accessory structures to 15'.

	Date	# of Business Days or Months
Initial Meeting with Petitioner	10/15/14	
Plat and Subdivision Committee Meeting	10/22/14	5 days
Awaiting Petitioner PC Application	01/02/15	46 days
PC Application Submittal Date	01/02/15	-
1st Round Department Comments	01/22/15	13 days
Petitioner's meets w/Village to discuss 1st Round Comments	03/04/15	29 days
2nd Meeting w/Village to discuss liquor license issues	03/19/15	11 days
3rd Meeting w/Village to discuss 1st Round comments	04/23/15	25 days
Petitioner puts project on hold to address 1st Round issues	05/08/15	11 days
Petitioner reaches out to move forward with project	12/05/16	19 months
Petitioner provides response to 1st Round Comments	02/15/17	48 days
Project is put on hold until new Liquor License classification is approved	04/18/17	44 days

Village adopts Liquor License classification for Breweries w/Taprooms and Zoning Code amendments to allow Breweries w/Taprooms	06/18/18	14 months
Petitioner provides revised plans	01/28/19	6 months
Petitioner holds Neighborhood Meeting	02/21/19	-
2nd Round Department Review Comments	02/25/19	20 days
Early Review w/Village Board	03/19/19	-
Petitioner Response to 2nd Round Comments	01/07/20	10.5 months
3rd Round Department Review Comments	01/22/20	10 days
Petitioner Response to 3rd Round Comments	07/22/20	6 months
4th Round Department Review Comments	08/07/20	12 days
Petitioner Response to 4th Round Comments	04/07/21	8 months
5th Round Department Review Comments	04/21/21	10 days
Petitioner Response to 5th Round Comments	05/11/21	14 days
6th Round Department Review Comments	05/26/21	11 days
PC Hearing	06/09/21	9 days
Village Board	07/21/21	29 days

From: John Clarkson [redacted]
Sent: Friday, June 25, 2021 9:25 AM
To: Hayes, Thomas [redacted]; Baldino, Richard [redacted]>; Bertucci, James [redacted]>; Canty, Mary Beth [redacted]>; Grasse, Nicolle [redacted]>; LaBedz, Robin [redacted]>; Scaletta, John [redacted]>; Schwingbeck, Tom [redacted]>; Tinaglia, Jim [redacted]>
Subject: Objections to proposed brewery on N Hickory Ave

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Honorable Mayor and Village Trustees:

We are writing to urge you to deny the proposal for the operation of a brewery and tap room at N. Hickory Avenue. We are residents of an 11-unit rowhome community located on Hickory across from the Recreation Park soccer field. Our property is approximately 100 yards from the brewery site. Our objections are as follows:

1. HISTORY: Our RowHomes were completed 12 years ago. Since then, a number of positive events have happened in the neighborhood. These include Mariano's, Kensington Day School, the departure of the Dana Products factory, and the development of condominiums and single-family homes in the Arlington Marketplace subdivision to the immediate east of the brewery site (20 feet). Also significant was the establishment of a TIF district and zoning revisions to reflect future residential use.

2. ALCOHOL CONSUMPTION: If approved this will be the third establishment in our small neighborhood serving alcoholic beverages. The VFW is one block to the west of our RowHomes and the KC is less than one block to the south and the vast majority of their patrons drive into our neighborhood, as will also be the case with the brewery.

3. PARKING and TRAFFIC: During week days there are 20-30 cars parked just on the north half of the Hickory block. The biggest users are Jeff's Auto Repair and Heller Lumber, with occasional train commuters. This intensifies when KC rents out it's building to classroom activity like bartender school. By mid-afternoon, traffic and parking needs increase as parents bring their children to soccer or baseball practice. The games on Saturdays generate many more cars. The largest weekend user (by far) is KC which rents out to weddings and other parties on Friday and Saturday nights. These ongoing events take up the entire block and beyond.

4. BREWERY: This is not a compatible use for our neighborhood and it conflicts with the revised zoning plan. The site is too close to residential dwellings and a soccer/baseball field used regularly by small children (within 100 feet). It will bring more car traffic with few places to park. Breweries regularly hold "special events" generating even more traffic. Where will the food trucks park? Their business model also includes selling "take-out" beer in 32 oz cans called crowlers, but no special pick-up area for cars is possible here. Will

there be loud music playing in the outdoor area? During fermentation a brewery emits a pungent aroma, and pumps out C02.

CONCLUSION: As mentioned, our neighborhood has made significant progress. It is a joy to see couples, families, and young mothers with strollers on our sidewalks, and park. Our future looks promising, as new home owners, comforted by the revised zoning continue to invest into the neighborhood. However, approving this proposal takes us a step backward and sets a precedent for the future which implies that “anything goes”.

John Clarkson, President
Hickory Rowhomes HOA
[redacted]

Ben Caputo, Treasurer
Hickory Rowhomes HOA
[redacted]

Village Board
7/21/2021

Item: Tailchasers - 213 S. Arlington Heights Rd - PC#21-013

Department: Planning & Community Development

Requested Action

1. Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House and adjust the conditions of approval.

Variations Required

None.

Recommendation

A public hearing was held by the Plan Commission on June 9, 2021 where Commissioner Jensen moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#21-013, an Amendment to Land Use Variation Ordinances 16-013 and 10-027, to allow the petitioner for Tailchasers to assume the Land Use Variation that was issued to Arlington Dog House and to reduce the parking variation as granted in Ordinance #10-027 to allow a 12-space parking deficit as opposed to a 14-space parking deficit, and subject to the following conditions:

1. Ordinance 10-027 shall be amended to remove condition #1 in Section Three, and condition #6 in Section Three shall be amended to allow hours of operation between 9:00am-4:00pm on Saturday and Sunday.

2. Ordinance 16-013 shall be amended to remove condition #1 in Section Two.

3. Unless modified as part of application PC 21-013, all existing conditions of approval from ordinances 16-013 and 10-027 shall remain in effect.

4. An internal traffic flow and parking study by a certified traffic engineer shall be done as expeditiously as possible and before going to the Village Board for

further consideration.

5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Jensen, Green, Cherwin, Ennes, Lorenzini, Sigalos, and Acting Chair Warskow voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report - Updated 6-8-21	Board or Commission Report
PC Minutes 6/9/21 - DRAFT	Minutes
Aerial	Exhibits
Project Narrative	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Supplemental Traffic Circulation & Traffic Study	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
PC Timeline Tracker	Exhibits
Public Comment	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

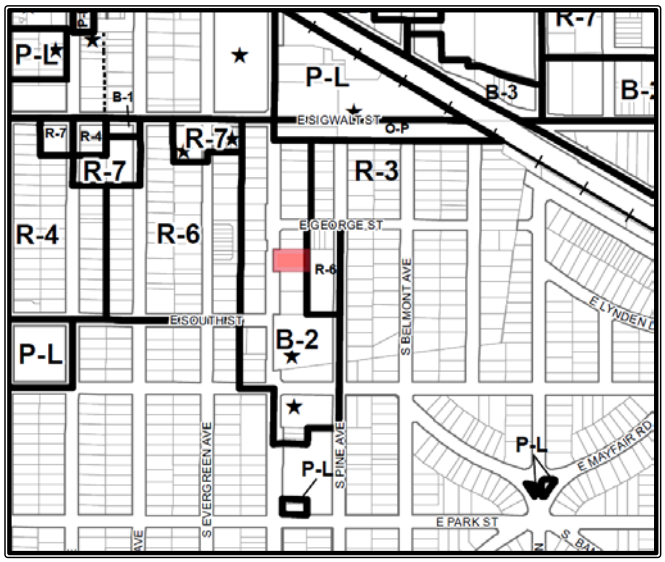
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 21-013*
***Project Title**: Tailchasers LUV Assumption*
***Address**: 213 S. Arlington Heights Rd.*
***PIN**: 03-32-108-008*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: June 9, 2021*
Date Prepared**: June 4, 2021 – **Updated June 8, 2021

***Petitioner**: Randa Clark*
***Address**: 10 Hillside Drive*
Lake Barrington, IL 60010

***Existing Zoning**: B-2: General Business District*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2, General Business District	Multi-tenant Commercial Building	Commercial
South	B-2, General Business District	Enterprise rent-a-car	Commercial
East	R-6, Multi-Family Dwelling District	Multi-Family-Apartments	Moderate Density Multi-Family
West	B-2, General Business District	Francessca's Restaurant	Commercial

Requested Action:

1. Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House and adjust the conditions of approval.

Variations Required:

1. None.

Project Background:

The subject site is approximately 17,750 square feet in size and occupied by a two-tenant commercial building with a total floor area of 6,632 square feet. Current tenants within the building include Grand Frame (1,750 square feet) and the Arlington Dog House, which leases 4,882 square feet but only occupies 3,132 square feet. A Land Use Variation was granted in 2010 via Ordinance #10-027 to allow the 3,132 square foot Arlington Dog House facility on the subject property, which is classified as a commercial kennel and not listed as a permitted or special use in the B-2 District. The Land Use Variation was amended in 2016 via Ordinance #16-013, to allow a small expansion to the Arlington Dog House to yield a total of 4,882 square feet. As part of the 2010 approval, the Land Use Variation was restricted to the Arlington Dog House only.

The 2016 amendment was to allow a small expansion of the Arlington Dog House into a vacant unit next door. However, the petitioner never fully occupied this space and left it mostly vacant to prevent another tenant from leasing it, which could have created parking issues given the small size of the parking lot at the rear of the property. The existing zoning entitlements limit the overall number of dogs during the day to no more than 45, and no more than 25 dogs are allowed for overnight boarding. Since opening in 2010, staff is unaware of any complaints from the residential neighbors regarding this business.

Tailchasers is the petitioner and currently operates Tailchasers Barrington Pet Resort located in Lake Barrington. The Arlington Dog House is vacating the site and the landlord has identified a new commercial kennel (Tailchasers) to lease the space upon the departure of the Arlington Dog House. This would be the first Arlington Heights "Tailchasers" location. The facility would have a maximum of four employees onsite at any one time and would offer doggy daycare, overnight dog boarding, training, grooming, and retail sales of dog related products. Hours of operation would be 6:30am-6:30pm on Monday–Friday, and 9:00am-4:00pm on Saturday/Sunday.

Zoning and Comprehensive Plan

As mentioned above, the commercial kennel use, which is not permitted in the B-2 District, was previously approved for a land use variation in 2010 (subsequently amended in 2016 to allow an expansion). Similar to the Arlington Dog House, Tailchasers has agreed to lease the vacant space next door, which would prevent an additional tenant from locating in that unit and potentially creating a parking deficit. In sum, Tailchasers would lease a total of 4,882 square feet of floor area, leaving approximately 1,750 square feet vacant while occupying the remaining 3,132 square feet.

A condition of the prior approval ordinances restricts the land use variation to the Arlington Dog House operator only, and therefore the petitioner will need to amend the previously approved land use variation to remove this restriction. The petitioner will be required to conform to all other restrictions from the prior approvals, such as the prohibition of any exterior dog runs or walking area, and the limitation of 45 dogs maximum for daycare and 25 dogs maximum for overnight care. The petitioner has reviewed all prior conditions of approval and agreed to abide by the existing conditions, with exception to one minor modification as noted below.

The existing zoning approvals restrict the hours of operation to between 8:00am and 3:00pm on Saturday, and between 3:00pm and 5:00pm on Sunday. Because the petitioner is proposing to stay open until 4:00pm on Saturday and open at 9:00am on Sunday, the previous restriction must be adjusted. The Staff Development Committee does not take issue with the requested modification to the hours of operation. It should also be noted that the petitioner will not be walking dogs through the neighborhood while they are in the custody of Tailchasers; all dog recreation and exercise will take place within the facility.

The Comprehensive Plan designates this site as "Commercial", which is the appropriate designation for the proposed use. The Staff Development Committee is supportive of this application.

Conceptual Plan Review Committee:

On April 28, 2021, the petitioners appeared before the Conceptual Plan Review Committee (CPRC) for a preliminary review of their request to assume the underlying land use variation. The CPRC was very supportive of the project. The only questions they had related to parking and pick-up/drop-off, and they felt that updated parking surveys were not necessary since the proposed use was going to be identical to the existing use. The meeting minutes are attached.

Building, Site, Landscaping:

The subject property shares ingress/egress to Arlington Heights Road with the property to the south, which is owned by the same landlord and is currently used/leased as an Enterprise rental car facility. No changes to the subject property have been proposed as part of Tailchasers occupancy. Staff has evaluated the existing onsite screen/buffer to the east, which consists of a wood fence, and verified that it is in acceptable condition. No additional landscaping or screening is recommended.

The petitioner has indicated that only minor changes to the interior of the building are proposed, such as painting and removal the rubber flooring for replacement with epoxy to provide better sanitation. All work must comply with applicable building code requirements and it shall be the petitioners responsibility to verify if the proposed work will require a building permit (including any new signage). No Design Commission review is required since no exterior modifications have been proposed.

Traffic and Parking:

Per code, a traffic and parking study is required for land use variations and amendments located on land abutting a major arterial that includes over 5,000 square feet of floor area. Accordingly, at 4,882 square feet, no formal traffic and parking study from a Certified Traffic Engineer is required for Tailchasers. Staff notes that the building includes a full basement, which is auxiliary to the primary ground floor space and not generally open to the public. While the basement space is considered non-conforming, there is no change or expansion of that space proposed as part of this petition. Therefore, the space will continue as a non-conforming. The Staff Development Committee does not believe that the basement space has an impact on parking given the space is ancillary and used mostly as storage.

When Arlington Dog House obtained their initial zoning approvals in 2010, a variation to allow the existing onsite parking was granted and a full traffic and parking study was done at that time. Additionally, when the land use variation was amended in 2016 to permit the expansion to the Arlington Dog House, seven days of parking counts were conducted on the property, which showed peak usage at that time of nine spaces (site has nine spaces). However, the existing cross access and parking with the property to the south allows for usage of that parking area, which area was not included in the 2016 parking survey. The proposed business would not change the code required parking and the previously granted variation would still stand, which variation allowed a 14-space deficit on the subject property relative to code requirements (current proposed deficit is 12 spaces). The parking requirements for the site are shown below:

Use	Square footage	Parking Ratio	Parking Required
Tailchasers	4,882	1 space / 300 SF	16
Grand Frame	1,750	1 space / 300 SF	6
Total	6,632		22
Total Provided			10
Surplus / (Deficit)			(12)*

Adjacent Retail Center Parking			
Use	Square footage	Parking Ratio	Parking Required
Enterprise Office	2,000	1 space / 300 SF	7
Rental Vehicles	12	1 space / vehicle	12
Total Required			19
Total Provided			19
Surplus / (Deficit)			0

* Variation granted in 2010 via Ord. 10-027 allows for an up to 14 space parking deficit.

On Friday afternoon, June 4, the Village was made aware of a complaint relative to a parking shortage on the subject property. Staff has since been to the site to observe parking demand and the results of these preliminary observations are attached as **Exhibit 1**. In sum, staff has yet to observe a parking shortage on the site, but will continue to monitor the parking lot during peak times to verify if a parking shortage exists. In addition, the petitioner will be observing the parking over the next two days to provide additional data on parking usage. The original complaint has been included in the packet to the Plan Commission.

The change in business ownership/operator does not kick in bike parking requirements.

RECOMMENDATION

The Staff Development Committee (SDC) has reviewed the proposed amendment to Land Use Variation ordinances 16-013 and 10-027 to allow the petitioner to assume the land use variation that was issued to Arlington Dog House and to reduce the parking variation as granted in Ordinance #10-027 to allow a 12-space parking deficit as opposed to a 14-space parking deficit, and recommends **APPROVAL** of the application subject to resolution of the following:

1. Ordinance 10-027 shall be amended to remove condition #1 in Section Three, and condition #6 in Section Three shall be amended to allow hours of operation between 9:00am-4:00pm on Saturday and Sunday.
2. Ordinance 16-013 shall be amended to remove condition #1 in Section Two.
3. Unless modified as part of application PC 21-013, all existing conditions of approval from ordinances 16-013 and 10-027 shall remain in effect.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ June 4, 2021 ***– Updated June 8, 2021***

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

EXHIBIT 1 – PARKING SURVEY

	Vacant Spaces on Subject Property	Occupied Spaces on Subject Property	Percentage Occupied		Vacant Spaces on Enterprise Site	Occupied Spaces on Enterprise Lot	Percentage Occupied
Friday, June 4 4:30pm	5	4	44%		10	9	47%
Monday, June 7 4:40pm	8	1*	11%		12	7	37%
Monday, June 7 4:40pm	8	1	11%		12	7	37%
Tuesday, June 8 8:00am	8	1	11%		10	9	47%

*1 car observed parked alongside of the Arlington Dog House awaiting a pet to be brought out from facility

PLAN
_____
_____
_____

COMMISSION

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

RE: TAILCHASERS - 213 SOUTH ARLINGTON HEIGHTS ROAD - PC #21-013
AMENDMENT TO LAND USE VARIATION ORDINANCES 16-013 AND 10-027

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting held virtually which permits the public to fully participate via the computers or using their phones, on the 9th day of June, 2021 at the hour of 9:31 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
BRUCE GREEN
TERRY ENNES
LYNN JENSEN
JAY CHERWIN
JOHN SIGALOS
JOE LORENZINI

ALSO PRESENT:

SAM HUBBARD, Development Planner
BILL ENRIGHT, Assistant Deputy Director
HART PASSMAN, Village Attorney

DRAFT

ACTING CHAIRPERSON WARSKOW: All right, so now we can move on to the second petition, PC #21-013, Tailchasers, at 213 South Arlington Heights Road.

COMMISSIONER ENNES: Gee, are we still going to have Mr. Passman here? That was helpful.

ACTING CHAIRPERSON WARSKOW: Very.

MR. PASSMAN: I'll be here. I'll turn my camera off, but I'll stick around. So, I'm happy to help and thank you on that.

ACTING CHAIRPERSON WARSKOW: Thank you.

MR. HUBBARD: So, I am bringing in the Petitioner for Tailchasers, Matt and Randa Clark. Matt and Randa, you can now unmute yourself and activate your camera. If there's anyone else that will be testifying in front of the Commission relative to this matter, would they also raise their hand and I can bring them in on the Petitioner's side?

ACTING CHAIRPERSON WARSKOW: While you're doing that, Sam, can I ask if all public notices were given for this petition? You're on mute.

MR. HUBBARD: Yes, they were.

I see only Matt and Randa Clark on the Petitioner's side, so we do have the complete side here on Zoom.

ACTING CHAIRPERSON WARSKOW: Okay, Matt and Randa, can I ask you to swear that you will tell the truth on all matters discussed during the public hearing this evening? I think you're on mute, or I couldn't hear you. Still can't hear you.

MR. HUBBARD: If you connect to audio, you enable connection to audio on the bottom left-hand corner, does it say connect to audio?

You know, you could dial in on the phone and we could allow you to connect that way if you have the phone connection and you can speak from your telephone. I can enable the presentation for you on my end and we can work around it that way while you try and figure out the technical difficulties.

COMMISSIONER JENSEN: Sam, can't they just go into settings and pick connect audio? I mean, I'm looking at my settings and it says there's an option for disconnect audio since I'm connected.

MR. HUBBARD: Yes, I mean, usually they are connected. It's always automatically done it, so if there's a way to do it --

MR. CLARK: Can you hear me now?

MR. HUBBARD: Yes.

ACTING CHAIRPERSON WARSKOW: Yes. Now we can hear you.

MR. CLARK: All right. Sorry.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, go ahead and start your presentation then.

MRS. CLARK: Sam has our presentation.

MR. CLARK: Yes, Sam, do you have it? We can run it from here, too, as well.

ACTING CHAIRPERSON WARSKOW: Yes, Sam is on mute.

MRS. CLARK: Yes, he's muted.

MR. CLARK: Okay, we'll share our screen then.

MRS. CLARK: No, I don't know if we can share our screen.

MR. HUBBARD: So, yes, it's usually easiest when the Petitioner is able to share the screen because you can control the slides as you're talking rather than having to wait on me. But if you're unable to do so, I can certainly on my end.

MR. CLARK: We'll get it. Thank you so much for your time.

ACTING CHAIRPERSON WARSKOW: Usually there's a menu that pops up if you're hovering your mouse over the bottom section of the Zoom.

MR. CLARK: I'm sorry, can you hear that?

ACTING CHAIRPERSON WARSKOW: I don't know if you're connecting from a browser or actual Zoom meeting, but if you hover your mouse over the bottom of the window, does a menu options pop up?

MR. CLARK: Yes.

ACTING CHAIRPERSON WARSKOW: Okay, is one of them share screen?

MR. CLARK: It is, yes.

ACTING CHAIRPERSON WARSKOW: Okay, do that and then select which screen you would like to share.

MR. HUBBARD: You know, if you're just going to do the video and you're not going to have --

MRS. CLARK: Yes, that's all we're going to do, Sam.

MR. CLARK: We've got it. Are you ready? Here we go.

(Video played for a few seconds.)

COMMISSIONER LORENZINI: I lost audio.

ACTING CHAIRPERSON WARSKOW: Yes, I'm not hearing it any longer. Matt and Randa, you're on mute again, so maybe you accidentally muted yourself. So, that's not why --

MRS. CLARK: Have Sam play it because they're just hearing it from here.

MR. CLARK: Yes.

MRS. CLARK: Sam, can you play the one that we sent you please?

MR. CLARK: Yes, Sam, are you able to play?

MRS. CLARK: Yes, we don't need to talk over it. We included the audio on it to make it easier.

MR. CLARK: We thought it was working. Our apologies.

ACTING CHAIRPERSON WARSKOW: No, no problem.

MR. HUBBARD: All right, so do you want me to share your slideshow or the video?

MR. CLARK: The video please.

MRS. CLARK: The video, yes.

MR. HUBBARD: Yes, we've had problems --

ACTING CHAIRPERSON WARSKOW: Oh, you went on to mute.

MR. HUBBARD: Sorry. We've had problems with videos in the past occasionally, but let me give you a try. Hold on.

MRS. CLARK: I've got this --

ACTING CHAIRPERSON WARSKOW: I'm not hearing it. I'm still not hearing it. I don't know if anybody else is.

MR. HUBBARD: Okay, so you are seeing it, but you're not hearing it?

DRAFT

MRS. CLARK: Yes, it was muting you as you turned it on it seems like.
MR. CLARK: It was muting us as well. So, we might have to --
MR. HUBBARD: All right, yes, I don't think our volume is working on video.
MRS. CLARK: Do you want to share screen and do that?
MR. CLARK: We had a presentation that we can just talk over. Our apologies. We thought we had it all prepared for you. Give us just a moment. We'll share the screen.
ACTING CHAIRPERSON WARSKOW: Yes, absolutely.
MR. CLARK: Are we sharing screen now?
ACTING CHAIRPERSON WARSKOW: Yes.
MRS. CLARK: All right, I'm going to read it.

Tailchasers Pet Care is proud to have been a part of Arlington Heights since 2004. We were active members of the Chamber of Commerce and a local BNI chapter and participated in many community events including the Main Event. We continue to support the local pet rescue groups and community organizations with their fund raisers and volunteer opportunities, and we own and moderate the Arlington Heights Dog Lovers Community page on Facebook.

We have made several appearances at local schools to teach children about careers in the pet industry and how to interact safely with pets. We have weekly obedience classes at Pet Supplies Plus in Arlington Heights for several years and at Loving Care Animal Hospital based in Palatine.

We have a loyal client base and are recommended by many local veterinarians and local pet businesses as reflected in our reviews on Yelp, Google, Facebook and Angie's List. We purchased Barrington Pet Resort in September of 2018 and have gained valuable experience managing dog play groups and maintaining sanitation and safety for our employees and the pets in our care.

In November of 2020, we purchased the franchise Pet Wants Arlington Heights that provide fresh, small pet food and healthy treats, chews, and spa products with free home delivery to Arlington Heights residents, and we are a current vendor in the 2021 Arlington Heights Farmers Market.

Tailchasers Arlington Dog Resort is excited to offer dog daycare, training, boarding, spa services, and pet supplies to the families of Arlington Heights. Our revolutionary dog day school program incorporates training and range of activities in our dog daycare structured to enhance the lives of dogs in our care and help improve the relationship between the dogs and their owners at home. We have been testing and tweaking the dog day school model at Barrington Pet Resort for two years and are ready to bring a higher-level dog daycare experience to the people of Arlington Heights.

Our floor plan includes four separate play areas that each hold 10 dogs. The dogs will be rotated between playtime and regimen nap time and training during their day with a max capacity of 45 dogs during daycare hours. There will be a receptionist, two enrichment counselors, and one manager during each shift. Our floor plan places the playtime and training play groups in the front of the building facing Arlington Heights Road to make sure all noise will be facing away from the residents within the area. Our enrichment and nap time rooms are placed in the middle of the building so any noise from those two rooms will be dampened by the break room, hallway, and restroom. All walking and potty breaks will happen

inside the building. All play areas will have epoxy flooring for easy sanitation and we use Wysiwash to eliminate odors.

We plan to keep the current operating hours of 6:30 a.m. to 6:30 p.m. on weekdays to accommodate customers who travel to work by train, and our weekend hours will be 9:00 a.m. to 4:00 p.m. to serve dogs who need care while their pet parents enjoy time with family or attend church services. Dog owners will be able to pull up to the drive-through entrance and a team member will retrieve their dogs from their car. Our canine guests will be walked inside directly to the indoor potty area and then escorted to their assigned group of friends for the day. When the owners pull up to the drive-through door at the end of the day, our team will bring the pup to the pet parent's car. An occasional customer may choose to park and walk their dog in when a new dog is coming in for behavior evaluation, but that customer will not need to park for more than 15 minutes to walk their dog in the back entrance from the parking lot.

We have been running our dog day school program at Barrington Pet Resort for two years in addition to the 68-suite boarding operation and full grooming salon with only four parking spots without customers having to wait for a parking spot. Our peak times for drop-off and pickup are between 7:00 and 9:00 a.m. and 4:00 to 6:00 p.m. Our overnight guests will enjoy our dog day school program during the day as well as dinner time with additional playtime and a potty break before bed. A team member will give our guest time to enjoy breakfast before their playmates arrive for the day. One of our team members will spend the night with a pup staying in Arlington Dog Resort and our overnight services will be limited to 25 dogs.

Arlington Dog Resort will also offer grooming services including baths, nail trims and de-shedding service to dogs enrolled in our dog day school program and as well as dog training services added onto their stay. Our retail area will include fresh, small pet food, healthy treats, chews, and natural small products.

Tailchasers Pet Care has been providing the highest level of pet care to Arlington Heights since 2004, and we just won the 2021 Daily Herald's Reader's Choice Top Pick in four categories: daycare, pet boarding, dog training, and pet grooming. Randa brings 21 years experience as a dog trainer, and Matt brings 25 years experience in marketing, sales, and customer service. We pride ourselves in providing the highest level of care, staff training, and an outstanding customer experience.

We are excited to finally move into a brick and mortar location in the Arlington Heights area where Tailchasers began to continue chasing a better world one tail at a time.

ACTING CHAIRPERSON WARSKOW: Thank you very much for the presentation.

MRS. CLARK: Sorry, it wasn't the one we planned.

ACTING CHAIRPERSON WARSKOW: That's okay.

COMMISSIONER GREEN: You did a great job anyway.

ACTING CHAIRPERSON WARSKOW: You can do a personal approach, and yes, I agree with Commissioner Green, you did a wonderful job. Have you had a chance to read the Staff report and do you agree to all the conditions in that report?

MRS. CLARK: Yes, we do.

ACTING CHAIRPERSON WARSKOW: Okay, Sam, would you like to give

the Staff report?

MR. HUBBARD: Absolutely.

So, the subject property is about 17,750 square feet in size. It's occupied by a two-tenant commercial building of about 6,500 square feet. The current tenants in that building include Grand Frame, about 1,750 square feet on the first floor, and Arlington Dog House which leases approximately 4,900 square feet of space, but only occupies approximately 3,100 square feet of space. There was a land use variation granted in 2010 to the Arlington Dog House to allow them to occupy that 3,100 square-foot space because the dog house facility is classified as a commercial kennel, and commercial kennels are not allowed in the B-2 district where the subject property is located.

In 2016, the land use variation was amended to allow a small expansion to the dog house that would yield a total floor area of approximately 4,900 square feet. As part of the 2010 original land use variation approval, the land use variation was restricted to the Arlington Dog House only. The 2016 amendment to allow that small expansion into a vacant unit next door was approved, but the petitioner never fully occupied that space and left it mostly vacant as the previous tenant there was a karate studio and had generated a lot of parking demand at peak times that coincided with the parking demands for the Arlington Dog House. So, in order to prevent another tenant from leasing it, they secured the lease which ameliorated the parking problem that existed.

The existing zoning entitlements limit the overall number of dogs during the day to no more than 45 and 25 overnight. Since opening in 2010, Staff is not aware of any complaints about the existing facility on the subject property coming from residential neighbors regarding the operations of the existing kennel.

So, Tailchasers is the current Petitioner and they operate Tailchasers in Barrington as you've heard. They want to locate to this site because Arlington Dog House is vacating. The landlord has identified Tailchasers as their new tenant and they've signed a lease for both of the spaces that Arlington Dog House had previously had a lease for, both the 3,100 square-foot space and then the smaller auxiliary addition bringing their total leased area to that approximately 4,900 square-foot size.

Hours of operation for the Tailchasers will be 6:30 a.m. to 6:30 p.m. on Monday through Friday, and 9:30 a.m. to 4:00 p.m. on Saturdays and Sundays.

Because of the original condition that restricted the land use variation to Arlington Dog House, the Petitioner is requesting an amendment to the land use variation to remove that restriction. Additionally, there were some restrictions on the hours of operation for Arlington Dog House. The hours of operation for Tailchasers is slightly different only over the weekends where they're open a little bit earlier than the hours for the current Arlington Dog House.

Here is the site plan showing the site. Let me activate my laser for you here. So, you can see, here is the subject property. It shares a drive aisle with the neighboring property to the south which is also owned by the property owner and landlord of the subject property.

As part of this process, Staff evaluated the on-site screening and buffer to the east which consists of wood fence, and we've found that it is in acceptable condition and is not in need of any improvement. So, we're not recommending any additional landscaping as part of this project.

Here's the floor plan for Tailchasers. The Petitioner has indicated that there are only going to be minor changes to the interior of the building such as painting and removal of the rubber flooring for the epoxy to provide for better sanitation. All work is going to be required to conform to the Building Code and it will be the Petitioner's responsibility to determine if any of the work does require a building permit. There is no exterior change proposed to the site, so no Design Commission review is required, and any new signage will need to conform to code requirements.

So, this brings me to traffic and parking. Parking is also the key issue with this project. Per code, a traffic and parking study is required for land use variations and amendments that are over 5,000 square feet of floor area, so this particular development did not require a formal traffic and parking study. I would note that there is a full basement inside of the building which is auxiliary to the primary ground floor space and it's not generally open to the public. That basement space is considered non-conforming, but there's no change or expansion of that space proposed as part of this petition, and therefore, that space will continue as non-conforming relative to parking requirements. The Staff Development Committee does not believe that this basement space has an impact on parking given that it's, you know, mostly ancillary and used primarily as storage although there is a portion that's used as a workshop for the Grand Frame tenant.

When the Arlington Dog House obtained their initial zoning approvals in 2010, a variation was granted to allow the existing on-site parking as is, which allowed for a 14-space parking deficit on the property. There was a full traffic study submitted at that time, and then when there was an amendment in 2016 to allow for the expansion, there were seven days of parking counts submitted which showed peak usage of nine spaces out of the nine spaces that exist on the subject property. So, it was experiencing peak usage back in 2016 according to the parking survey back then, although I would note that parking survey did not include the neighboring property just to the south which is also owned by the property owner. So, that's this site here which is rented to Enterprise Rent-A-Car. The property owner that owns both sites established in 2010 a shared parking agreement that allowed the tenants from the subject property to park on the Enterprise spaces should there be any vacant spaces there.

So, getting back to parking, there is a deficit relative to code requirements. It's a 12-space deficit. The variation granted in 2010 allowed a 14-space deficit, so the current parking deficit conforms to the previous variation. However, on Friday afternoon last week, the Village was made aware of a complaint relative to a parking shortage on the subject property. Since then we've been out to the site on a few occasions to observe what type of parking occupancy exists during peak times for the facility. Based on our limited observations on Friday of last week and then again on Monday and Tuesday and Wednesday morning, this morning, we did not observe a parking shortage on the site. We also asked the Petitioner to do their own parking survey during similar times and they found, you know, similar vacancies as reflected in the survey from Staff. So, you know, we don't see evidence of a parking shortage at this time based on our limited surveys, so we're not necessarily super concerned of a parking shortage.

I would note I have heard from a few of the customers from the Arlington Dog House, and I'm happy to read in their comments to the public record. They do make the case that there is a parking shortage on the site. I think from our observations, you know, the solution is to continue to reinforce the shared parking that exists on the property to the

south. None of the surveys that we've seen have indicated that the Enterprise lot is occupied during peak times for the kennel. So, if shared parking can be used, then that should help any parking shortage on the actual subject property.

That being said, we are recommending approval of the application subject to three conditions. First condition allows the Petitioner to assume the special use and alter the, I'm sorry, the land use variation and alter the hours of operation, and the remaining conditions just state that the Petitioner will need to comply with all of the other conditions of approval from the previous ordinances.

I'm going to conclude my Staff report at this point. Happy to answer any questions. When we do open the floor for public comment, I would like the opportunity to read in five e-mails that I've received about this petition. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, thank you, Sam. I know I have to make a motion, or ask someone to make a motion to put the Staff report into the public record, but I just want to make sure, are we supposed to be making a motion to extend the meeting? Is it at 10:00 o'clock or 11:00 o'clock? Where do we need to make the motion?

MR. HUBBARD: I believe it's 10:00 o'clock.

ACTING CHAIRPERSON WARSKOW: I mean, it's 9:57 right now, so I don't know what happens.

COMMISSIONER CHERWIN: This is Jay, I move to extend the meeting for a half hour, to 10:30.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

Do we need a roll call vote for that, Sam?

MR. HUBBARD: To stay on the up and up, I think we should.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

Okay, now that we're extended until 10:30, can I have a motion to enter the Staff report into the public record?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON WARSKOW: Okay, can we have roll call for that, please?

MR. HUBBARD: Commissioner Green.

DRAFT

COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER LORENZINI: You're muted.
MR. HUBBARD: Commissioner Ennes, I think you're muted.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.

All right, so we will start off with initial questions from Commissioners.

Does any Commissioner wish to make a comment or ask questions? Anyone?

COMMISSIONER LORENZINI: I have a quick question. So, is the cost going to be the same as the Arlington Dog House, or what are your costs going to be for the boarding and night boarding?

MRS. CLARK: The price for the dogs, is that what you're asking?
COMMISSIONER LORENZINI: Yes.
MRS. CLARK: It's $44 for day school if you just come for the day, and then the 10 package, 10 times a month, I think it's $40. Then 20 times a month is $38.
COMMISSIONER LORENZINI: When do you expect to start operation?
MRS. CLARK: August 1st.
COMMISSIONER LORENZINI: Okay, thank you.
ACTING CHAIRPERSON WARSKOW: Any other Commissioners with questions?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, seeing none, Sam, can we open it to the public? Is there anyone in the public with questions or comments?

MR. HUBBARD: I do see three hands raised. I'm going to allow a phone number to speak first. I do have someone that's called in over the phone. If they would like to state their name for the record and provide public comment, they're able to unmute themselves.

I'm seeing they're having technical difficulties. I'm going to lower their hand, I'm going to ask them if they would like to make a comment, again please dial *9. Otherwise, I'm going to move on to our next individual that wishes to speak.

Okay, I do see their hand raised again. I'm going to --

ACTING CHAIRPERSON WARSKOW: Press *9 on the phone in order to be able to make your comment.

MR. HUBBARD: So, they need to unmute themselves over the phone. Zoom should be -- there you go.

ACTING CHAIRPERSON WARSKOW: There we go.

QUESTIONS FROM AUDIENCE

MR. LEERS: Hi, Sam. This is Mark, the current owner of Arlington Dog House.

MR. HUBBARD: Thank you. Can you state your name, first and last name, and spell it for the court reporter, and provide your public comment.

MR. LEERS: Sure. My name is Mark Leers. I am the current owner of Arlington Dog House, 213 South Arlington Heights Road in Arlington Heights.

So, I just want to make it clear that I am leaving 213 due specifically to the parking issue. We have had several incidents, accidents over the last few years. That facility is a danger to the dogs, people, cars coming in. I'm sure there's comment that Sam has received from customers about, you know, actual accidents that have happened in the last couple of months. Due to that fact, we decided not to re-lease our facility and we are vacating at the end of June for the fact that when something does happen, that we are not part of that.

So, in short, that is the main reason why we're leaving our facility that we've been in for 11 years. It was a hard decision to do, but we decided that we cannot be around here when an accident or an injury happens to a person, dog or car in the near future. So, that's my comment on the situation.

COMMISSIONER JENSEN: Mark, are you the owner of the facility or are you just leasing?

MR. LEERS: I am the owner of Arlington Dog House.

COMMISSIONER JENSEN: And the property? I'm talking about the property where you have it.

MR. LEERS: The property is owned by Top Deck Property, I lease it.

COMMISSIONER JENSEN: Okay.

ACTING CHAIRPERSON WARSKOW: Hey, Mark, did you offer the, you know, drive-up service where someone would come out and get the dog? Or were you requiring your customers to park and walk their dogs into the facility?

MR. LEERS: Oh, no. I mean, we offered our doggie drive-through service since we've opened back in 2010. There are approximately 40 percent of the people use that currently, but it still does not lessen the parking problems that we've been having in our lot, you know.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

MR. LEERS: Sure.

MR. HUBBARD: Okay, I'm going to bring the next individual over. Looks like we have a Beth Heldman. You should be moving over to the panelist side here. You can now unmute yourself and activate your video if you'd like. Please state your name and spell it for the court reporter, and then you can give your comment.

MS. HELDMAN: Can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes.

MS. HELDMAN: Awesome. My name is Beth Heldman. I'm a current customer for the Barrington Pet Resort. I just wanted to let you know that it doesn't take longer

than a few minutes to drop off. So, I just wanted to share that. My experience has been that drop-off and pickup has been pretty quick.

ACTING CHAIRPERSON WARSKOW: Okay, thank you. We appreciate that input.

MR. HUBBARD: Okay, I see two telephone numbers, well, one. Let's see. I'm bringing in another telephone number to give their public comment. I can't recall if this was the current property owner's phone number or if this is a different one. But please, Zoom should be asking you to unmute so that you can give your public comment.

MR. KOI: Hello, this is Rich Koi, a former customer of Arlington Dog House. There's been two incidences that I've had, and I know, you know, I listened to the whole presentation about using spaces with Enterprise. There's two incidents I had there where, when you had the doggie drop-off, the line is stacked up with people trying to drop off their dogs and people park and run their dogs in. One instance was I did park my car in the Enterprise parking lot and went in, came out, the manager of the Enterprise was screaming and yelling at me saying that I can't park there. I was in there probably 15 minutes because he had four or five cars lined up in the line to take the dogs out.

Another instance, we had to park because I was running late for the train and it was actually my wife had to get the dog out and another dog was coming out from a night visit. Someone from Enterprise was flying in the parking lot and it almost hit my wife and the dog. So, I have two incidents, and I no longer go there because of the incidents that I had there. I had to go to a place in Palatine called Biscuits and Bows. So, those are two contentions I've had.

The service there is outstanding. Mark the owner, I think he's the owner, upstanding person, great service. But I had to go somewhere else because of safety. So, that's, I'm voicing my concerns on that.

ACTING CHAIRPERSON WARSKOW: Okay, thank you very much for your input.

MR. HUBBARD: Okay, I'm going to bring in Barbara Watts.

MS. WATTS: Hi. There we go. So, I'm a current customer of the Dog House. I'm actually a current customer of Tailchasers, too, so I guess I'm in both worlds.

I do want to call and talk about the parking situation though because I've tried the drive-through, but if you look at the map of the way the parking lot is arranged, the drive-through is not a legitimate solution for the Dog House or anyone who would be there including Tailchasers, because you can't actually do a loop to drive up and get your dog. You end up driving up, trying to go into a parking space, backing out of the parking space, then trying to drive to the drive-through window/door.

So, it's super inconvenient. It's also super dangerous. I definitely have had my dog almost hit on more than one occasion because you're walking out of that back door. People are in a rush because they're trying to get to work or they're trying to get home or wherever they are, and they speed through there very quickly. I've had Enterprise people stack multiple cars up right across that drive-through line, so then it becomes a one-car each way, trying to navigate in and out of there.

So, I love the Dog House. Mark has been great to our family. He's a great owner and takes good care of our pup which as all pet parents know is the big end game. But it is very hard to go there to deal with the parking situation. So, I will attest that when I look

at the map, and I've never seen the numbers on how many parking spaces you're supposed to have, but 10 doesn't feel like enough for that area. For sure, I don't go into the Enterprise area. They're not friendly or receptive to people going over there. Even when I did, it would be very hard to walk my dog across that many cars coming in and going at them while you try to get to and from the daycare area.

So, I just wanted to throw that out there because it is a big concern from my side.

ACTING CHAIRPERSON WARSKOW: All right, thank you very much for your comment.

MR. HUBBARD: Okay, I'm going to bring in another phone number here, 312-221-9402.

MR. NEWSOM: Hello, can everybody hear me now?

ACTING CHAIRPERSON WARSKOW: Yes. Can you state your name and spell it for the court reporter please?

MR. NEWSOM: Bill Newsom from Arlington Heights. I was a former client of Arlington Dog House, a long-time client. The parking issue was what kind of drew us away. We had some issues, ongoing issues that had happened. The one I'm talking especially, it was very tough there, and we kind of had a last straw incident that happened when we almost were struck, my dog and myself were almost struck walking out by the Enterprise people. That's what kind of ended our relationships there. It is definitely a problem that I saw. That's what caused us to no longer do business there.

ACTING CHAIRPERSON WARSKOW: Okay, thank you for your comment, sir.

MR. HUBBARD: Okay, I'm going to bring in another phone number, let's see.

COMMISSIONER GREEN: You're on mute, Sam.

MR. HUBBARD: Okay, I believe the phone number is now activated. If you'd like to give your name and spell it for the court reporter and provide your public comment?

Is the caller able to give their public comment? I see that you're unmuted on Zoom. I'm going to go ahead and put you back on the attendee side and then I'm going to lower your hand. If you would like to make a comment, I can try and bring you back in. But since we can't hear you, I'm not sure we'll be able to receive your comment. But press *9 once you're back on the attendee side and we'll raise your hand, and we'll try again if you want to give a public comment.

Okay, I'm now bringing in Matt Grana.

ACTING CHAIRPERSON WARSKOW: Are you able to unmute yourself, Mr. Grana?

MR. GRANA: Oh, okay, can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes, now we can.

MR. GRANA: Okay, thank you. My name is Matt Grana, and I am the owner of Grand Frame in Arlington Heights. I have managed the business since roughly 2005. I purchased it in 2017. As far as anything I'm hearing about parking, I have not received any type of comments from any of my clients about parking issues during the day there. The lot seems to be pretty clear.

This is really kind of the first I'm hearing anything in regards to parking issues from Mr. Leers. I have a good relationship with him as a neighbor, and we talk kind of on a regular basis through text about different things that, you know, go on on the property. So, my clients have had no issues. So, I just wanted to make that comment. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

MR. HUBBARD: Okay, I have one more individual I'm going to bring in.

Okay, the last person should be coming in. Okay, it's not showing it's working here. Is there a Dionne Pignataro? I see that you have your hand raised.

ACTING CHAIRPERSON WARSKOW: Yes, I see two entries with that name. Now we're down to one.

MR. HUBBARD: I think we now see you.

MS. PIGNATARO: Hi, can you hear me?

MR. HUBBARD: Yes.

ACTING CHAIRPERSON WARSKOW: Yes, we can.

MS. PIGNATARO: Sorry, I was having some connection issues. It kept dropping. I just wanted to say something and then also ask a question to the Tailchasers group.

I've been a customer for the Dog House since they began 10 years ago or so. I've also been a customer of the Tailchasers. Happy with both companies, so this is not about the company. It's about the safety of the parking lot.

So, I've had very similar experiences taking my dog in and out of the building as other people who have spoken. So, I don't know if it's appropriate to ask a question to Mark and Randa if they have ideas or plans for how to make it a safer environment for the people and the dogs coming out. If you park to take your dog, walk your dog in, and then you come back and walk your dog out, you are literally backing out almost into the building if you don't turn correctly. It's a very awkward space.

I think the other lady, I think her name is Barbara, mentioned about the drive-through. You actually have to go in, turn around in the space, and then try and get to the drive-through. So, it's not really a drive-through. It's a U-turn in a very tight space.

So, I guess I would ask the question, do you have plans or ideas for how to make it a safer space for your clients?

ACTING CHAIRPERSON WARSKOW: Okay, thank you, Dionne. We'll let the Petitioner address your question.

MRS. CLARK: Our understanding is that you can pull into that drive and then do a big U and exit on the other side of Enterprise. Our plan is to come out the door and take the dogs from the car with their leash and collar already on in the car and walk them into the building, having our staff walk them there.

MS. PIGNATARO: So, there wouldn't be any parking and walking in to the building? It would be all drop off?

MRS. CLARK: There's the parking spots in the back. If people chose to park in the back, they would be able to park in those spots in the back.

MR. CLARK: If they pulled up to the drive-through door on the side, they'd be able to have one of our Tailchaser's members meet them, bring their dog inside, and then they could immediately drive around Enterprise on the other side and back up onto Arlington Heights that way, Arlington Heights Road.

COMMISSIONER ENNES: Is there a turnaround in your property and the Grana property? Because the car rental place is --

MS. PIGNATARO: Right. I think I've gone through the, I've tried to go around the other side of the building, and there are signs telling you don't.

COMMISSIONER ENNES: So, is there a public access around Enterprise?

MS. PIGNATARO: So, that's actually an in, that side is like they want you to come in instead of go out. So, I mean, I think it's maybe workable, but it would have to be reworked with the Enterprise business to make sure that they --

MRS. CLARK: Yes, there is an agreement with Enterprise to use that driveway.

MR. CLARK: The landlord owns the property, so we've been working with them to try to figure out a better solution with that. We would also try to make an agreement with Enterprise to allow something like that.

MRS. CLARK: There is a current agreement with Enterprise.

COMMISSIONER ENNES: That's just really unusual for the customers of the former business, so many of them to call with this problem. Strange.

ACTING CHAIRPERSON WARSKOW: Ms. Pignataro, the way that this works is you make a comment, and then after you've made the comment, the Petitioner can address that or the Commissioners can make comments. But it's not really intended to be a back and forth question and answer discussion. So, thank you very much for your comment, and we will, you know, further discuss this.

Do we have anybody else, Sam? Was that the last?

MR. HUBBARD: I do see two more hands raised. I see the individual phone who we had trouble hearing before. I'm going to try to bring them back in. Let's see if Zoom can unmute them.

So, I brought the phone number in that ends with 7509. I have asked Zoom to ask you to unmute yourself, so you should be getting prompted on the phone on how to unmute yourself and provide your public comment.

ACTING CHAIRPERSON WARSKOW: We're not hearing you. It's indicating you're still muted.

MR. HUBBARD: All right, I'm going to bring in another individual with their hand raised. I'll keep the phone number in here if they can figure out a way to unmute themselves, then they can give their public comment. Otherwise, I do see a Karen Stephanie in who has unmuted themselves. If you would provide your name and spell it for the court reporter?

MS. STEPHANIE: Yes, my name is Karen Stephanie, K-a-r-e-n S-t-e-p-h-a-n-i-e. I've been a customer of Tailchasers and Barrington Pet Resort for a number of years. I just wanted to speak to the efficiency of the drop-off process at Barrington Pet Resort. During this time of COVID, you know, they had to change their operating procedures, and rather than owners bringing the dogs into the building, their staff members were coming outside to get them directly from the cars. They really have streamlined that process. It's very quick and very easy.

So, I just wanted to attest to how quickly the drop-off and turnaround process is that they've worked out at their other property. I have lots of confidence in them that they'll manage to do the same in the new location.

ACTING CHAIRPERSON WARSKOW: All right, thank you very much for

your comment, Ms. Stephanie.

MS. STEPHANIE: Thank you.

ACTING CHAIRPERSON WARSKOW: Looks like we have 7509.

MR. LEERS: Yes, Sam. This is Mark Leers. I was just wondering when you were going to read the e-mail comments that were sent to you today.

MR. HUBBARD: As soon as we're done with everyone here who has raised their hand. So, now that you've given your final comment, Mr. Leers, I'm going to lower your hand and I'm going to bring you back to the attendee side, and I will read the e-mails out.

COMMISSIONER JENSEN: Before you take him to the other side, I'd like to ask him a question if that's possible.

MR. LEERS: Okay.

COMMISSIONER JENSEN: My question is this. So, you leased the space for 10 years, and we have a new group of people who are going to run a very similar facility to what you have been running. Why is it that they would be able to work something out to solve this problem that has caused you to do decide you don't want to renew your lease? What were you missing that you can't find to fix and they can?

MR. LEERS: There is nothing. I mean, we've tried with the landlord, we've tried with Enterprise, and there's no resolution to the parking problem that we've had. So, like I stated before, I mean, we've been in this business for over 10 years, and that is the reason why we're leaving is the parking lot. The parking situation is unsafe for the people and the dogs, and we are not going to be a part of that here at 213 more so. Although it's hard to move to another location within Arlington Heights, we will do that. Although it's an inconvenience to our customers, it's the safest thing, and we're not going to be here when something bad happens at 213 South Arlington Heights Road.

COMMISSIONER JENSEN: Thank you, Mark. Now, a question to the Clarks. So, what is it that you're going to be able to do that they weren't able to do, and you had all of these people attest to how dangerous the situation is and how difficult it is to do it? It's hard for me as a Commissioner to understand what magic you're going to work that the other fellow who ran that facility similar to yours for 10 years was not able to stumble on the right --

MRS. CLARK: Our plan is to do a more quick process. We're also going to have a lower number of dogs there. We do have a bus service that we currently use, too. A lot of our daycare clients here at Barrington Pet Resort get picked up on the dog bus and dropped off. So, that bus would park in the back and wouldn't be clogging up the drive-through.

COMMISSIONER JENSEN: Thank you. My final question is really to Sam in this regard. Are the issues around safety in this parking, is that part of our purview for this particular petition at this point?

MR. HUBBARD: Sure. I mean, yes, you know, well, in theory, these issues were determined and deliberated and discussed back when the original, you know, approval was granted. You know, the amendment is really just to remove the restriction. However, any approval of an amendment to a land use variation still, you know, a land use variation should comply to the existing, you know, criteria for approval.

So, if the Commission believes that the existing new facility and the proposed facility under the amendment would not continue to conform to the criteria necessary for a land use variation approval, then they could deny the petition.

COMMISSIONER JENSEN: Okay, thank you.

COMMISSIONER SIGALOS: I have a question for Mark. Am I understanding that you're leaving but you are going to open another dog care facility in Arlington Heights?

MR. LEERS: Yes, that's correct. We have a couple of locations identified in the Arlington Heights area. We're expecting to kind of leave soon and then move to that location within the next few months.

COMMISSIONER SIGALOS: Okay, so basically then what you're saying is Matt and Randa Clark will be competing with you then, correct?

MR. LEERS: Well, sure. I mean, they're going to be competition, but I'm not going to be here because of the safety. We're leaving because of safety issues. We're not leaving because of the competition, we're leaving because of safety issues.

COMMISSIONER SIGALOS: Okay, thank you.

COMMISSIONER LORENZINI: A few comments if I may make. You know, kind of like where you're going to, John, this does seem unusual. I've never seen a situation like this before that I can remember.

So, Sam, you know, they've been operating there for 10 years or more. Is there any concern, have you heard any issues from the Police Department, or any issues of safety that you know of?

MR. HUBBARD: No, we did ask for police accident reports over the last year in this area. There were none on record for this intersection entering and leaving the site. There were no on-site record of reported accidents or crashes for the site over the last year.

COMMISSIONER LORENZINI: I know the site is pretty restrictive. I've been through there, but as long as the Village thinks it's okay, Sam thinks it's okay, and the Department thinks it's okay, I'm probably okay with it, too.

COMMISSIONER JENSEN: Well, Sam, I've got to ask you. If you have an accident on a private parking lot, it doesn't necessarily get reported to the police, does it?

MR. HUBBARD: Well, if they call it in, it would, yes.

COMMISSIONER JENSEN: Right, but there's no requirement to do that?

MR. HUBBARD: Right. Yes, I mean, it's, they can have --

COMMISSIONER JENSEN: So, there could be something happening and it's not reported is the only point I want to make for Joe's --

MR. HUBBARD: Yes, and I would say before we close the public comment, I do have five e-mails to read in.

COMMISSIONER CHERWIN: Sam, should we extend the meeting?

ACTING CHAIRPERSON WARSKOW: Yes, we're also at 10:29.

COMMISSIONER CHERWIN: I'll make the motion to extend the meeting to 11:00 o'clock. This is Jay.

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER GREEN: I'll second it.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
MR. HUBBARD: Okay, Chair Warskow, would you like me to read in the e-mails?
ACTING CHAIRPERSON WARSKOW: Yes, Sam, please read in the e-mails to the public record.
MR. HUBBARD: To whom it may concern: I'm not sure who I need to address this to, but I understand there is maybe a hearing to discuss the Arlington Dog House. For what it's worth, as a former long-time customer of Arlington Dog House, I just wanted to share my two cents. I have been taking my dog Cooper to Arlington Dog House since it opened back in 2010-2011 timeframe. My dog got to be so accustomed to the kind staff and people who work there that he ran in without me often and never knew I was there. It was a great facility inside. The problem, especially in the winter, piles of snow build up. There are over 80 dogs sometimes inside there and also 80 cars in and out of the parking lot, and with only one way in and out and often really no available spots. People were parking all over the place so they can quick run in and grab their dog. There is absolutely no room back there as they got more popular and got busier. It's at a point now that I don't want to take my dog there anymore because it is such a pain to get in and out. It's literally a traffic jam. Unfortunate because it is so close and the facility is great. I'm not sure if anything can be done about it but wanted to voice my concern. Thank you. Michael Steiner.
New e-mail: As a customer of Arlington Dog House at 213 South Arlington Heights Road, I wanted to make you aware of the parking issues they have. The couple of spots they do have are so close together that it's difficult to get in and out of your vehicle if another car is in the spot next to you. I worry about door dings every time I drop my dog off because they're so close together. The amount of space between the building and designated spots is so close that running into the building is a constant concern. I was told there is a planning meeting tonight and I wanted these concerns to be addressed. To any questions, feel free to contact me, Chris Layton.
E-mail number three: Hello, my name is Linda Kuda and I have been taking our dog to Arlington Dog House for many years. We and our dog love it here. Our only complaint is the parking situation. It is a very small area, dangerous for pets and people alike. I have had a few close calls and I know others who have as well. We're hoping you can help to remedy the situation. We would like to continue bringing our dog here. Thank you for your consideration. Linda and Mike Kuda.
E-mail number four: Hello, I'm sending in regards to the Arlington Dog House. I have frequented there with my dog and the parking lot is quite unsafe. You have to be hyper-vigilant to ensure your dog is safe getting in and out of the car, and it does not really accommodate much space to avoid car dings, et cetera, especially also given that it shares

space with Grand Frame. I hope there is an ask of the landlord for improvements going forward. Thanks, Allison Whitehouse, Arlington Heights resident.

E-mail number five: To whom it may concern. I'm reaching out regarding the 213 South Arlington Heights Road location where Arlington Dog House is located. I'm a longstanding customer of Arlington Dog House. The staff is amazing but the parking situation is unsafe. My family drives a Suburban and the parking lot is practically inadequate to handle a vehicle of that size. I have a routine where I park my car in the farthest spot from the building to avoid parking spots where I could practically not pull out due to how close the spots are to the building. Unfortunately, on May 6th, the landlord of the building was doing construction, left the construction dumpster/green bag which was low to the ground and overflowed into the parking lot. That green bag caused extensive damage to my car as I was pulling out of the parking lot. It was a sloppy and inconsiderate place to dump construction garbage which disrupted the customers' ability to park. I'd also like to note that I reported this to the Village and that this construction work did not have a permit. The location is not safe to have such a vibrant business with so much car, dog and foot traffic, and the landlord's overall lack of civic responsibility is to be noted. If the Arlington Dog House is leaving the location due to dangerous conditions, why would the Village allow another business of the same type to move in? Regards, Hope Towley, Arlington Heights.

That concludes all of the e-mails. I think, unless there's any more public comment, I think we should have a motion to close the public comment portion of the meeting.

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER CHERWIN: I would move to close the public comment portion.

ACTING CHAIRPERSON WARSKOW: Second? John?

COMMISSIONER SIGALOS: I'll second.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Chairman Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

Okay, do the Commissioners have any comments or questions for the Petitioner?

COMMISSIONER SIGALOS: Yes, I just wanted to ask Matt and Randa, I mean, after you've heard all these issues, I have all the faith in the world that you would run a very good dog care facility, I really do. Have you looked into other sites in Arlington Heights that

may not have this parking problem that has been raised here by a number of customers there?

MRS. CLARK: We had not because zoning is very difficult for a kennel. We were approached specifically by this particular landlord when the space became available.

COMMISSIONER SIGALOS: Well, you say that zoning is very difficult, I mean, didn't we just approve recently a Dogtopia that was in a strip center in Arlington Heights? I think they're open successfully.

COMMISSIONER JENSEN: In Southpoint, yes.

MR. HUBBARD: Yes, we did. There was a Pet Suites also approved.

COMMISSIONER SIGALOS: So, I mean, I'm just suggesting that maybe with the safety issue, and again, I have two dogs and I know what it's like to open up a car door and all of a sudden they go bolting out the door. But I'm just wondering if, while I'd love to have you stay in there to be in Arlington Heights, I mean, it would be great to have you run a dog facility here, but if you were to see something else that might be more conducive with parking and safety of the dogs, that's all I'm asking.

MRS. CLARK: We haven't really seen, I mean, we've sat out there the past few days and several days before then to see people going in and out, and we haven't ever seen there be a backup of traffic or any issues. When people pull up, they bring their dog in and then they leave, and they can drive all the way around out through Enterprise. So, we didn't really see that there's a safety issue. Plus, we're never going to have 80 dogs in there like the one the e-mail stated. Our capacity is 45, and we also have a higher price point which is a supply and demand where, I mean, we're going to have less dogs. So, it's going to be smaller play groups and less dogs in the building. So, any issues that may have happened before may have been more traffic than what we'll be seeing.

COMMISSIONER JENSEN: What is your, have you signed the lease or what's your relationship now to both the property and to the landlord? Where are you in --

MRS. CLARK: We have a signed lease and we just signed the lease for the property next door to alleviate the parking concerns.

MR. CLARK: Correct.

COMMISSIONER LORENZINI: Question. So, you're going to have less dogs than they have now, but you'll be leasing more space?

MRS. CLARK: Same amount of space.

COMMISSIONER LORENZINI: Okay, all right.

COMMISSIONER ENNES: Have you had any discussions with the Enterprise people?

MR. CLARK: I plan to.

MRS. CLARK: We haven't yet, but there is paperwork saying that it's a shared parking arrangement.

MR. CLARK: Right.

MRS. CLARK: I know that it's somewhere in our lease with the shared parking arrangement.

MR. CLARK: And I -- I'm sorry, go ahead, Commissioner.

COMMISSIONER JENSEN: I was just going to say your lease is, there's no conditional aspect to it? I mean, you've signed it? How long is your lease for?

MRS. CLARK: There is a conditional on zoning approval.

COMMISSIONER GREEN: Right.

COMMISSIONER JENSEN: Well, I am very torn personally. There's one part of me that says, the economist that says let the market reign, and that means that you open your shop and if people think that the safety issue is too great, they stop coming and you go out of business. There's a part of me that says that. There's another part of me that says as a Commissioner, I'm having trouble disregarding this massive amount of negative testimony that says the parking is dangerous, somebody is going to get hurt, a dog, a person or both. So, I am really, really torn here as to what action to take on this.

So, if I were really worried about the dollars and cents, I would say let the market tell you whether you made a good decision or not. You're making a bet. But I think we have a responsibility to safety and I'm having a lot of trouble given all of the testimony you've just heard, especially from the previous owner who had been there for 10 years.

COMMISSIONER GREEN: If I could just give you, add a comment to that, Lynn? All of the people there were complaining about parking, yet they went there for 10 years.

MRS. CLARK: Right.

COMMISSIONER JENSEN: Hope reigns eternal. I don't know what to tell you, Bruce.

COMMISSIONER GREEN: There you go. I'm just telling you, but that's my take on it. Everybody was there for 10-11 years, and now they're complaining about the parking.

COMMISSIONER JENSEN: Yes, well, many of them stopped going. I mean, they did say, hey, I used to take my dog there. Anyway, it's a tough issue, for me anyway.

COMMISSIONER ENNES: Sam, if I can ask a question? Over the years, have you heard any problem with the parking there? I mean, this is an unbelievable number of complaints. Obviously, they were aware of the meeting tonight, and a lot of complaints about the exact same thing. I'm just wondering if the Planning Department has ever heard about this. Something like this I would think might get reported to the Police Department, to the Village. It sounds like something to look into, see if it's an actual situation. Although why would all these people call if it wasn't.

MR. HUBBARD: Sure. To answer your question, Commissioner Ennes, until this application moved forward, I was not aware of any parking issues on the site. All of the departments that reviewed this, including the Police Department, did not make any comments about, you know, their knowledge of an unsafe parking situation that exists. So, I hope that answers your question.

COMMISSIONER ENNES: Was there a traffic study done the first time, or I should say vehicle movement study in the property since you got three businesses there?

MR. HUBBARD: There was when the original Dog House was approved in 2010. There was a full traffic and parking study.

COMMISSIONER JENSEN: That was 11 years ago though.

COMMISSIONER ENNES: Yes. Were there any limitations on the number of dogs they could house?

MR. HUBBARD: Yes, back when they first got their original approval, it was limited to, I believe it was 25 dogs during the day and 10 overnight. Then when they leased that space next door in 2016 and amended their approval, they increased their capacity to a maximum of 45 dogs during the day and 25 overnight.

COMMISSIONER JENSEN: So, that's not 80 dogs; we're not hearing that

they had 80 dogs.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: So, they --

MR. HUBBARD: Correct.

ACTING CHAIRPERSON WARSKOW: Well, how do we know that they didn't have 80 dogs though?

COMMISSIONER ENNES: Well, if their customers said they didn't.

ACTING CHAIRPERSON WARSKOW: I mean, is the Village going in there and doing a headcount on dogs?

MR. HUBBARD: No. Unless there's a condition of approval that requires occupancy checks of the dogs as they enter in, you know, no, we're not checking dogs.

ACTING CHAIRPERSON WARSKOW: It would be hard to determine what the actual number of dogs are.

I appreciate, Mr. Leers, that you're trying to make additional comments; however, the public comment period is closed.

COMMISSIONER JENSEN: Sam, is there any value in requiring another traffic study that's not 11 years old before it goes to the Village Board? Because we've got some issues here that we really can't, factual issues that we really can't totally sort out. It seems to go to the parking issue and to the traffic issues which are things that we spend, we give a lot of attention to for other petitioners. So, is it possible that we request that they do such a study before it goes to the Village Board so at least the Village Board could be having a better set of facts than we have in front of us?

MR. HUBBARD: Absolutely, yes. A condition of approval could be added that would, you know, request a certain number of parking surveys prior to appearing before the Village Board, or a full-blown, you know, traffic and parking study from a licensed traffic engineer.

COMMISSIONER JENSEN: Well, I usually argue against full-blow traffic studies, but in this case I might be arguing more for one because I think there's a significant factual issue here that I think the Board needs to know before they take action on this. So, this is one of the few cases where I would take a position that I normally don't take which is they need a more comprehensive and legitimate traffic study by a certified traffic engineer.

ACTING CHAIRPERSON WARSKOW: Is there Arlington Dog House still in operation as of right now, Sam?

MR. HUBBARD: Yes, they are. Their lease expires at the end of the month.

ACTING CHAIRPERSON WARSKOW: All right, so it would be important to have that traffic study done before you're no longer able to see the traffic as it relates to having a dog daycare business in that property.

COMMISSIONER CHERWIN: Yes, and this is Jay, I just wanted to comment, so, thanks to everybody. You know, I would say that the only challenge with that is that it sounds like the prospective new tenant is planning to operate differently, so we may have kind of an apples to oranges comparison. I'm in the same conundrum that Lynn is in as, you know, often we are. You know, I would say that I know there were some comments made about the Barrington operation which I think is again totally apples and oranges because the property in Barrington is not anything like this.

I would also say I'm extremely familiar with this property because I

used to work out at the gym next door that the Dog House expanded into. Yes, that parking lot is very tight. It's very difficult. I always had trouble envisioning how that worked, and quite frankly, I don't know if the expansion maybe exacerbated the issue. Circulation is a problem I think.

But again, to Bruce's point and Lynn's point, you know, folks continue to operate the business, and if it's not going to work, if it's not a good site for it, then the new operators are not going to be able to operate their business this way. I do not, you know, I'd say it's a land use variation and land use variations are a little bit of a gamble, right? You're trying to say, well, it's not really, you know, what the site is for but we're making exceptions under these circumstances. Well, we've kind of had a ready experiment for over 10 years, and in my opinion there are a lot of indications that it isn't appropriate at this particular site and that maybe them seeking an alternative site is in the best interest of everybody.

Again, to the point, if the landlord couldn't make it happen with the tenant that was there for 10 years, I don't see any reason why they would be able to make adjustments for a new tenant. So, I guess that's where my thoughts are at.

ACTING CHAIRPERSON WARSKOW: Anybody else have any additional comments? Because I'm kind of in the same boat, you know, I really hate to deny someone who is so well qualified and, you know, already doing business here in Arlington Heights and offering such wonderful service, but I can't in good conscience put our residents and their pets in a dangerous situation.

COMMISSIONER LORENZINI: Is the current owner of the property still on, still available?

ACTING CHAIRPERSON WARSKOW: We closed the public comment section, so I don't know how that works in terms of having somebody from the public even though they're a former business.

COMMISSIONER CHERWIN: Joe, I don't know that the owner of the property was ever on. I think it was the former operator of the business at the property.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER LORENZINI: Okay.

COMMISSIONER CHERWIN: So, if there's a landlord out there somewhere that ultimately has responsibility for, you know, the site, then I don't think he was on.

COMMISSIONER LORENZINI: I guess maybe one to you, Sam. Have you ever spoken to the owner or the operator?

MRS. CLARK: The owner of the building is on, but they're unable to make a comment. They've been trying.

COMMISSIONER LORENZINI: Okay, that's okay, that's okay.

MRS. CLARK: They do have some important statements, but they don't know how to get on.

COMMISSIONER LORENZINI: Okay, I'm just going to ask Sam maybe to get in touch with the operator or owner to see if they've ever tried to negotiate anything to try to solve this situation and what their side of the story is. I think it would be good information at least to know when this goes forward to the Village Trustees.

ACTING CHAIRPERSON WARSKOW: If there's a situation where there's valuable information from the property owner and they're not able to speak because of technology issues, could we just, I forget the technical term, but hold this petition over for the

next meeting?

COMMISSIONER ENNES: The owner of Grand Frame was on.

COMMISSIONER JENSEN: Right, but she's more saying the owner of the building where Enterprise is located.

COMMISSIONER ENNES: Oh, didn't he say he bought the property? I might be wrong about that.

ACTING CHAIRPERSON WARSKOW: No, he was a lessee, he wasn't the owner.

MRS. CLARK: Yes, he has a lease.

MR. HUBBARD: We do have the owner who are watching the video. If the Plan Commission has specific questions they would like to address to the owner, they can certainly ask, you know, beyond public comment. That's fine if you're addressing specific questions.

ACTING CHAIRPERSON WARSKOW: Right, but the Clarks are saying that the owner is having technical difficulties?

MRS. CLARK: Yes, they're on the call right now; they can't get in the meeting.

MR. CLARK: They're trying to call in, but --

MRS. CLARK: They're on the phone, but I mean, I don't know if you want us to put them on.

COMMISSIONER JENSEN: Can you try again, Sam?

MR. HUBBARD: Yes, I can try and bring them over to the panelist side.

MR. GREANA: Hello? Can you hear us?

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ENRIGHT: Hey, Sam? Chair, excuse me, Bill Enright here.

Chairman Warskow, I think you have to open the public comment again.

ACTING CHAIRPERSON WARSKOW: Do we --

MR. ENRIGHT: Yes.

MR. GREANA: It's important for me to talk to you guys. I'm sorry.

ACTING CHAIRPERSON WARSKOW: Yes. Okay, okay, I'm re-opening the public comment so that the owner of the property can make his comments.

COMMISSIONER LORENZINI: Do you have the name and spelling?

MR. GREANA: My name is Gary Greana, G-a-r-y G-r-e-a-n-a.

Can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes, yes. We can hear you.

Go ahead and make your comment.

MR. GREANA: Okay, you know, I just would like to say that Mr. Leers canceled out his lease in, I believe March. I looked for a new tenant. I was able to work it out with Matt and Randa to take the space. Then he came back to me two months later, about a month after I signed the lease with them, and said that he wanted to stay. I said if there was any change, I'll work it out so he could stay.

I really feel that a lot of the comments tonight were untruths and fabrications. I really feel if there's been a traffic study done, a short traffic study done this week, I admit it's a tight lot. It's why I secured five spaces with the Enterprise lot that I control. They're

the five spaces closest to our lot. Those could add to the nine, I could use those five for customers, so now I'm up to 14 spaces. I have in the Enterprise lease, those are my spaces. So, that's, right away that's five more spaces.

As far as the traffic flow goes, a lot of this has been fabricated. I don't believe it's the truth. People, there's no police reports over 10 years. People do come in and out, you know, occasionally, there could have been maybe an accident, I believe there was one a few years ago at Enterprise, but nothing on this lot. It's a very, at times it's busy during the peak hours, but there's never more than two or three cars back there, and we have nine spaces back here.

So, I just want you to know, I think you're hearing some fabrications here, I really do. If you have any questions, I'd be, you know, feel free.

COMMISSIONER JENSEN: But Mr. Greana, let me ask you. Are you saying the 10, 15 or whatever the number is of people who were customers have all conspired to get together and give us the same story that there's a problem?

MR. GREANA: Honestly, I feel like we've been badmouthed by our tenant, and I feel that these are people that maybe are friends of his because, and I'm not saying they're all of them. They may have been, okay, say half are true, but I don't believe it's all true.

COMMISSIONER JENSEN: Would you be willing to entertain doing a true, not a count but actually do a traffic study by a certified traffic engineer between now and when the lease runs out of your current tenant?

MR. GREANA: I have no problem with that at all. I just want it to be so that Tailchasers could open when they want to open. I'm trying to get this done for them, also for us. If we have to wait months and months and months, this is going to be a huge hardship for us. We need this to happen as soon as possible, but it's a tight lot, there haven't been accidents. The reason I sought out Randa and Matt is because we bring our own dog to their place in Barrington and they are very efficient, the way they unload the cars, the way they are with the customers and the pets, and we feel for this building they are the right fit.

We have an apartment building behind us. We have no complaints on noise. It's a perfect facility for this type of business in Arlington Heights, it has been for 11 years. The truth of the matter is Mr. Leers wants to stay. It's too late for that. We have a new lease with new people.

COMMISSIONER SIGALOS: Mr. Greana, if I could just throw something out there?

MR. GREANA: Yes.

COMMISSIONER SIGALOS: I find it interesting that you say that Mr. Leers came to you to terminate his lease a number of months ago and now all of a sudden he wants to stay. I don't know if that had to do with a slow down in business with COVID and people staying home.

MR. GREANA: Yes, I don't think COVID helped. I believe that that was part of it, but what happened was in the last couple of months, business has sprung back.

COMMISSIONER SIGALOS: Correct, so that's why he wants to come back?

MR. GREANA: That's exactly right, but --

COMMISSIONER SIGALOS: Yes, so I mean, I was kind of suspicious --

MR. GREANA: -- what he did want there is to basically sabotage it for me

because he's a little sour grapes with me.

COMMISSIONER SIGALOS: Right, right.

MR. GREANA: And making up stories.

COMMISSIONER JENSEN: Well, as for me, the solution here is to go to a fifth condition.

MR. GREANA: And his customers, I'm not saying that his customers are lying, but he's probably leaning on their shoulders.

COMMISSIONER JENSEN: I think the solution for me is to put a fifth condition that a traffic study by a certified traffic engineer be done as expeditiously as possible, and that that be done before it goes to the Board, so the Board will have some facts, because what we've got is assertions and assertions and counter-assertions. So, I don't know what to make of all that, but I think what they should do is have a certified traffic engineer do a study so that that additional information is available to the Board when they make the decision.

COMMISSIONER LORENZINI: But Lynn, what is that study going to cover? Just the traffic on Arlington Heights Road?

COMMISSIONER JENSEN: What do we always do, Joe? We ask for them to do a parking and traffic flow. The same thing we always ask.

COMMISSIONER CHERWIN: I think they're looking for an internal site flow though, not the amount of flow that's going on Arlington Heights Road.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER JENSEN: Right, yes, I agree.

COMMISSIONER CHERWIN: Okay, site circulation, parking, peak load, that kind of thing.

MR. GREANA: We know we've got a tight lot, that's why we purchased the Enterprise building to alleviate some of that, and we did a cross easement agreement between the two buildings to make traffic flow better. I'd be willing to share and help with whoever does the study. I have the paperwork.

ACTING CHAIRPERSON WARSKOW: So, do we have any remaining questions for Mr. Greana, or else I will close the public comment.

COMMISSIONER ENNES: Mary Jo, I do.

ACTING CHAIRPERSON WARSKOW: Okay.

COMMISSIONER CHERWIN: Guys, we're coming up on time again, just so you know. I'd like to move to extend it to 11:30.

ACTING CHAIRPERSON WARSKOW: You're on mute, Bruce.

COMMISSIONER GREEN: I'll second that.

COMMISSIONER ENNES: Okay, this will be quick.

Mr. Greana, the ingress and the egress from the property, from what I'm understanding, traffic flows in on the north side of Enterprise and comes around and exits at the drive between your building which is the framing and the dog --

MR. GREANA: Can you hear me now?

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER ENNES: Yes.

MR. GREANA: Okay, the traffic comes into the south side of the building the first lane. It exits, it's a triple wide lane before you get to the Enterprise building and it exits out the same way. Very rarely do people go through the Enterprise lot and exit on the other side

of Enterprise. We have our own in and out on the north side of Enterprise, and we have about, I would guess there's 25 feet there to 30 feet.

COMMISSIONER ENNES: Okay.

MR. GREANA: So, we at least can rely on that other lot, it's just an extra exit if somebody chooses to go through the Enterprise lot. We have our own in and out at the driveway.

ACTING CHAIRPERSON WARSKOW: Okay, can we take the roll call on the extended time?

MR. HUBBARD: So, that was Commissioner Cherwin that made the motion and Commissioner Green that seconded?

COMMISSIONER GREEN: Yes.

ACTING CHAIRPERSON WARSKOW: Correct.

MR. HUBBARD: Okay, Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen. Commissioner Jensen, do you vote to extend the meeting to 11:30?

COMMISSIONER JENSEN: Yes. I'm sorry.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Yes.

Okay, is there anything further to discuss with Mr. Greana?

(No response.)

ACTING CHAIRPERSON WARSKOW: No? Then I am going to re-close the public comment and take it back to just the Commissioners. I myself would agree that a site flow study would be appropriate before the lease ends with Arlington Dog House and before they present to the Village Board.

COMMISSIONER JENSEN: So moved. I think we should do it as a fifth condition that they do this kind of a study as expeditiously as possible, the kind that actually Jay enumerated, most of the elements you'd need, and I think that should be done before going to the Board.

ACTING CHAIRPERSON WARSKOW: Any other Commissioner comments before someone makes a motion?

COMMISSIONER LORENZINI: Yes, I agree that that study should be done, but it should be done at a time that only the company doing the study knows about it and the Village knows about it, that it's not made public knowledge when it's going to happen.

COMMISSIONER JENSEN: Good point.

ACTING CHAIRPERSON WARSKOW: Good point.

Any other comments?

DRAFT

(No response.)

ACTING CHAIRPERSON WARSKOW: Would someone like to make a motion then?

COMMISSIONER JENSEN: I move we add a fifth condition that an internal traffic flow and parking study be done as expeditiously as possible and before this matter goes to the Board of Trustees for their consideration.

MR. HUBBARD: We need a formal full, like a full motion. Commissioner Jensen, if you're going to make the motion, it has to be the full motion. I recommend approval of blah-blah-blah.

COMMISSIONER JENSEN: Okay, sorry, yes. Are we going to do that? I'd like to recommend.

A motion to recommend to the Village Board of Trustees approval of PC #21-013, an Amendment to Land Use Variation Ordinances 16-013 and 10-027, to allow the Petitioner for Tailchasers to assume the Land Use Variation that was issued to Arlington Dog House and to reduce the parking variation as granted in Ordinance #10-027 to allow a 12-space parking deficit as opposed to a 14-space parking deficit, and subject to the following conditions:

1. **Ordinance 10-027 shall be amended to remove condition #1 in section three, and condition #6 in section three shall be amended to allow hours of operation between 9:00am-4:00pm on Saturday and Sunday.**
2. **Ordinance 16-013 shall be amended to remove condition #1 in section two.**
3. **Unless modified as part of application PC #21-013, all existing conditions of approval from Ordinances 16-013 and 10-027 shall remain in effect.**
4. **An internal traffic flow and parking study by a certified traffic engineer shall be done as expeditiously as possible and before going to the Village Board for further consideration.**
5. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

COMMISSIONER GREEN: I will second that.

COMMISSIONER ENNES: One comment, are we going to suggest that be made confidential when that was done?

COMMISSIONER JENSEN: I would certainly, if you would like to add that in, I have no problem with that.

MR. HUBBARD: I mean, unless they inform anyone when they're going to be doing it, the landlord, you know, I'm assuming the landlord or the future tenant would be coordinating it, so it would not be, you know, done with the knowledge of anyone beyond that. So, as a Staff representative, I don't believe it will be necessary.

ACTING CHAIRPERSON WARSKOW: Okay, so roll call?

MR. HUBBARD: So, we have Jensen --

COMMISSIONER GREEN: I seconded it, Sam.

MR. HUBBARD: Bruce seconded.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.

Well, congratulations! With that additional condition, you have unanimous recommendation to the Village Board approval of your petition.

Sam, do you have a date for the petition?

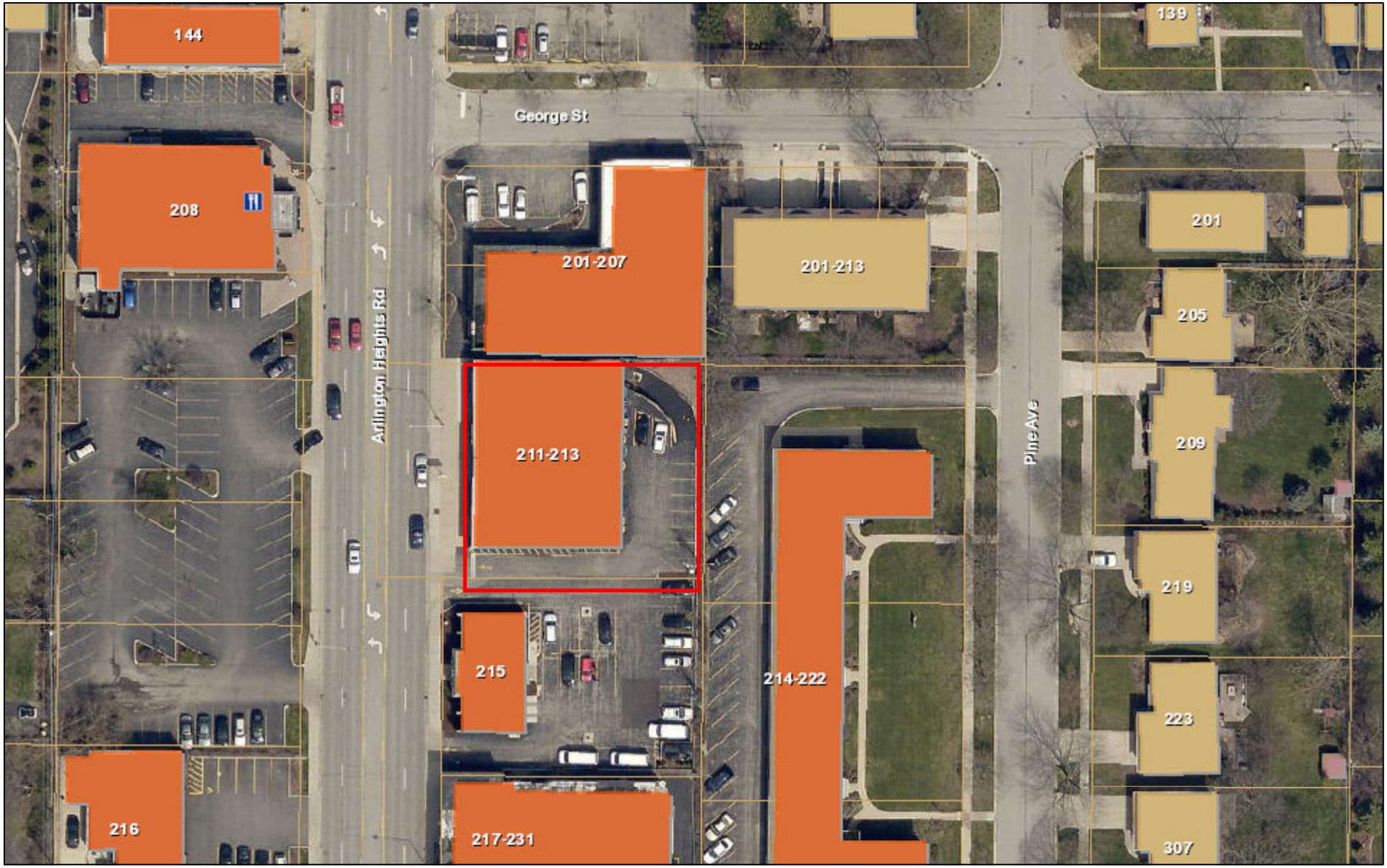
MR. HUBBARD: That's going to depend on when they provide that information.

ACTING CHAIRPERSON WARSKOW: Traffic study?
MR. HUBBARD: Traffic study, yes.
ACTING CHAIRPERSON WARSKOW: Okay, thank you very much, and we wish you the best of luck, we really do. It seems like you're, you know, doing an excellent job. Let's hope that the parking study supports the use of the building for your business.
COMMISSIONER JENSEN: I concur completely. I hope it works out the best for you.
MRS. CLARK: Thank you.
MR. CLARK: Thank you.
COMMISSIONER SIGALOS: Matt and Randa, I wish you the best in this. I think you'll do a great job there, I really do.
MRS. CLARK: Thank you again.
MR. CLARK: Thank you.

(Whereupon, at 11:05 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

Arlington Dog House



January 21, 2016

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TAILCHASERS
Arlington Dog Resort

Project Description for Tailchasers Arlington Dog Resort

Tailchasers, Inc. was started in March of 2004 in Arlington Heights as a dog walking, pet sitting, dog training, and pet first aid business. We were active members of the chamber of commerce and a local BNI chapter and participated in many community events including the Mane Event. We continue to support the local pet rescue groups and community organizations with their fundraisers and volunteer opportunities, and we own and moderate the Arlington Heights Dog Lovers community page on facebook. We have made several appearances at local schools to teach children about careers in the pet industry and how to interact safely with pets. We held weekly obedience classes at Pet Supplies Plus in Arlington Heights for several years and at Loving Care Animal Hospital based in Palatine.

Tailchasers has been proud to serve our clients in Arlington Heights with in home pet care services ongoing since March of 2004. We have a loyal client base and are recommended by many local veterinarians and local pet businesses as reflected in our reviews on yelp, google, facebook, and Angie's list. We purchased Barrington Pet Resort in September of 2018 and have gained valuable experience managing dog play groups and maintaining sanitation and safety for our employees and the pets in our care. In November of 2020, we purchased the franchise Pet Wants Arlington Heights to provide fresh small batch pet food, healthy treats, chews, and spa products with free home delivery to Arlington Heights residents, and we are a current vendor in the 2021 Arlington Heights Farmers Market.

We know the people of Arlington Heights will appreciate our mission of "Chasing a better world, one tail at a time," and we look forward to expanding to a brick and mortar location in the wonderful village where Tailchasers, Inc. began. Feel free to explore our current businesses on facebook – Tailchasers Pet Care, Barrington Pet Resort, and Pet Wants Arlington Heights or our websites www.tailchasersinc.com, www.barringtonpetresort.com, and www.petwants.com/arlingtonheights

Tailchasers Arlington Dog Resort is excited to offer dog daycare, training, boarding, spa services, and pet supplies to the families of Arlington Heights. Our revolutionary Dog Day School program incorporates training and enrichment activities in our dog daycare structure to enhance the lives of the dogs in our care and help improve the relationship between the dogs and their owners at home. Randa Clark brings 21 years of experience as a dog trainer and Matt Clark brings 25 years of experience in customer service and sales. Together, we have owned and

managed Tailchasers, Inc. for 17 years in the Arlington Heights area. They have been testing and tweaking the Dog Day School model at Barrington Pet Resort for two years and are ready to bring a higher level dog daycare experience to the people of Arlington Heights.

Our team of local contractors has measurements completed and are prepared to do a remodel in phases to help provide continuation of services for the current customers of 213 S. Arlington Heights Road. The plan is to replace and seal FRP panels and replace the porous rubber floors with epoxy floors to improve sanitation as well as make repairs to the current drywall and paint. The floor plan of the building will remain the same as the services offered are the same as what is currently being offered by the current tenant. The window signs and post sign will be replaced. In order to provide continuation of services for the current clients, we plan to open July 1st.

Tailchasers Arlington Dog Resort plans to operate during the hours of 6:30am-6:30pm Monday through Friday and 9am to 4pm Saturday and Sunday and continue the convenient dog drive through drop off service. The business plans to employ 10 people.

Tailchasers has always been proud of our commitment to staff training and safety. All of our pet care professionals are certified in pet first aid. Our standards of exceptional pet care are well above the industry standard. All of our enrichment counselors complete a 30 hour graded course on cleaning, sanitation, safety, ethics, animal behavior, dog training, and play group management as well as 12 hours hands on with our management team. Our retail items are fresh, all natural, and made in the USA and never include corn, wheat, or by products, and we frequently educate the community on pet nutrition and first aid. All of the Tailchasers services are force free and use positive reinforcement methods to improve behavior without causing fear or pain in the animals in our care. Our cleaning products are biodegradable, and we use non-VOC paint. Our shampoo machine minimizes water and shampoo use to help minimize our environmental footprint.

We look forward to continuing to serve pets and their families in the Arlington Heights community as we push forward with our mission of "Chasing a better world one tail at a time."

BY

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OF

EST 165 FEET OF THE NORTH 108 FEET OF THE WEST 297 FEET OF THE TRACT OF LAND DESCRIBED AS COMMENCING 9.70 1/2 CHAINS SOUTH OF ORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD IPAL MERIDIAN, IN THE CENTER OF THE ROAD; THENCE EAST PARALLEL TO THE NORTH LINE 17.91 CHAINS; THENCE SOUTH 5 3/4 DEGREES WEST IAINS; THENCE SOUTH 82 3/4 DEGREES WEST 17.35 1/2 CHAINS TO THE CENTER OF THE ROAD; THENCE NORTH ALONG THE CENTER OF SAID ROAD ? CHAINS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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ILLIAM J. LOHMEIER - ATTORNEY

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DES PLAINES, IL

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0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
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THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS}
COUNTY OF COOK}

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS OCTOBER 11, 2010.

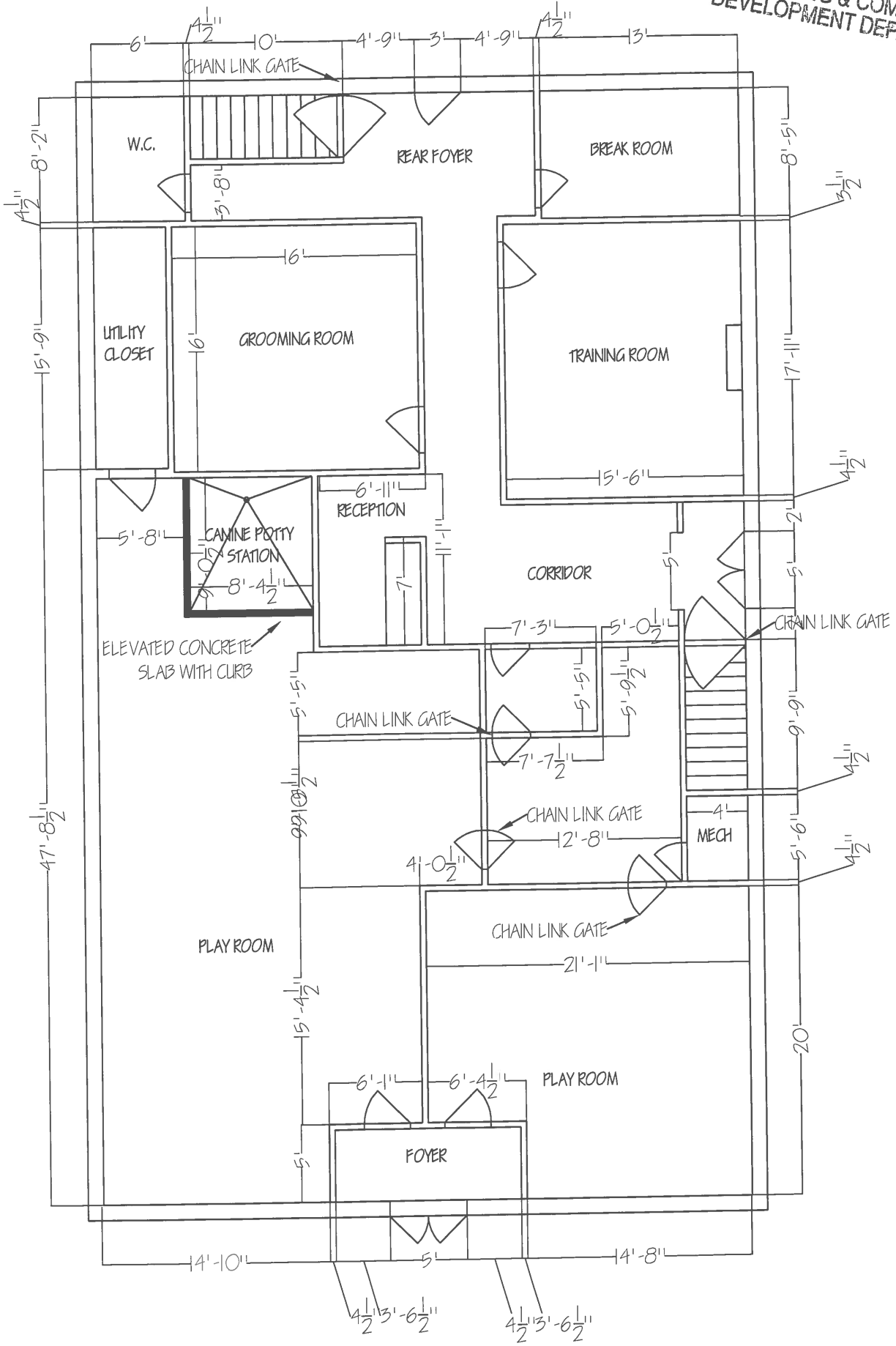
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2010.

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DEVELOPMENT DEPARTMENT

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213 S. ARLINGTON HEIGHTS ROAD

NOT TO SCALE



PARKING & CIRCULATION STUDY

for

ARLINGTON DOG HOUSE

213 S. ARLINGTON HEIGHTS ROAD
Arlington Heights, IL 60005

by

Norman J. Toberman & Associates, LLC
Consulting Civil Engineers & Surveyors
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005
Ph: (847) 439-8225, Fax: 847-749-4104
NJT File#: 21-7278

Date: June 28, 2021

Project Engineer: Cliff Toberman, P.E.

Executive Summary

Norman J. Toberman Associates, LLC has prepared a parking and traffic circulation study on behalf of Tailchasers Pet Care located in Lake Barrington, IL pursuant to request by the Village of Arlington Heights Planning Commission. The site is located along the east side of Arlington Heights Road, Arlington Heights, just south of the Arlington Heights Road / E. George Street intersection. The tenant address is #213 with location at the south side of the existing 1-story 7,050 sqft building with basement. There are a total of 3-tennant suites (#209-213) with the Grand Frame (#209 suite) located at the north end of the building while the center # 211 suite is for use by Tailchasers Pet Care. The attached Plat of Survey & Existing Site Plan Exhibits show the location of the existing building and on-site parking lot. The rear parking lot has 10 patron spaces as well as 5 adjacent/shared spaces with Enterprise Rent-A-Car (# 215). Thus, there are a total of 15 potential spaces for parton use. Employees are required to park on E. George Street to allow for exclusive patron parking in the rear.

A parking and traffic circulation study was performed to establish the available tenant parking and examination of internal circulation across a 7-consecutive day time period from Tuesday, June 15th thru Monday, June 21st. The study's count data is provided and summarized in the appendices. It should be noted on Sunday the existing facility was only open for 1 hour in both the AM and PM and as such was inconsequential to the study. The study showed there were ample parking spaces to accommodate patrons on all days. Drivers never had to circulate the parking lot in search of parking. This was true even for the peak AM and PM 15-minute time periods. Furthermore, a visual assessment was made of the adjacent Enterprise Rent-A-Car and no parking or circulation issues occurred. Therefore, the study concludes that the new facility will have available parking with no negative impacts to traffic circulation.

Arlington Dog House

The Arlington Dog House is a dog day care center with site facility hours of operation Monday thru Friday 6:30 AM – 6:30 PM, Saturday 8:00 AM – 3:00 PM, and Sunday 9:00 AM – 10:00 AM and 3:00 PM – 4:00 PM. The building has a driveway fronting Arlington Heights Road and a parking lot in the rear of the building. Vehicle access onto the property comes from the Arlington Heights Road 2-way wide driveway entrance on the south side of the building that is shared with Enterprise Rent-A-Car. The driveway is sufficiently wide to accommodate two-way traffic. There is also an Enterprise Rent-A-Car driveway on the south side of their building. No changes are anticipated to the existing parking lots or driveways.

Existing Parking & Circulation Study Results

WEEKDAYS: The study examined the building's parking availability and circulation patterns every 15 minutes throughout the peak morning and later afternoon hours. Parking counts occurred from early morning 7:30-9:00 AM and late afternoon hours from 4:30-6:00 PM. Parking lot count data are included as part of the parking study and provided in the appendices. In brief, it was concluded that sufficient parking is available for the site building at these times. Peak circulation and parking demands occurred between 7:30 AM - 8:30 AM and between 4:45 PM –545 PM. Demands were lower after 8:30 AM and before 4:45 PM. On-site observation and

parking counts determined that existing peak parking demands were less than 47% (maximum 7 out of 15 spaces occupied at once) of available parking in the morning, and less than 73% (maximum 11 out of 15 spaces occupied) in the afternoon. These peak demands lasted an average of 2-5 minutes with Friday afternoon being noted as the highest demand period. The demands were highest during early morning drop-off and late afternoon/evening pick-up times, and lighter outside of these hours. Available parking spaces were sufficient to meet demand during these times.

Parking: The majority of patrons used the building's parking lot and rear (main) entrance to Arlington Dog House, however, a few patrons utilized the side Drive-Thru entrance on the south side of the building for drop-off and pick-up. Some patrons preferred to park in the shared spaces rather than enter the rear lot. A small handful of patrons also walked onto the site to drop off and pick up their pets. Occasionally, a larger vehicle would back up parallel to the entrance door for both drop-off/pick-up.

Circulation: Overall, there were no issues were noted entering the site. On only one occasion during a late afternoon pick-up did 2 cars entering on the driveway have to wait while 3 cars exiting at the same time. The delay was less than 30 seconds. Most patrons exited onto Arlington Heights Road via the exit lane of the main driveway, wherever they had parked. Occasionally, a vehicle would use the Enterprise-only south driveway to exit. When 3 or more spaces in the lot and 2 or more shared spaces were occupied at once, cars from the rear lot would at times back up into the Enterprise rear drive aisle and perform a 3-point turn into the exit lane of the driveway. This happened on two occasions in the study.

Enterprise Rent-A-Car had a small volume of patrons during the peak morning and afternoon times, and had no negative impact on parking space demand whatsoever. Only on one occasion, did an Enterprise patron temporary use a shared space to drop someone off. No accidents were observed during the study and driveways functioned satisfactorily. It was noted that at times when patrons were dropped off at Enterprise by another vehicle, the driveway entrance was blocked momentarily. At one time, two inbound cars were stopped and waiting in the driveway. Also of note, road construction on northbound Arlington Heights Road had the right lane closed during peak morning hours which caused slight delays for southbound traffic turning left into the site driveway. The closed lane was reopened around 4:30 PM so that afternoon peak time traffic was not adversely affected.

WEEKEND (Saturday): The study examined the building's parking availability and circulation patterns every 15 minutes in the morning from 9:00 AM – 10:30 AM, and in the afternoon from 2:30-4:00 PM. Parking lot count data is included as part of the parking study and provided in the appendices. In brief, it was concluded that demand was low and sufficient parking is available for the site building at this time. Peak circulation and parking demands occurred between 9:00 AM –9:15 AM and between 2:30 PM – 2:45 PM. On-site observation and parking counts determined that existing peak parking demands were less than 60% (max. 9 out of 15 spaces) in the morning, and less than 27% (max. 4 out of 15 spaces) in the afternoon. These peak demands lasted an average of 2-5 minutes.

APPENDICES

- PLAT OF SURVEY
- EXISTING SITE PLAN
- PARKING /CIRCLUATION RAW DATA & CHARTS

BY

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STATE OF
ILLINOIS
DES PLAINES, IL

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

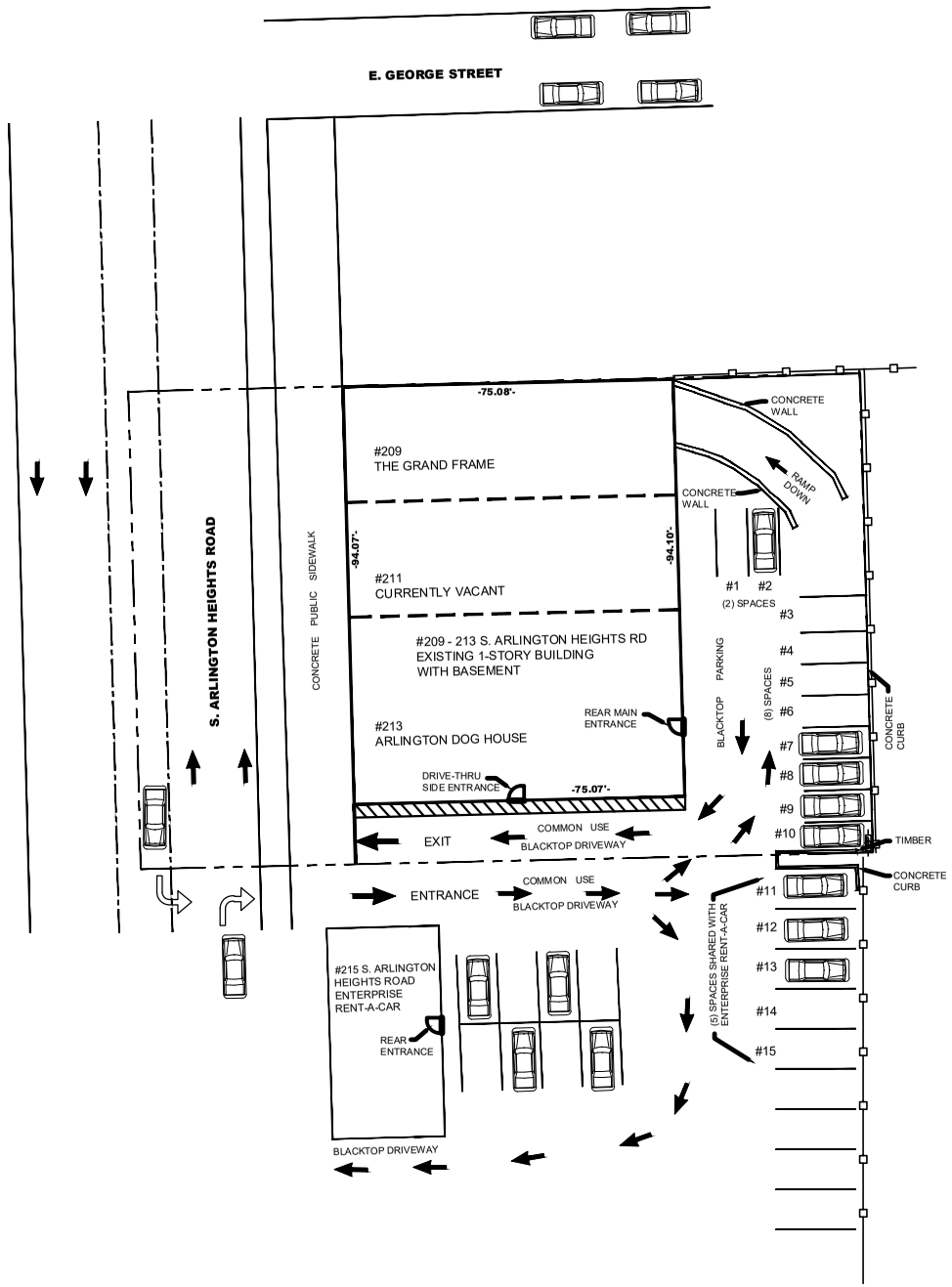
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS}
COUNTY OF COOK}

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS OCTOBER 11, 2010.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2010.



LEGEND

EXISTING PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Sewer
- Sanitary Manhole
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
- Water Main & Services
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Power Pole
- Spot Grade
- Contour
- Drainage Arrow
- Neenah Fram & Lid No.
- Structure Size "i.d."
- Type
- Structure No. — I-A (48") R-1772-B
- Rim Elevation
- Invert Elevation

0 10' 20'

SCALE

N

No.	Date	Revision

CLIENT
RANDA CLARK
TAILCHASERS PET CARE
10 HILLSIDE DRIVE
LAKE BARRINGTON, IL 60010
PH: (847) 381-0820
EMAIL: RAJS75@AOL.COM

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
115 S. Wilke Road, Suite 301, Arlington Heights, IL 60005
P: (847) 590-8383 F: (847) 590-8384
mail@tobermans.us
IL Design Firm: 184.005810
Expires: 4/30/22

EXISTING SITE PLAN

ARLINGTON DOG HOUSE
213 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

THIS SEAL IS VOID IF NON-PRINTED CHANGES APPEAR ON THESE PLANS

CLIFFORD J. TOBERMAN 050857 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

Sheet No.
C-1

NJT Project No.
21-7278

Existing Site Parking

An Existing Parking Site Exhibit is provided that details the site's available parking for patron use. that shows sufficient parking in the rear lot and shared spaces.

PARKING STUDY RAW DATA

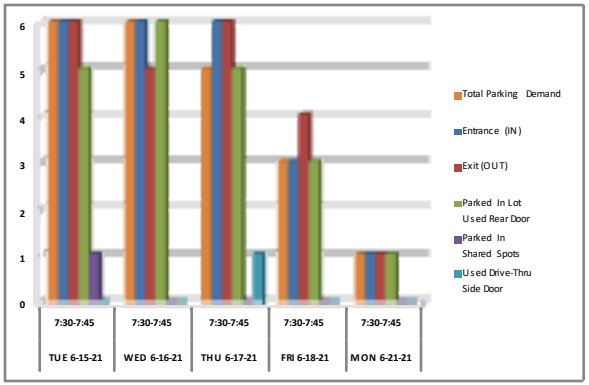
DATE	Time of Day	Entrance (IN)	Exit (OUT)	Parked In Lot Used Rear Door	Parked In Shared Spots	Used Drive-Thru Side Door
TUE 6-15-21	7:30-7:45am	6	6	5	1	0
TUE 6-15-21	7:46-8:00am	7	7	5	2	0
TUE 6-15-21	8:01-8:15am	2	2	1	1	0
TUE 6-15-21	8:16-8:30am	3	3	3	0	0
TUE 6-15-21	8:31-8:45am	3	2	3	0	0
TUE 6-15-21	8:46-9:00am	3	4	2	1	0
TUE 6-15-21	4:30-4:45pm	3	2	1	1	1
TUE 6-15-21	4:46-5:00pm	0	1	0	0	0
TUE 6-15-21	5:01-5:15pm	2	1	2	0	0
TUE 6-15-21	5:16-5:30pm	4	4	3	1	0
TUE 6-15-21	5:31-5:45pm	2	1	2	0	0
TUE 6-15-21	5:46-6:00pm	8	8	4	3	1
WED 6-16-21	7:30-7:45am	6	5	6	0	0
WED 6-16-21	7:46-8:00am	5	6	5	0	0
WED 6-16-21	8:01-8:15am	3	1	3	0	0
WED 6-16-21	8:16-8:30am	2	4	2	0	0
WED 6-16-21	8:31-8:45am	2	1	2	0	0
WED 6-16-21	8:46-9:00am	5	3	4	0	1
WED 6-16-21	4:30-4:45pm	3	4	3	0	0
WED 6-16-21	4:46-5:00pm	2	1	1	1	0
WED 6-16-21	5:01-5:15pm	5	4	4	1	0
WED 6-16-21	5:16-5:30pm	5	7	5	0	0
WED 6-16-21	5:31-5:45pm	4	5	2	1	1
WED 6-16-21	5:46-6:00pm	2	2	2	0	0
THU 6-17-21	7:30-7:45am	6	6	5	0	1
THU 6-17-21	7:46-8:00am	3	2	3	0	0
THU 6-17-21	8:01-8:15am	4	4	3	1	0
THU 6-17-21	8:16-8:30am	6	6	6	0	0

THU 6-17-21	8:31-8:45am	1	2	0	0	1
THU 6-17-21	8:46-9:00am	0	0	0	0	0
THU 6-17-21	4:30-4:45pm	1	1	1	0	0
THU 6-17-21	4:46-5:00pm	4	3	4	0	0
THU 6-17-21	5:01-5:15pm	4	2	3	1	0
THU 6-17-21	5:16-5:30pm	1	3	1	0	0
THU 6-17-21	5:31-5:45pm	8	8	6	2	0
THU 6-17-21	5:46-6:00pm	5	3	3	2	0
FRI 6-18-21	7:30-7:45am	3	4	3	0	0
FRI 6-18-21	7:46-8:00am	1	2	0	1	0
FRI 6-18-21	8:01-8:15am	7	6	5	2	0
FRI 6-18-21	8:16-8:30am	1	1	1	0	0
FRI 6-18-21	8:31-8:45am	2	3	1	1	0
FRI 6-18-21	8:46-9:00am	0	1	0	0	0
FRI 6-18-21	4:30-4:45pm	10	10	9	2	1
FRI 6-18-21	4:46-5:00pm	7	6	5	2	0
FRI 6-18-21	5:01-5:15pm	4	2	4	0	0
FRI 6-18-21	5:16-5:30pm	3	2	2	0	0
FRI 6-18-21	5:31-5:45pm	2	2	2	0	0
FRI 6-18-21	5:46-6:00pm	4	2	0	0	0
SAT 6-19-21	9:00-9:15am	9	4	4	5	0
SAT 6-19-21	9:16-9:30am	1	0	0	0	0
SAT 6-19-21	9:31-9:45am	2	1	0	5	0
SAT 6-19-21	9:46-10:00am	6	2	0	0	0
SAT 6-19-21	10:01-10:15am	2	0	1	5	0
SAT 6-19-21	10:16-10:30am	1	1	0	0	0
SAT 6-19-21	2:30-2:45pm	4	0	4	0	0
SAT 6-19-21	2:46-3:00pm	2	4	2	0	0
SAT 6-19-21	2:01-3:15pm	0	0	0	0	0
SAT 6-19-21	2:16-3:30pm	0	1	0	0	0
SAT 6-19-21	3:31-3:45pm	0	0	0	0	0
SAT 6-19-21	3:46-4:00pm	0	0	0	0	0
MON 6-21-21	7:30-7:45am	1	1	1	0	0
MON 6-21-21	7:46-8:00am	3	3	3	0	0
MON 6-21-21	8:01-8:15am	6	5	6	0	0
MON 6-21-21	8:16-8:30am	0	1	0	0	0
MON 6-21-21	8:31-8:45am	1	1	1	0	0
MON 6-21-21	8:46-9:00am	1	1	1	0	0
MON 6-21-21	4:30-4:45pm	2	2	1	0	1
MON 6-21-21	4:46-5:00pm	4	4	4	0	0

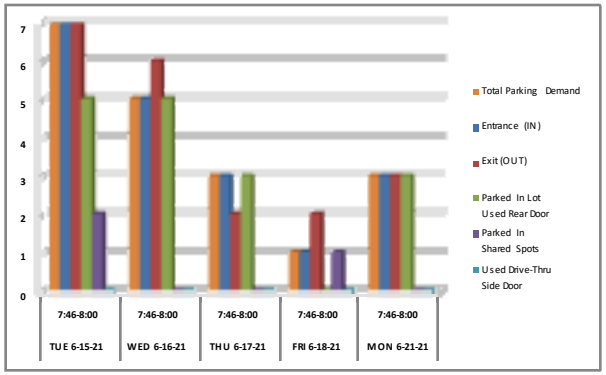
MON 6-21-21	5:01-5:15pm	5	5	3	2	0
MON 6-21-21	5:16-5:30pm	1	3	1	0	0
MON 6-21-21	5:31-5:45pm	4	3	3	0	1
MON 6-21-21	5:46-6:00pm	3	4	2	1	0

MONDAY - FRIDAY

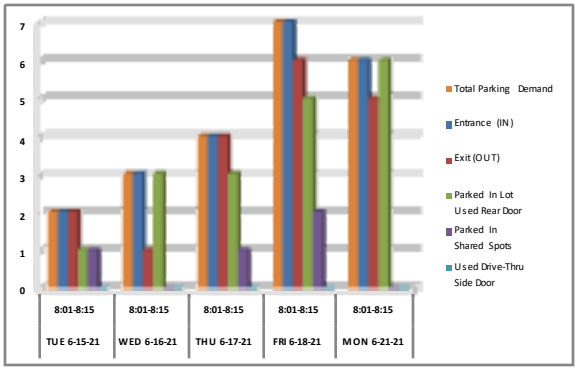
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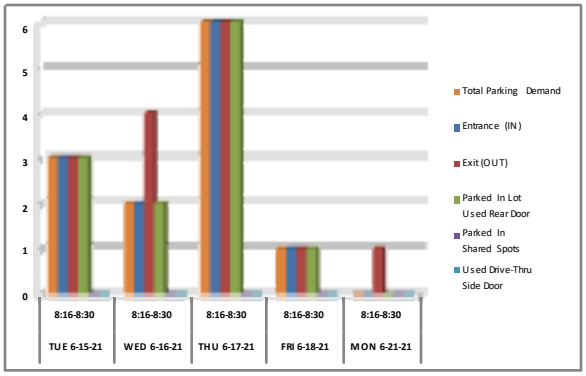
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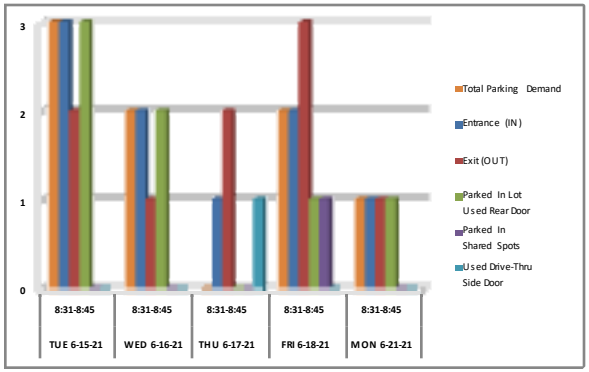
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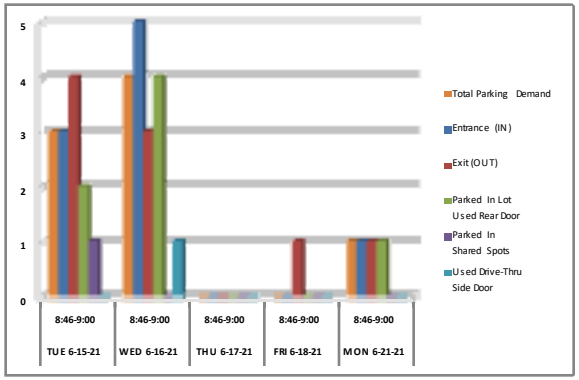
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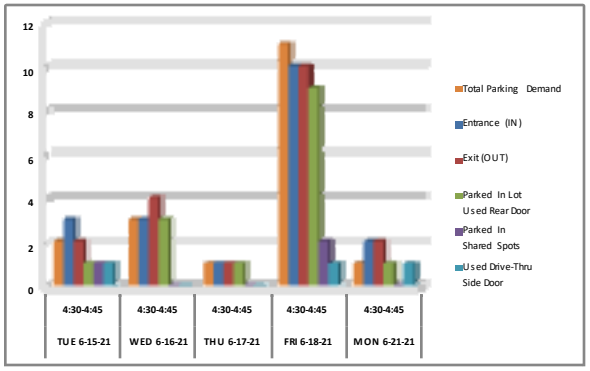
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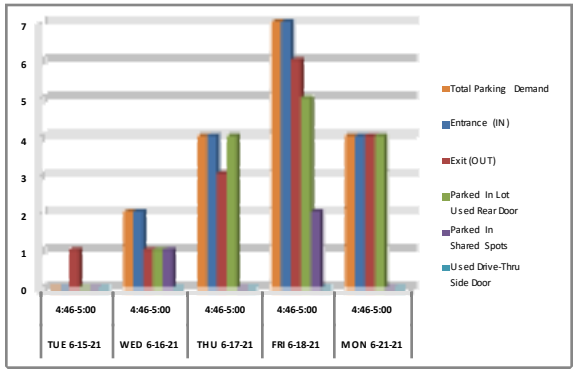
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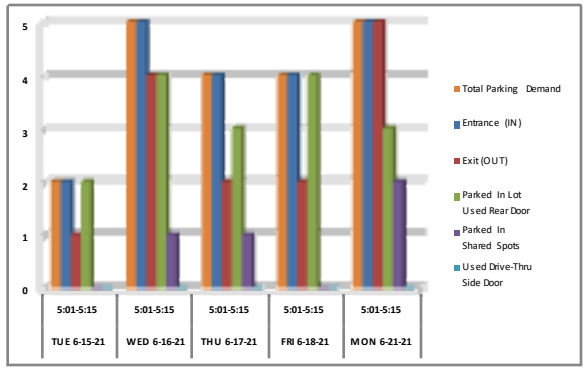
4:30 - 4:45 PM



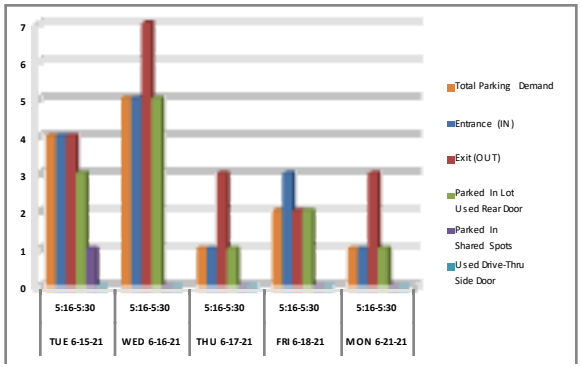
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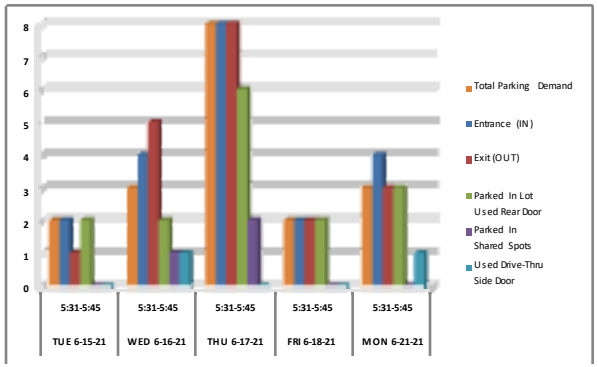
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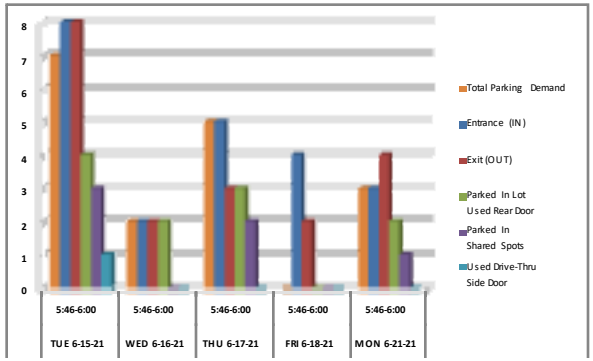
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5:31 - 5:45 PM

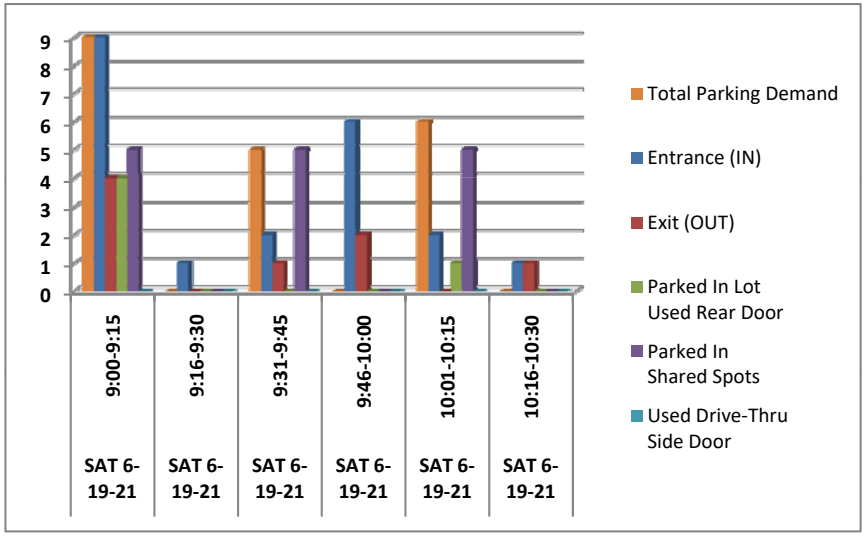


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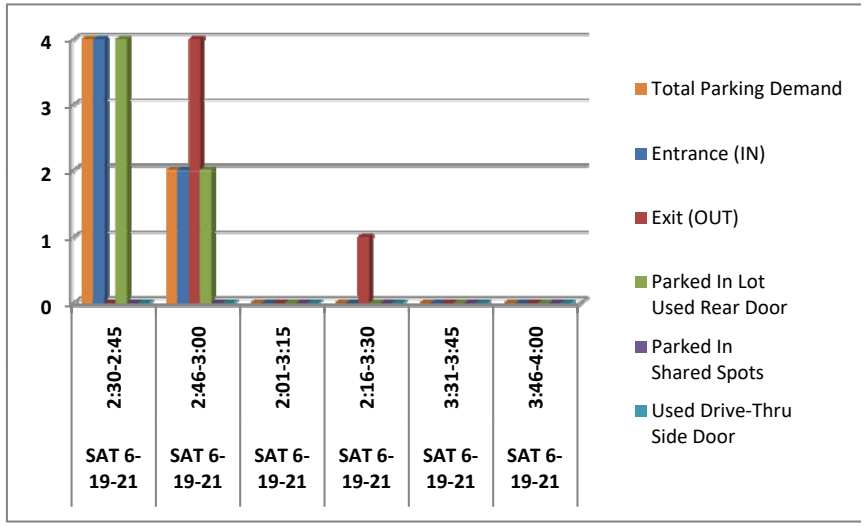


SATURDAY

9:00 - 10:30 PM



2:30 - 4:00 PM



Village of Arlington Heights
Building & Life Safety Department

RECEIVED
MAY 17 2021
PLANNING & DEVELOPMENT DEPARTMENT

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Tailchasers LUV Amendment – 213 S Arlington Heights Rd – Amendment to LUV Ord. 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House

PC#: 21-013– Round 1

Date: May 14, 2021

General Comments:

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

1. The interior remodel of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Existing Building Code with amendments
    c. 2018 International Fire Code with amendments
    d. 2018 International Fuel Gas Code with amendments
    e. 2018 International Mechanical Code with amendments
    f. 2018 ILLINOIS Energy Conservation Code with state amendments
    g. 2017 National Electrical Code with amendments
    h. 2014 Illinois Plumbing Code with amendments

2. Provide details on the use of the basement.
3. Show the location of existing or proposed rest room(s).

ENGINEERING DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21 - 013
Petitioner: Tailchasers, Inc.
Matt and Randa Clark

Owner: Top Deck Properties
Gary and Carrie Grana

Contact Person: Matt and Randa Clark
Address: 10 Hillside Drive
Lake Barrington, IL 60010
Phone #: 847-858-0873
Fax #: 847-750-3770
E-Mail: randa@tailchasersinc.com

P.I.N.# 03-32-108-008-0000
Location: 213 S. Arlington Heights Road
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✔ For: continuation of current use as commercial dog kennel in B-2
Land Use: _____ Current: dog kennel
Proposed: dog kennel
Site Gross Area: 3132
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS REQUIRED: ..... **YES** **NO** **COMMENTS**

	YES	NO	COMMENTS
a. Underground Utilities			
Water		NO	
Sanitary Sewer		NO	
Storm Sewer		NO	
b. Surface Improvement			
Pavement		NO	
Curb & Gutter		NO	
Sidewalks		NO	
Street Lighting		NO	
c. Easements			
Utility & Drainage		NO	
Access		NO	

2. PERMITS REQUIRED OTHER THAN VILLAGE:
   a. MWRDGC _____ b. IDOT _____
   c. ARMY CORP _____ d. IEPA _____
   e. CCHD _____

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		X	
4. SITE PLAN ACCEPTABLE?			N/A
5. PRELIMINARY PLAT ACCEPTABLE?			N/A
6. TRAFFIC STUDY ACCEPTABLE?			N/A
7. STORM WATER DETENTION REQUIRED?		X	
8. CONTRIBUTION ORDINANCE EXISTING?		X	
9. FLOOD PLAIN OR FLOODWAY EXISTING? ...		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A
DATE OF PLANS: N/A

~~Director~~ VILLAGE ENGINEER — 5/17/21 Date

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number 21-013

Project Name Trailchasers

Project Location 213 S. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 1
General Comments:

1) Please provide a Knox Box shall be located at the main front entrance with keys to allow Fire Department entry.

2) The Fire Department will defer to the Building and Life Safety Department as to any code changes to an existing building.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date May 13, 2021 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

213 S Arlington Heights Rd
LUV Amendment

RECEIVED
MAY 21 2021
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Round 1 Review Comments **05/20/2021**

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. The exterior of the residence should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism and other criminal activity.

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.

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-013
Petitioner: Tailchasers, Inc.
Matt and Randa Clark

Owner: Top Deck Properties
Gary and Carrie Grana

Contact Person: Matt and Randa Clark
Address: 10 Hillside Drive
Lake Barrington, IL 60010
Phone #: 847-858-0873
Fax #: 847-750-3770
E-Mail: randa@tailchasersinc.com

P.I.N.# 03-32-108-008-0000
Location: 213 S. Arlington Heights Road
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✔ For: continuation of current use as commercial dog kennel in B-2
Land Use: _____ Current: dog kennel
Proposed: dog kennel
Site Gross Area: 3132
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 5/17/21
Environmental Health Officer Date

James McCalister 5/17/21 Director
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-013
Petitioner: Tailchasers, Inc.
Matt and Randa Clark

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Contact Person: Matt and Randa Clark
Address: 10 Hillside Drive
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Phone #: 847-858-0873
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P.I.N.# 03-32-108-008-0000
Location: 213 S. Arlington Heights Road
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
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Land Use Variation: ✔ For: continuation of current use as commercial dog kennel in B-2
Land Use: _____ Current: dog kennel
Proposed: dog kennel
Site Gross Area: 3132
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.		X	VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.		X	SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

Please see attached comments.

Sara Hubbard 5/27/21
Date

Planning & Community Development Dept. Review

May 27, 2021

REVIEW ROUND 1

Project: Tailchasers
213 S. Arlington Heights Rd.

Case Number: PC 21-013

General:

7) The following approvals are required:
   - **Amendment to Land Use Variation Ordinances #10-027 and #16-013 to allow for modifications to the conditions of approval.**

8) Please acknowledge that daytime care will be restricted to 45 dogs maximum, and overnight boarding will be restricted to 25 dogs maximum, as stipulated by the existing approvals governing the site.

9) The project narrative indicates that Tailchasers will have 10 employees. How many employees will be working at the property at any one time?

10) What type of outdoor recreation would occur? Please note that the facility is prohibited from having any outdoor dog run or walking area. Would dogs be walked during the day, or would dogs remain indoors during the entire time that Tailchasers has custody of the animals? If dogs would be walked, where would this occur? How many times per day?

11) Please note that the existing Land Use Variation requires that a staff member be onsite at all times if dogs are boarded overnight. Will Tailchasers be able to abide by this restriction, or are you seeking relief from this requirement?

12) Proposed hours of operation are slightly different than allowed via the existing approvals that govern the site. Staff is supportive of modifying the allowable hours of operation as per the submitted project narrative.

13) Any modifications to the signage shall require a sign permit, as applicable.

Prepared by: Sam Hubbard

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 21-013
Petitioner: Tailchasers, Inc.
Matt and Randa Clark

Owner: Top Deck Properties
Gary and Carrie Grana

Contact Person: Matt and Randa Clark
Address: 10 Hillside Drive
Lake Barrington, IL 60010
Phone #: 847-858-0873
Fax #: 847-750-3770
E-Mail: randa@tailchasersinc.com

P.I.N.# 03-32-108-008-0000
Location: 213 S. Arlington Heights Road
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✔ For: continuation of current use as commercial dog kennel in B-2
Land Use: _____ Current: dog kennel
Proposed: dog kennel
Site Gross Area: 3132
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

No comments

5/27/21
Coordinator Date

TAILCHASERS™
Pet Care Professionals
847-381-6009| 10 Hillside Dr. | Lake Barrington | IL | 60010

May 28th, 2021

Sam,

Please see below comments and answers in response to your questions.

General Comments

1. The interior remodel will comply with the codes listed in a-h.
2. Details on the use of the basement as mentioned on Page 1.

The basement will be used to store supplies for the operation of the business to keep the customer areas tidy. This will include shelving with bags of dog food and treats and other supplies.

3. I am attaching a drawing with the rest room circled and labeled.

Engineering Department Report is acknowledged

Fire Department

1. A Knox Box will be installed at the main entrance with keys to allow Fire Department entry.
2. Acknowledged

Police Department

2. Lighting is up to code and well lit top deter criminal activity.

6. Emergency information/contact card will be on file with the Arlington Heights Police Department.

Health Services Department Report is acknowledged

Planning and Community Development Dept. Review

7. Approvals required are acknowledged

8. Daytime care will be restricted to 45 dogs maximum, and overnight boarding will be restricted to 25 dogs maximum.

9. We will have 4 employees working at the property at any one time.

10. Dogs will remain indoors during the entire time that Tailchasers has custody of the animals.

11. A staff member will be onsite at all times if dogs are boarded overnight.

12. Acknowledged

TAILCHASERS™
Pet Care Professionals
847-381-6009| 10 Hillside Dr. | Lake Barrington | IL | 60010

13. Acknowledged

Planning and Community Development Report is acknowledged

Randa Clark

Randa Clark

President

Tailchasers, Inc.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Tailchasers
PC Number: 21-013
Location: 213 S. Arlington Heights Rd.
Requested Action:

1. Amendment to Land Use Variation Ordinance 16-013 and 10-027 to allow the petitioner to assume the underlying LUV issued to Arlington Dog House and adjust the conditions of approval.
2. No variations required.

	Date	Number of Business Days
Petitioner Provides Plans needed for CPRC	04/09/21	-
Conceptual Plan Review Meeting (CPRC)	04/28/21	13
Awaiting PC Application	05/12/21	10
PC Application Submittal Date	05/12/21	-
1st Round Department Comments	05/27/21	11
Petitioner's Response – 1st Round	05/28/21	1
PC Hearing	06/09/21	19 days from application date
Village Board	07/21/21	29*
Anticipated Village Board Ord. Adoption	08/02/21	8

* Plan Commission required the petitioner to prepare additional traffic information prior to appearing before the Village Board for final approval.

Date : 6/3/2021

To: Village of Arlington Heights

Sam Hubbard

Michael Mertes

Charles Perkins

Re: Parking issues/accidents at 209/211/213 South Arlington Heights Road

From: Mark Leers – Arlington Dog House 213 South Arlington Heights Illinois

Dear VAH,

I felt it necessary to put into writing and on the record about the parking situation at 209, 211 and 213 South Arlington Heights Road. We have had several near misses along with actual accidents during my time as an occupant at 213 and 211 locations. The issues are identified below, they have been ignored by Top Deck Property Management company and I want to make sure it is in the public record and that the Village of Arlington Heights was completely aware of the issues prior to any occupancy or village approvals.

Arlington Dog House has resided in the 213 location from 10/1/2010 and will be vacating 6/30/2021 mainly due to the fact that the parking lot has become too dangerous and is it is only a matter of time before a serious accident and injury occurs.

Krav Magna resided in 211 til 2016 at which time I felt it was important to lease the 211 space to alleviate the ongoing parking issues. As you can see from a note from Top Deck Properties Gary Grana (included), he was aware of my concerns back in 2016 and I have included it to be documented. Even within Arlington Dog House leasing 211 space there have been some minor issues, but no major ones due to the decrease of customer traffic. With the traffic from Grand Frame and 2 business to be determined I did not feel it was in good business/faith to be a part of that and have decided to move to another location where parking is much safer for the clients.

There was a serious accident that occurred recently on 5/6/2021 that caused damage to a customers car, due to the landlord having a large portable garbage bin sitting unmarked in 2 parking spaces. The bin was not marked with flags or cones, the customer could not see it and hit it. When the customer asked for Top Deck Properties phone number (which I did since they own the property), the response from Top Deck Properties via text was "Don't give your customers my number".

There are many issues causing the problems that have not be addressed by Top Deck Properties or cannot be addressed due to volume of customers, amount of retail space and size of the lot. Here are a list of the issues -

1. There are 9 spots for over 6500 square feet of rentable space (not including 4000 Sq ft of space that Grand Frame uses as work space.) Parking for retail/commercial, there should be 1 space per 250-300 sq ft of rentable space which would be 22-26 dedicated spaces (not including the 4000 sq feet of commercial space)

2. 8 Parking spaces are 7.5 feet wide x 13 feet long. 1 parking space is 6 feet wide x 13 feet long. – This does not allow for most people in cars to get out from either side. When the parking study was done back in 2010, our parking analyst identified this issue, but no action was ever taken to widen the spaces. Pictures included. (Picture 1, 2)
3. During winter months, the available parking spaces goes from a total of 9 to 6 due to snow plowing and not moving snow off site by Property Management. With 6 parking spaces per 6500 sq feet that would increase the to over 1000 sq feet per space, if you take into account the 4000 sq feet of workspace in the basement occupied by Grand Frame, it would be much higher.
4. Off-site parking for Grand Frame employees – one to two spots are taken each day by employees of Grand Frame. Top Deck is aware of this issue, but he has not enforced any off-site parking for his son or his sons employees. ADH employees park off site (except overnight person from 6pm to 6am) Pictures included (Picture 3)
5. The parking lot does not give ample room to turn around safely if the parking lot has cars in it. There have been several incidents where someone backing out has hit the building to another vehicle. Top Deck has been made aware and all reported incidents have been ignored.
6. Blind spot to get into the lot has caused accidents in the past where people cannot see others when coming into the lot. Again, Top Deck notified to the possibility of either put in a stop/yield sign, mirror, etc , no action taken.
7. Enterprise Parking – Enterprise customers will park the dropped off cars wherever there is space and that includes the main road to get into 209/211/213 from AH road, which blocks the entranceway. Have asked Top Deck to post signs for no parking or talk to Enterprise Management, no action taken.

I feel it is not a matter of if, but when a serious accident/injury occurs at 209/211/213 and the fact that if something does happen that it was documented and the owner/village were completely aware prior to approving any business permit/occupancy to any future occupants. We have tried everything in our power to make the situation safer for everyone's customers, but the situation is not fixable.

Any further questions or concerns, please feel free to contact me.

Sincerely,

Mark Leers

Notes:

See you Tue morn. To Sign Letter of intent.

1) After the Signing of this Lease I will replace Air cond. unit behind building for this summers use. (should help elect. bill)

2) with the 213 Lease I will not be able to do any more equiptment replacement. (See #6.) Since I Lowered my asking price of 6,000. I do not have much room.

3) I want to have Leases Signed prior to any changes on current parking signs. If you take 211+213 the parking problem goes away.

✓

ton Dog House. March 15, 2015

S. to be removed by ADH.

and REPLACED as needed by ADH.

o new lease with attorney's approval.

ADH.

rea.

l 29th, 2015 or this proposal will be

_____ Partner

Picture #1

Picture #2

Picture #3



Village Board
7/21/2021

Item: Arlington Beer - 19 N. Hickory Ave. - Sign Variation - DC#20-001

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

Recommendation

A public meeting was held by the Design Commission on March 10, 2020 where Commissioner Eckhardt moved and Commissioner Kubow seconded:

A motion to recommend to the Village Board of Trustees, approval of the following sign variation request for Arlington Beer Company to be located at 19 N. Hickory Avenue:

1. A variation from Chapter 30, Section 30-203, to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

2. A variation from Chapter 30, Section 30-203, to allow a 165. SF, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

This recommendation is subject to compliance with the plans received 1/07/20, revised site plan and renderings received 3/2/20, Design Commission recommendations, compliance with all applicable Federal, State and Village codes, regulations and policies, the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be

an approval of, or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to incorporate all requirements listed on the Certificate of Appropriateness into the permit drawings, and to ensure that building permit plans and sign permit plans comply with all zoning code, building code, and sign code requirements.

Roll Call Vote; Commissioners Kingsley, Eckhardt, Kubow and Chair Fitzgerald voted in favor. Motion carried.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
DC Minutes 3/10/20	Minutes
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Arlington Beer Company - Sign Variation	**DC Number:**	20-001
Project Address:	19 N. Hickory Avenue	**Petitioner Name:**	Kathleen Egan
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Beer Company PO Box 401 Itasca, IL 60143
Date Prepared:	March 5, 2020	**Meeting Date:**	March 10, 2020

Requested Action:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.
2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction…to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

Summary:

The petitioner is proposing to renovate an existing building in an R-7 Zoning District to accommodate their new brewery business. The proposed business is not a permitted use in this location, therefore Plan Commission review and Village Board approval is required for a Land Use Variation. Since the business is not a permitted use, signage is not allowed, and variations are required.

The petitioner is proposing one wall sign and one ground sign. The proposed wall sign is a 64 sf adhesive vinyl sign applied to the existing overhead door on the front of the building. The proposed ground sign is an internally illuminated 16.5 sf, 15-foot tall pole mounted sign located in a landscape bed directly adjacent to the front of the building.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the above criteria, generally stating the need for signage to identify their business to their customers. They have also reported the desire for the large decal sign to allow their customers to pose for photos in front of the sign to post on social media.

Staff Comments:
This location was previously zoned M-2 Limited Heavy Manufacturing District, where wall signs and grounds were permitted. However, in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Since this location is zoned for residential use, it is recommended that the amount of signage be minimal.

Staff does not object to a limited amount of signage that is necessary for the business. Overall, the proposed signage is nicely designed and creates a nice image for the business. The ground sign has a small scale and is tastefully designed. However, the vinyl adhesive wall sign on the overhead door has a massive appearance and it draws focus to the overhead door instead of the business entrance. Staff recommends that the adhesive vinyl sign be omitted. However, if the Design Commission does not agree with omitting the sign, then the size should be reduced to 25% of the overhead door area, which is consistent with typical sign code requirements for wall signs. The overhead door is 100 sf, resulting in 25 sf of signable area, where 64 sf is proposed.

RECOMMENDATION
It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variation for the *Arlington Beer Company* at 19 N. Hickory Avenue:

1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the *Arlington Beer Company* at 19 N. Hickory Avenue:

2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

This recommendation is subject to compliance with the plans received 1/7/20, revised site plan and renderings received 3/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. If the Design Commission does not agree with omitting the adhesive vinyl wall sign, then it is recommended that the size be reduced to 25 sf maximum (25% of the signable area).
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

_____ March 5, 2020

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-001

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 10, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Jonathan Kubow Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Kathleen Egan, Itasca Brewing Co. for *Arlington Beer* John Carlson, Carlson Landscape Associates for *Arlington Beer* Ken Kelly, Sign Palace for *Arlington Beer* Chris Jenks for *Car Wash at 2100 S. Arlington Heights Rd.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR FEBRUARY 25, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF FEBRUARY 25, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW
ITEM 2. SIGN VARIATION REVIEW

DC#19-099 – Arlington Beer – 19 N. Hickory Ave. - Commercial
DC#20-001 – Arlington Beer – 19 N. Hickory Ave. – Sign Variation

Kathleen Egan representing *Arlington Beer,* John Carlson, representing *Carlson Landscape Associates*, and Ken Kelly, representing *Sign Palace*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to renovate an existing commercial building to accommodate their new brewery business. This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a Brewery in an R-7 Residential Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. This property was previously zoned M-2 Limited Heavy Manufacturing District, however in 2013 this area was rezoned for residential use as part of the Hickory-Kensington Area Plan to promote redevelopment with moderate and high-density multi-family dwellings. Interim zoning does allow previously permitted uses, but the proposed business is not a permitted use and requires Plan Commission review and Village Board approval for a Land Use Variation.

Proposed exterior improvements to the building include new gray board & batten and shingle-style siding and dark gray trim on the front of the building. The existing gray asphalt shingle roofing on the main roof will remain, and new standing seam metal roofing will be provided on the canopy above the entry door. The existing concrete block walls on the sides and rear of the building will remain and be painted gray to match the new siding. All exterior site design elements associated with the outdoor patio will be reviewed by the Plan Commission and Village Board. The proposed design for the building exterior is very nicely done, the materials and colors work well together, and the overall appearance of the existing building will be greatly enhanced. Staff recommends approval.

There is a large existing electrical meter on the front of the building that the petitioner is proposing to keep as-is. If possible, Staff recommends the meter be painted to match the new siding color. The only other building-mounted equipment is a gas meter on the side of the building that will be screened by landscaping. Trash is proposed to be screened by a fenced enclosure located within the fenced patio area at the back of the property.

Since this property is located in an R-7 Residential Zoning District, variations are required for the new signage. The petitioner is proposing one wall sign and one ground sign. The proposed wall sign is a 64 sf adhesive vinyl sign applied to the existing overhead door on the front of the building. The proposed ground sign is an internally illuminated 16.5 sf, 15-foot tall pole mounted sign located in a landscape bed directly adjacent to the front of the building.

The following variations are being requested:
1. A variation from Chapter 30, Section 30-203 to allow a 64 sf adhesive vinyl wall sign, where wall signs are not allowed for a brewery in the R-7 Residential Zoning District.
2. A variation from Chapter 30, Section 30-203 to allow a 16.5 sf, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in the R-7 Residential Zoning District.

The petitioner submitted their response to the hardship criteria for sign variations, which generally states the need for signage to identify their business to their customers. They also reported their desire for the large decal sign to allow their customers to pose for photos in front of the sign to post on social media. Since this location is zoned for residential use, Staff recommends a minimal amount of signage and does not object to the ground sign being proposed; however, Staff does have concerns about the adhesive decal on the overhead door and would recommend against having the sign. If the Design Commission disagrees, then Staff would recommend reducing the size of the sign to be 25% of the overhead door area; reducing the diameter from 8-feet to 5-feet and to 25 sf in size. Staff recommends denial of the adhesive vinyl wall sign, and approval of the ground sign.

Ms. Egan said they want to keep the vinyl wall sign because it is very typical of breweries to have, similar to the Mikerphone Brewing in Elk Grove Village. It is a great area to advertise for breweries that have a garage door and for social media posting. Their team felt this was the best area for signage. Ms. Egan also said that they are located in Itasca and have

both signs displayed there; the vinyl sign is located on an indoor wall and their 'cool guy' logo is on most of their marketing tools.

Chair Fitzgerald asked if there was any public comment on the project and there was response from the audience.

PUBLIC COMMENT

Melissa Newkirk, 908 E. Wing St. She lives around the corner from the site, and takes pictures in front of signs like the large vinyl sign on the overhead door, when she visits other breweries. A lot of people in the area are excited about a brewery coming to the neighborhood, and she felt this type of sign would be great to be able to tag people, tag the business, and encourage more people to visit. Living in the area, she felt the signage was great.

Casey Platt, 906 E. Wing St. He completely agreed with the previous comments that the proposed signage is really good where it is proposed. He also visits other breweries in the area, including Elk Grove Village and Downtown Chicago, and a lot of breweries have this type of signage. It is very typical and is pleasant for those who visit breweries.

Commissioner Kubow was very excited about the project and said it was a very cool concept. He asked Staff about the feasibility of the project as it relates to the Comprehensive plan for this Hickory/Kensington area, and Mr. Hautzinger replied that the project has not yet been scheduled for review with the Plan Commission and Staff is still completing their review of the Land Use Variation request. Ms. Egan explained that they bought this building prior to the zoning overlay and there is a long history where they were granted permission to manufacture alcohol at this location, but when they submitted for permit they found out that they could not, even though they had vetted to the Village what they wanted to do here before they bought the building. When they began this process 7 years ago, they were just looking to brew; however, the concept has changed to where breweries typically have a tap room attached, so they decided to go along with that concept and are now proposing a brew room, a tap room, and an outdoor space. They have already gone in front of the Board for a preliminary review, where there were a few issues with parking and things of that nature, but the Board seemed okay with the general concept at that time.

Ms. Egan also said that they have been going back and forth working with the Village on the project and they are now finalizing exactly what they want their concept to be, what they need and don't need by State law, and they are now ready to go before the Plan Commission.

Commissioner Kubow felt the project might help to kick-start the revitalization of this area and bring in some residential developers. He really liked the architecture being presented tonight and he asked the petitioner if they considered a glass overhead door, similar to other breweries such as Cortland's Garage. This would be a more creative design feature on the building. Ms. Egan said that they could change out the door down the road, but for financial reasons they decided to leave the existing garage door the way it is. She added that the Village also has restrictions on opening the overhead door, but they feel the best place for signage is on the overhead door instead of over the front door. They considered signage above the fence area, but Staff suggested it be removed because it made that area look like an entrance when it was not.

Commissioner Kubow felt the proposed ground sign was fantastic, and although the vinyl sign on the overhead door was big, he was okay with it because other breweries do the same thing. He asked about the vinyl material being proposed for the sign and Mr. Kelly explained that the sign would be adhesive vinyl detail that is applied to the overhead garage door and then rolled into the channels. Commissioner Kubow said he had no issue with the longevity of the vinyl sign because if there were to be any issues, he was confident that the sign would be replaced immediately. He was fine with the architecture and with the signage being proposed for the building.

Commissioner Eckhardt loved the architecture of the building and felt the petitioner did a great job. He liked the colors being proposed, the added details on the 2 windows above the entrance that are nicely scaled and attractive, and the urban feel of the building. He also said the pole sign was great, and he asked about outdoor seating capacity and overflow of patrons near the front of the building. Ms. Egan pointed out the garage doors on the brewery building that could open up to the outdoor space with a knee wall and air curtain.

Commissioner Eckhardt felt that a diameter of 5-feet for the vinyl sign on the garage door would be just as effective and work just as well as the 8-feet being proposed. He said that as this neighborhood changes, a precedent is being set here, and half of him feels that the Hickory/Kensington development is different and has a different vision, a modern, new town feel; however, he could go either way because this street is not that visible and the proposed signage is not negatively impacting anybody right now. Otherwise, he completely loves the project.

Commissioner Kingsley said the project was a great idea for this area and she was glad to see it finally come to fruition. She felt the blade sign was great, even if it is lit, and the vinyl sign on the overhead door was really important and should not be reduced in size. She liked that the word 'Arlington' was very large on the sign, and she asked about the color of the overhead door, which Ms. Egan said would be a dark grey color. Commissioner Kingsley was totally in favor of the signs being proposed. Commissioner Kingsley also asked if the fence located along the side of the site would be used as an entrance and Ms. Egan replied that this area was egress for fire access only, and would not be used as an entrance. Commissioner Kingsley suggested making the fence gate straight to avoid any confusion about it being an entrance, and to use smooth trim with the Hardi siding to make the texture of the siding and shingles pop. She liked the metal canopy over the front door, but felt there was a missed opportunity to do something similar to the canopy above the second-floor window, and on the garden wall on the side elevation. Commissioner Kingsley also liked the colors being proposed for the building, and felt that the foot traffic resulting from this new business will in turn help other buildings that go in this area.

Chair Fitzgerald loved the project as well and liked the colors being proposed. He said that there were very few buildings in this area that need to be saved, but this building is one of them and the petitioner did a beautiful job updating it. He liked both signs being proposed, which were unique and interesting, and he felt the petitioner had a hardship for the variations. The signs were equally as exciting as the building itself, and he agreed with Commissioner Kingsley that a larger sign on the garage door looks better.

Commissioner Kubow asked about Staff's suggestion to paint the existing electrical meter on the front of the building to match the new siding color, and Ms. Egan replied that they are open to doing so, but the stainless steel material of the meter is difficult to paint. Mr. Kelly suggested wrapping the electrical meter with a vinyl wrap to match the siding color. Commissioner Kubow agreed and felt this should remain a recommendation. He also asked about a schedule for opening the brewery and Ms. Egan said they would like to be open by summer and are ready to open as soon as the reviews, which include variations, and approvals with the Village are completed.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR A FACADE RENOVATION OF THE *ARLINGTON BEER COMPANY* BUILDING LOCATED AT *19 N. HICKORY AVENUE.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/14/19, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO PAINT OR WRAP THE EXISTING ELECTRICAL METER ON THE FRONT OF THE BUILDING TO MATCH THE NEW SIDING COLOR.
2. A RECOMMENDATION TO CONSIDER A DIFFERENT STYLE OF OVERHANG OVER THE FRONT DOOR.
3. A RECOMMENDATION TO USE SMOOTH TRIM BOARDS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley reiterated her previous suggestion that the fence along the rear of the site should be straight, to avoid confusion about it being an entrance. Commissioner Kubow understood the reason for the suggestion, but preferred the aesthetic of fence as proposed.

KINGSLEY, AYE; KUBOW AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald asked again if there was any public comment on the sign variation request and there was a response from the audience.

PUBLIC COMMENT
Douglas Hill, 824 N. Dunton Avenue, said that the proposed signage looks great.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *ARLINGTON BEER COMPANY* LOCATED AT 19 N. HICKORY AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 64 SF ADHESIVE VINYL WALL SIGN, WHERE WALL SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-203 TO ALLOW A 16.5 SF, 15-FOOT TALL GROUND SIGN WITH ZERO SETBACK, WHERE GROUND SIGNS ARE NOT ALLOWED FOR A BREWERY IN THE R-7 RESIDENTIAL ZONING DISTRICT.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/07/20, REVISED SITE PLAN AND RENDERINGS RECEIVED 3/2/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; ECKHARDT, AYE; KUBOW, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger commented that the Design Commission is a recommending body to the Village Board for sign variations, and the sign variations will be scheduled for Village Board review at the same time as the Land Use Variation.

RECEIVED
JAN 07 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

Letter of Intent In Support of Request for Sign Variance

Arlington Beer Company, Inc.

19 N. Hickory Ave, Arlington Heights, IL 60004

This Letter of Intent is in support of our request for a variance to the permitted signage for the property at 19 N. Hickory Ave, Arlington Heights, IL 60004. Arlington Beer Company, Inc. is asking for sign variance based on the location of the property and the necessity of signage for recognition by patrons.

The variance will not alter the essential character of the locality. The variance would not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the community. We would ask the board to consider these variations as they would allow us to successfully identify our business and allow us to reasonably function within our use.

Respectfully,

Kathleen Egan
Arlington Beer Company, Inc.


N Douglas Ave
N Hickory Ave
N Hickory Ave
N Hickory Ave
E Wing St
E Wing St
E Hamlin Ln
N Beverly Ln
Private
Map | Photo > | Terrain >
Layers >



THREE SITES TO THE LEFT



SUBJECT PROPERTY



THREE SITES TO THE RIGHT

HICKORY AVENUE

THREE SITES ACROSS THE STREET







CONTINENTAL ENGINEERS & SURVEYORS, INC.

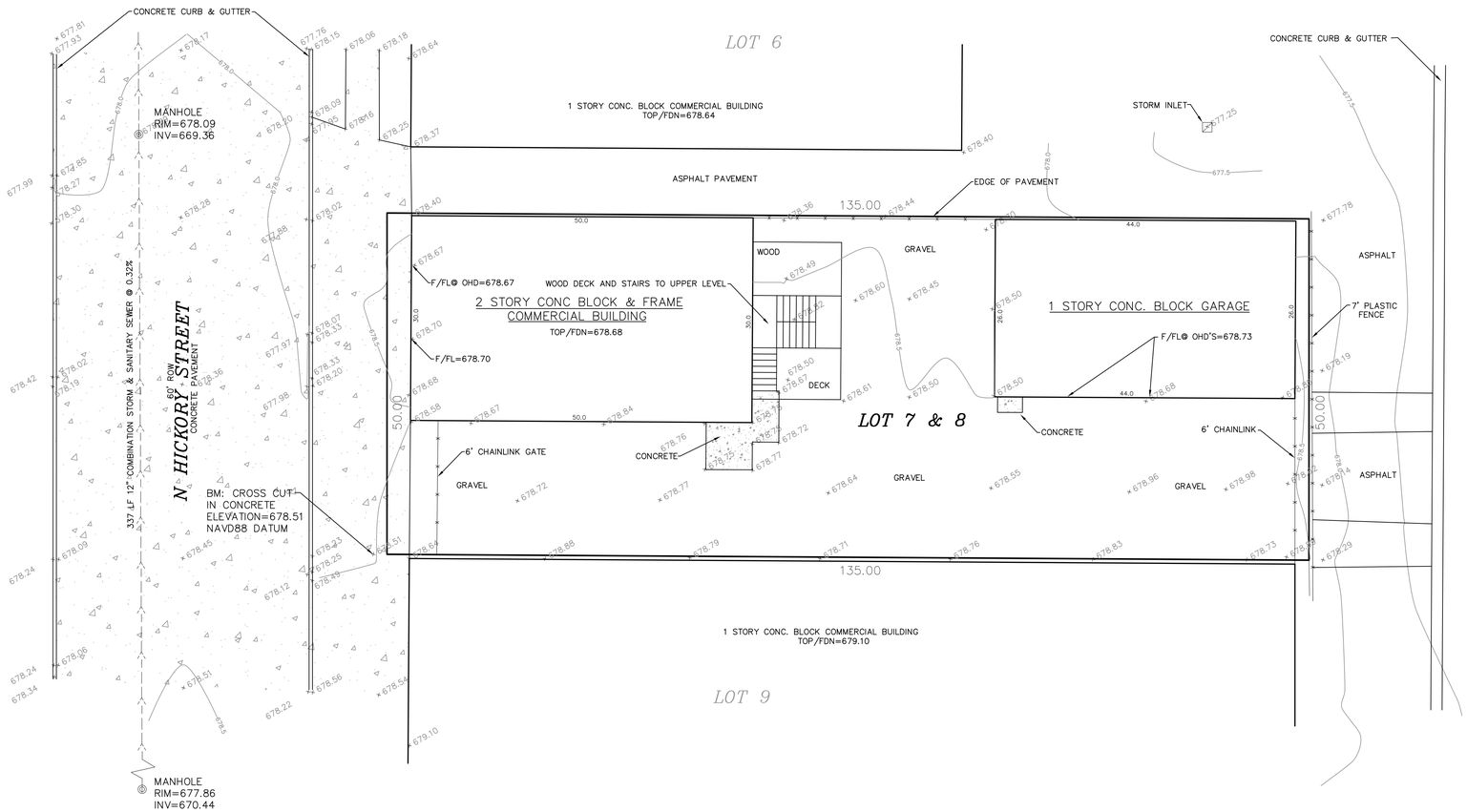
10 0 10 20 30

Scale 1" = 10'

LEGEND

677.5 EXISTING CONTOUR

×677.76 EXISTING SPOT ELEVATION



CLIENTS: KATHLEEN EGAN (312) 339-2499
FRANK MADARAS (630) 222-2711
P.O. BOX 401
ITASKA, IL. 60143

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CALL JULIE TOLL FREE 1(800)892-0123
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

WARNING
CALL BEFORE YOU DIG
CALL 1(800)892-0123 48 HOURS BEFORE YOU DIG

IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS PRIOR TO CONSTRUCTION.

No.	Revision	By	Date

CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX(847)885-3496

TOPOGRAPHIC SURVEY

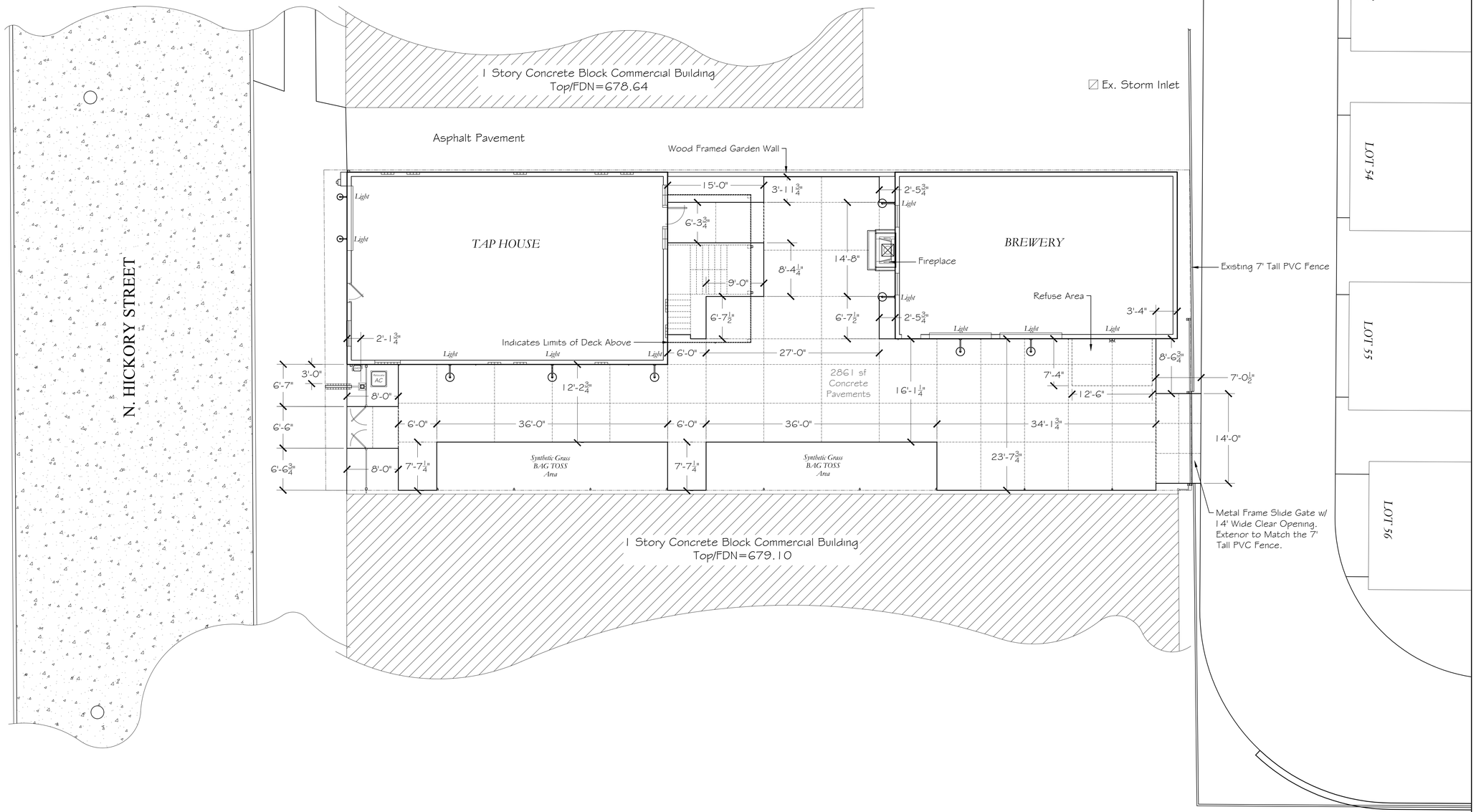
FOR
19 N. HICKORY STREET
ARLINGTON HEIGHTS, ILLINOIS

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	19-119
Date 6/3/19	Drawn By WJB	Sheet 1 Of 1	

CONTINENTAL ENGINEERS & SURVEYORS, INC.

DIMENSIONED SITE PLAN
SCALE: 1" = 8'-0"

0 1 5 10 15 25 Feet



Carlson
LANDSCAPE ASSOCIATES, INC.
Landscape Architects · Contractors · Wholesalers

2301 Winchester Road
P.O. Box 6810
Libertyville, IL 60048

847-949-5533 Fax 847-949-7154

Arlington Beer Company

19 N. Hickory
Arlington Heights
Illinois

PROJECT
Landscape Improvements

DRAWING NUMBER
LS-3

DRAWING TITLE
Dimensioned Site Plan

SHEET NUMBER
3 of 3

SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
JAC

ISSUE	DESCRIPTION	DATE
#1	For Review	19.0912
#2	For Review	19.0930
#3	For Review	19.1007
#4	For Review	19.1012
#5	For Submittal	19.1111
#6	For Review	20.0227
#7	For Submittal	20.0302

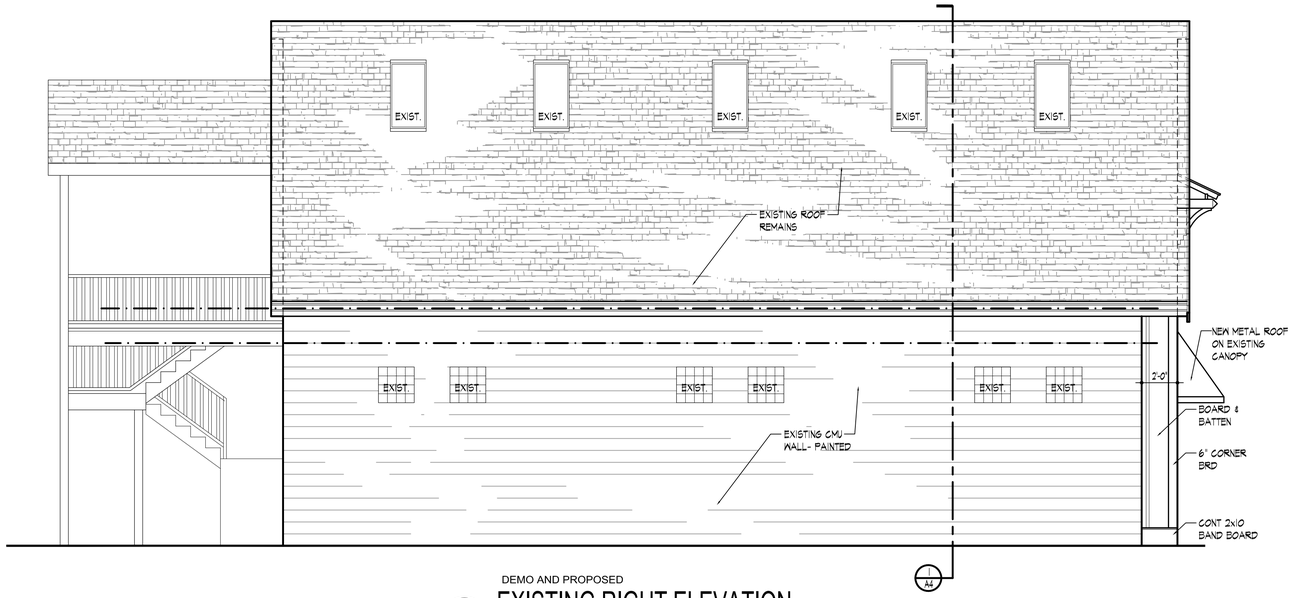
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LANDSCAPE ARCHITECT

DATE

LS-3

24 x 36 PDF



DEMO AND PROPOSED

EXISTING RIGHT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



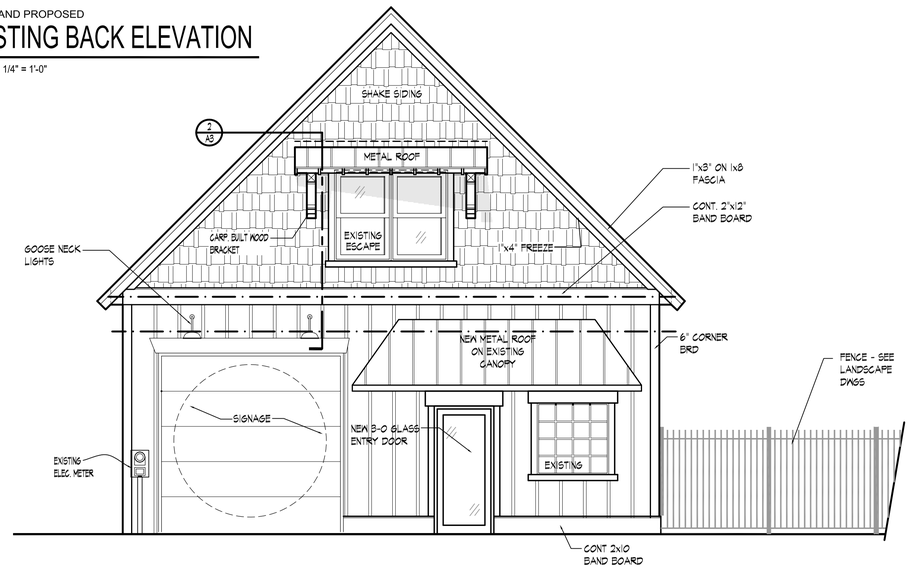
DEMO AND PROPOSED

EXISTING BACK ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

EXISTING LEFT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

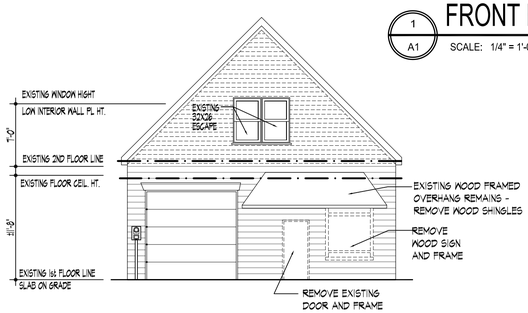


ELEC METER - VERIFY FINAL LOCATION W/ G.C. AND SERVICE COMPANY

PROPOSED

FRONT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



FRONT ELEVATION DEMOLITION

1 / A1 SCALE: 1/8" = 1'-0"

TAP HOUSE INTERIOR REMODELING FOR:

ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

No.:	Date:	Revisions:
1	8.30.19	ISSUE FOR REVIEW AND COMMENT

SHEET A1


Arlington
EST
2014
BEER COMPANY


Arlington
EST 2014
BEER COMPANY

signpalace

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

16" diameter 48" deep reinforced concrete foundation with steel support cage and exposed mounting bolts. Post to mount to foundation via match plate system.

APPROVAL

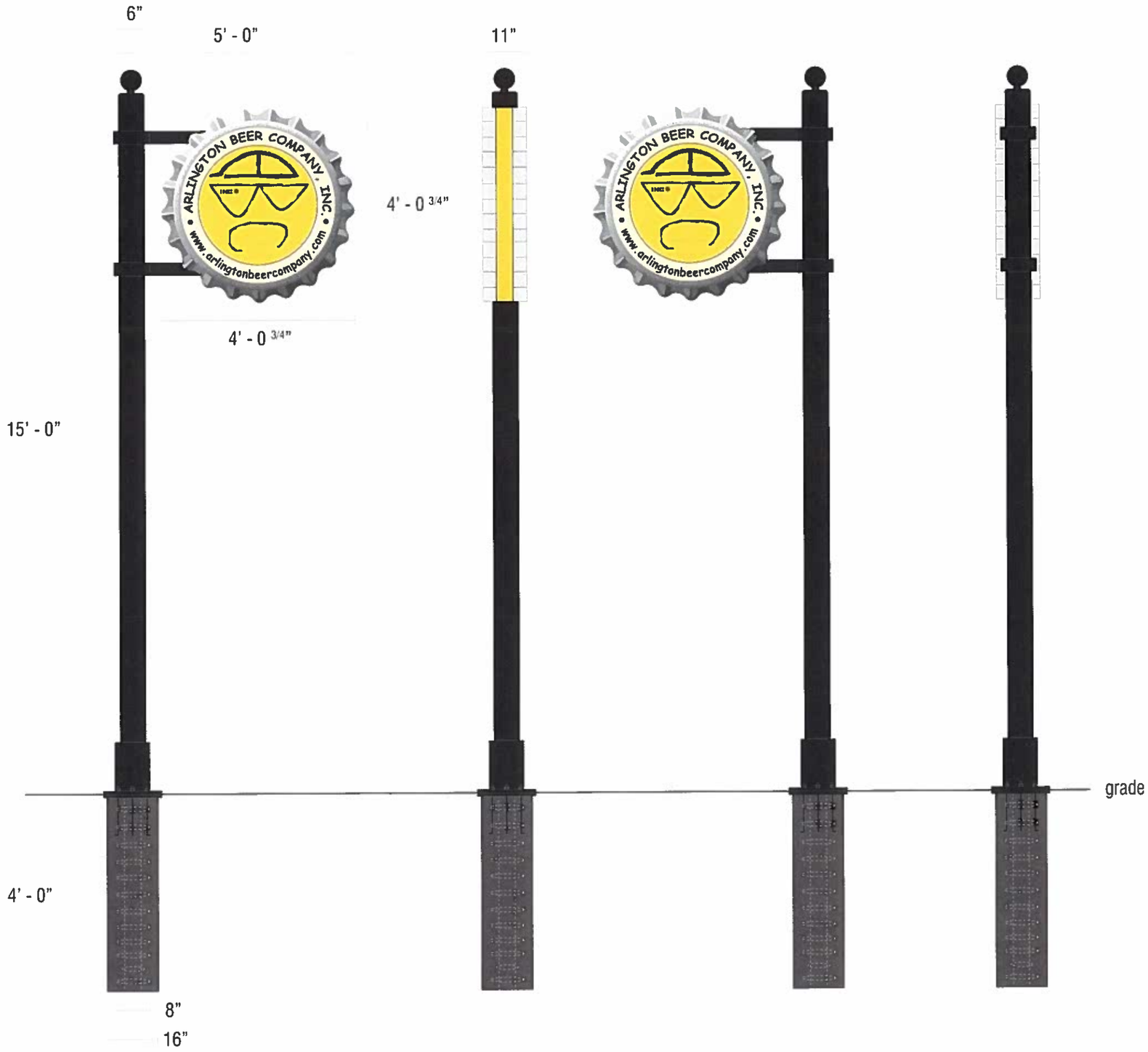
X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

847.640.1335 signpalace.com
68 north lively blvd. elk grove village, IL 60007

Sign 1 - Freestanding post mounted blade sign



Sign 1 - Freestanding post mounted blade sign

signpalace

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Double sided internally illuminated vacuum formed polycarbonate blade sign with digitally printed graphic mounted to sign faces. Steel support structure within sign to mount directly to post.
quantity: 1
face size: 4’ - 0 3/4” x 4’ - 0 3/4”
material: Formed plastic

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
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847.640.1335 signpalace.com
68 north lively blvd. elk grove village, IL 60007

4’ - 0 3/4”



4’ - 0 3/4”

signpalace inc.

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Electrical diagram for double sided vacuum formed polycarbonate blade sign.

APPROVAL

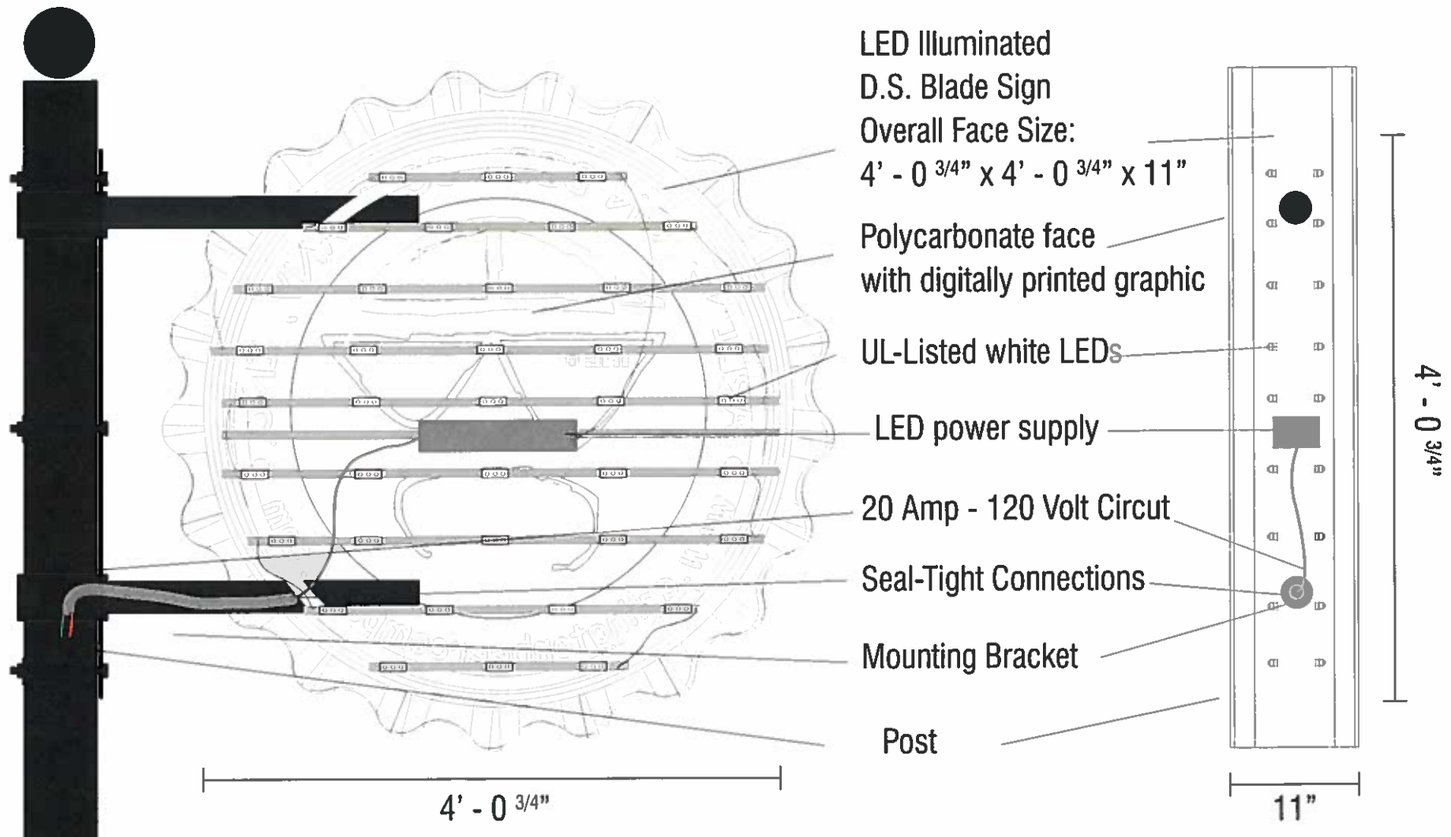
X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

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68 north lively blvd. elk grove village, IL 60007

Sign 1 - Freestanding post mounted blade sign



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Sign 3 - Exterior adhesive decal

signpalace

customer: Arlington Beer Co.
location: 19 N. Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Digitally printed adhesive vinyl with matte overlam, applied direct to store front garage door
quantity: 1
size: 8' x 8'
material: 3951HT/290M

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at $75/hour.

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68 north lively blvd. elk grove village, IL 60007

8' - 0"



8' - 0"

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Village Board
7/21/2021

Item: 2021 Annual Action Plan including the CDBG Budget

Department: Planning & Community Development

Background

The proposed 2021 Annual Action Plan, including the 2021 CDBG budget, has been the subject of two public hearings and a 30-day public comment period. The second of the two required public hearings on the proposed 2021 Annual Action Plan is schedules for the July 21, 2021 Village Board meeting. The proposed 2021 Annual Action Plan including the 2021 CDBG budget and supporting documents are located under tonight's Public Hearing agenda item on this topic.

Recommendation

It is recommended that the 2021 Annual Action Plan, including the CDBG budget, be adopted including any amendments made during the public hearing.