



AGENDA

President and Board of Trustees

Village of Arlington Heights

Committee-of-the-Whole

Board Room

33 S. Arlington Heights Road Arlington Heights, IL 60005

July 11, 2016

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. NEW BUSINESS

- A. Possible Creation of a New Liquor License Classification
- B. Paver Brick Follow-Up

V. OTHER BUSINESS

VI. ADJOURNMENT

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



Item: Possible New Liquor Classification - Class L

Department: Manager's Office/Legal

Since January of this year, Staff has been researching possible new liquor license classifications for the Village. This research has been in response to a variety of requests for different kinds of establishments serving liquor. One example is the recently approved new classification for coffee shops, which came about as a result of a request from Starbucks. The Village has heard from a potential purchaser of the former LaBatt's Training space, which is located on the third floor of the Metropolis Building. The space is approximately 10,000 feet and includes a roof terrace, three distinct bar/entertainment areas and a 100 seat auditorium. It is bank owned and has been vacant for ten years. The space does not feature a kitchen and, as such, does not qualify for a liquor license under any of the current liquor license classifications. Construction of a kitchen in the space is not economically feasible.

Staff believes that the uniqueness of the space, as well as the inherent limitations of second and third floor spaces for entertainment uses in our downtown in general, warrants consideration of a new liquor license classification. Attached is a draft ordinance creating a new liquor classification for upper floor spaces that do not have kitchens. Under this draft, the service of food would still be required but it need not be prepared onsite. This draft limits this type of liquor license to the Downtown District. The creation of this new classification would facilitate the development of the space mentioned above as well as any other upper floor spaces in the Downtown area that met the requirements.

Action Requested:

Provide feedback, including direction as to whether Staff should move forward with the creation of the new Class L Liquor License for approval at an upcoming Village Board meeting.

ATTACHMENTS:

Description

Draft - Class L Liquor License
Business Plan
Brochure

Type

Ordinance
Correspondence
Exhibits

**AN ORDINANCE AMENDING CHAPTER 13
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

SECTION ONE: That Chapter 13, Alcoholic Liquor Dealers, is hereby amended as follows (the language being added is highlighted):

1. That Section 13-501, Classification, is hereby amended by adding a Class “L” liquor license and re-lettering the existing subsections o. and p. to p. and q., accordingly:

- o.** Class “L” license which shall permit the retail sale of alcoholic liquor for consumption on the premises where sold only at establishments located on the second floor or higher within the Downtown District (B-5). While a kitchen is not required, full and complete meals must be made available for purchase, either from food prepared on site or from food prepared elsewhere and delivered to the customers, subject to the approval of the Local Liquor Commissioner.

2. That subsection b. of Section 13-204, Training Requirements for Beverage Alcohol Sellers and Servers Education and Training Program (BASSET), is hereby amended as follows:

- b. All persons employed by an establishment holding a class “A”, “AA”, “B”, “BB”, “C”, “DD”, “E”, “G” or “H”, “I”, “J”, “K”, or “L” liquor license who serves or sells alcoholic beverages shall, upon demand, show a valid State-certified BASSET card or its equivalent, meeting the minimum curriculum requirements of the Illinois Department of Alcoholism and Substance Abuse (DASA), Title 77, Chapter X, Rule 2056.

3. That a Class “L” liquor license is hereby added to the Table in Section 13-502, Fees and Number of Licenses, as follows:

Class of License	Annual License Fee	Number of Licenses Authorized
L	\$ 4,600	0

4. That a Class “L” liquor license is hereby added to the Tables in Section 13-503, Hours of Operation, as follows:

Class of License	Monday through Friday	Friday	Saturday	Sunday
L	8:00 AM - 1:00 AM following	8:00 AM - 2:00 AM Sat.	8:00 AM - 2:00 AM Sun.	10:00 AM - 1:00 AM Mon.

On the mornings of July 4, Memorial Day, Labor Day and Thanksgiving, the sale of alcoholic beverages is permitted as follows:

Class A - 1 AM	Class E - 1 AM
Class AA - 2 AM	Class G - 2 AM
Class AA Adjunct - 3 AM	Class I - 1 AM
Class B - 2 AM	Class L - 2 AM
Class BB - 2 AM	
Class C - 2 AM	Daily - Not for Profit - 30 Minutes Before Closing
Class DD - 2 AM	Daily - Special - 30 Minutes Before Closing

On the morning of January 1, the sale of alcoholic beverages is permitted as follows:

Class A - 2 AM	Class DD - 2 AM
Class AA - 2 AM	Class G - 2 AM
Class AA Adjunct - 3 AM	Class I - 2 AM
Class B - 2 AM	Class L - 2 AM
Class BB - 2 AM	Daily - Not-for-Profit - 30 Minutes Before Closing
Class C - 2 AM	Daily - Special - 30 Minutes Before Closing

All patrons and customers shall leave the premises no later than ten minutes following the closing hours stipulated above, excepting in establishments which are full service restaurants in which the service of alcoholic beverages is incidental and complimentary to the service of meals; in such establishments, all alcoholic beverages must be removed from all service areas, tables, counters, bars, etc., within ten minutes following the closing hours stipulated.

5. That Section 13-607, Employees, is hereby amended as follows:

Section 13-607 Employees. It shall be unlawful for any licensee or any officer, associate, member, representative, agent or employee of such licensee to engage, or employ, or permit any person under the age of 19 years to handle, sell, serve or deliver alcoholic liquor or to entertain, or to act as host or hostess in or upon the licensed premises where the principal business is the sale of alcoholic liquor, while such premises are open for the sale at retail of alcoholic liquor. Any person under the age of 19 years, engaged or employed or permitted to work in or upon the general premises where the sale of alcoholic liquor is not the main or principal business may not work as entertainer, host or hostess or in connection with the handling, selling, serving or delivering of alcoholic liquor.

It shall be unlawful to permit any person in a Class "A", "AA", "B", "BB", "C", "DD", "E", "G" or "H", "I", "J", "K", or "L" licensed establishment to serve or sell alcoholic beverages unless that person has completed the BASSET training program or its equivalent, as required by Section 13-204 of this Code.

SECTION TWO: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect after its passage, approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this _____ day of _____ 2016.

Village President

ATTEST:

Village Clerk

ward.Code Amendments.Chapter 13 – No Kitchen

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

July 1, 2016

Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Ale House
111 West Campbell Street Third Floor
Arlington Heights, IL 60005
Application for Special Use
Business Description

To Whom It May Concern:

The vacant space at 111 W. Campbell, unit 301, shall be described as Arlington Ale House for the purpose of this letter.

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

In order to accomplish our goal from a construction standpoint, minimal structural changes to the interior are needed. However, the envisioned outdoor patio will need to be extended to accommodate the demand of local residents to enjoy the outdoors.

Customers have the option of walking, utilizing the nearby train, street parking, or public garage parking. With all these options the downtown parking should not be compromised with the opening of Arlington Tavern.

Hours of operation will be Monday thru Sunday, 11am to 1am, Friday and Saturday until 2am. In order to accommodate these hours of operation we envision needing the employment of the following:

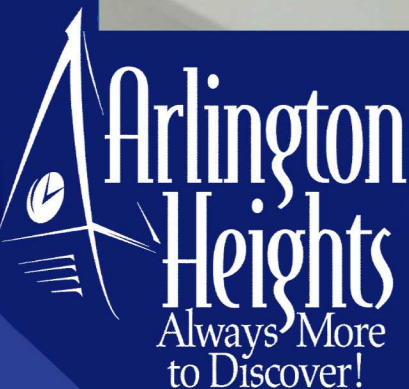
- 2 Managers
- 1 Event Manager
- 5 Bartenders
- 8-10 Waitresses
- 2 Busboys
- 1 Hostess
- 2 Doormen/Security Guards
- Cleaning Staff
- Live Band/DJ Coordinator
- Part-Time Account Manager

In conclusion, Arlington Ale House will not only generate employment, sales tax, and property tax revenue, it will turn a vacant 10,000 square foot space into a great downtown addition to Arlington Heights.

Sincerely,

Kevin McCaskey
President, CEO MBM Realty, LLC

Downtown Arlington Heights
Metropolis Building
3rd Floor
Available 10,000 Square Foot
Entertainment Space

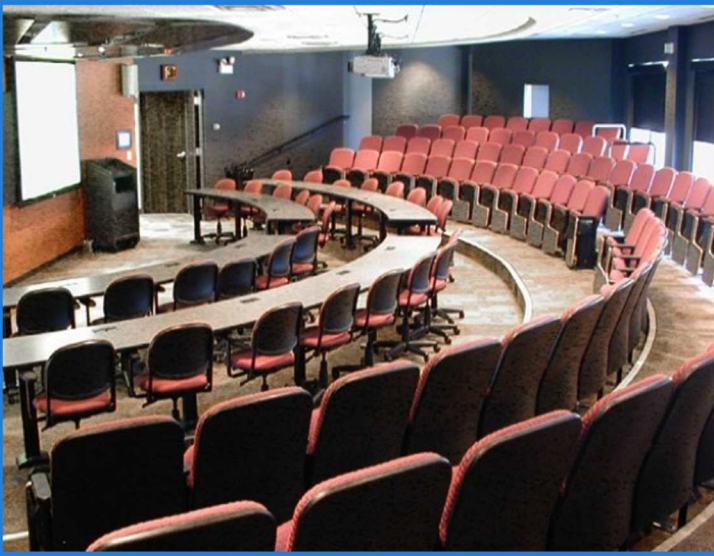


For more information please contact:
Village of Arlington Heights
Planning & Community Development Department
(847) 368-5200 | planningmail@vah.com
or visit www.discoverarlington.com and www.vah.com

American Sports Bar



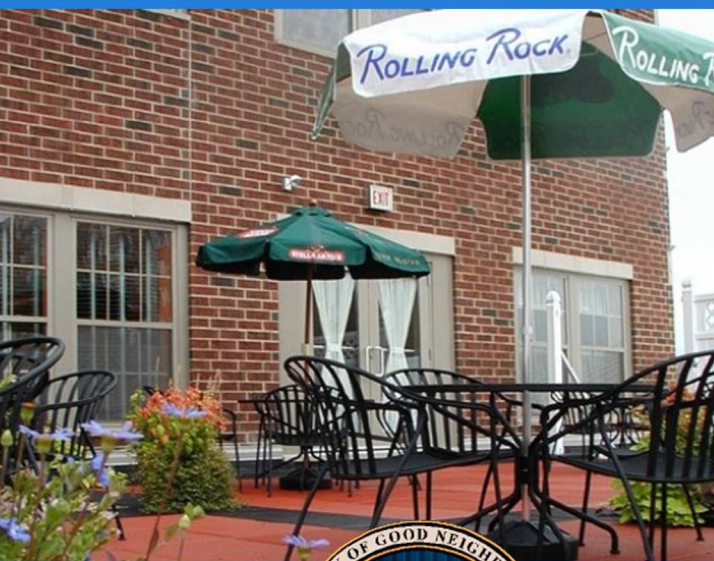
100+ Seat Auditorium



Mexican Cantina



Roof Terrace

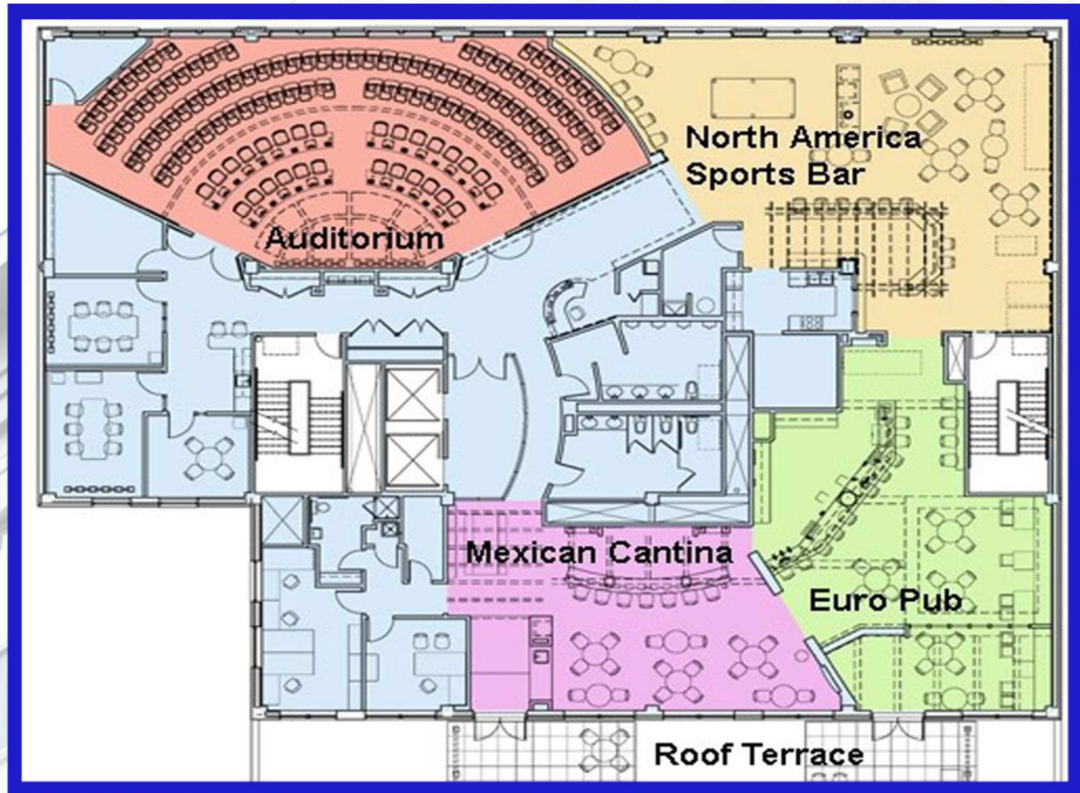


English Pub



For more information please contact:
Village of Arlington Heights
Planning & Community Development Department
(847) 368-5200 | planningmail@vah.com
or visit www.discoverarlington.com and www.vah.com

Unique Layout



Prime Location



**Metropolis
Building**



**Arlington Heights Rd. (26,000 VPD)
Northwest Hwy. (14,500 VPD)**

SPACE FEATURES

- Three Areas Featuring Tavern-Style Layout and Seating
- 100+ Seat Auditorium/ Lecture Space
- Located Above Metropolis Performing Arts Center and Mago Grill & Cantina

DOWNTOWN FEATURES

- Entertainment Destination for Northwest Chicagoland
- Extensive High-Rise Living
- Over 30 Shops and Boutiques
- Nearly 40 Restaurants

DEMOGRAPHICS

- 950,000 Residents within 10 Miles of Downtown Arlington Heights
- Median Annual Income of \$75,000
- Traversed by Over 40,000 Vehicle per Day
- Fifth-busiest Metra Station in Entire System

For more information please contact:

Village of Arlington Heights

Planning & Community Development Department

(847) 368-5200 | planningmail@vah.com

or visit www.discoverarlington.com and www.vah.com





Item: Paver Brick Follow-Up

Department: Public Works

In April 2015, Village Staff retained the professional services of Haeger Engineering - Smith Group JJR to study selected areas of the Downtown streetscape. The attached memo sets forth the streetscape options, including the pros and cons of each and a discussion of funding and timing. Also attached are graphical representations of various streetscape options on an existing block Downtown.

Recommendation

The following are the recommendations of the Consultant and Staff:

1. The basic appearance of the current streetscape shall be continued with the following upgrades:
 - Use of premium faced concrete paver bricks which retain color better than standard concrete pavers;
 - Use of a more open graded aggregate base to improve the drainage and lessen salt damage to the underside of the bricks, thereby reducing the chance of efflorescence; and
 - Employ concrete pinning at curb, border and band interfaces.
2. Let projects by a Request for Proposal process to allow flexibility in choosing more qualified contractors.
3. Continue installation of a concrete base at intersection keystones.
4. Install lateral concrete bands at 30-foot intervals.

ATTACHMENTS:

Description	Type
Paver Brick Follow-Up memo	Memorandum
Paver Brick Follow-Up Attachment - Figures 1 through 7	Exhibits

Memorandum

To: Randy Recklaus, Village Manager
From: Scott T. Shirley, Director of Public Works
Date: June 23, 2016
Subject: Paver Brick Follow-Up

As requested by the Village Board at the December 14, 2015 Committee-of-the-Whole (COW) meeting, staff has discussed and researched the specific concerns and questions which were raised about the streetscape options presented by staff.

As a reminder, staff prepared a Request for Proposals (RFP) in January of 2015. The purpose of the RFP was to secure an engineering consultant to perform a three phase study for selected areas of the Village's Downtown streetscape.

The three phases consisted of an initial analysis of alternate streetscape designs (Phase 1), design of streetscape for all areas not re-bricked since 2004 (Phase 2) and finally construction management of the project (Phase 3).

Haeger Engineering – Smith Group JJR were awarded this work on April 20, 2015.

The workshop held on December 14, 2015 was the last step of Phase 1. Once a streetscape cross section is decided upon, Phase 2 which is the design of the areas needing updating and repair will be initiated.

CONCRETE - STAMPED and / or COLORED

Concrete is used in the Village's present streetscape cross section for edge bands and more recently as the base for the ADA keystones and curb transitions at intersections. From an installation and maintenance cost perspective, cast-in-place concrete offers a lower life cycle cost than paver brick options.

To improve the appearance of concrete, the industry has developed two general treatments that can be applied during installation. These treatments are surface stamping and tinting (coloring) of the concrete

Surface stamping is accomplished by working in textured forms into the surface of the concrete while it is still wet. The patterns and colors in these forms can mimic almost anything from bricks to natural stone. A stamped concrete walk has the same texture as a brick walk with the same indentations for the joints and bevels on the individual bricks. Stamped concrete provides a uniform level surface that is not prone to differential settlements or shifting of individual bricks as we experience in our current cross-section. Stamped concrete can also be tinted.

Tinted concrete can be installed utilizing two different methods. The color can either be added into the mixed concrete (by truck or small batch mixers) or by surficial broadcasting.

Introduction of color by design is a measured amount and is preferred as the color can be matched and is uniform throughout the full depth of the concrete.

Using this method, if the concrete chips or is gouged, the damage is not as noticeable as the color should be evenly distributed throughout the cross-section. Broadcasting of color consists of applying a color agent to the concrete when wet, by sprinkling it onto the surface and working it into the mix. This method can allow for more artful expressions and different color combinations, but does not give protection against the loss of color due to damage. Broadcasting the color and working it into the concrete is less expensive than pre-mixed, although the cost of tinting is not significant in either installation method.

Public Works staff believes that full depth tinting is the preferred method of coloration. An example of successful full depth coloration is the stamped concrete layby in front of the Metropolis Theater.

Consistency of the coloration during installation, after replacement, and age due to sun exposure, are all complicating factors. Staff feels we can develop procedures to control these variables as we gain experience over time, however, it is unknown whether our experience will provide a consistent product over time. It should be noted that un-tinted concrete also does not match older concrete panels.

Stamped concrete is also more susceptible to poor workmanship, as the impressions are worked into the surface. Over-working concrete can lead to additional water being brought to the surface of the concrete. This weakens the top surface and can lead to premature cracks. Any cracking that does occur alters the appearance of the stamped product and can highlight the fact that it is not natural. Appearance and longevity of stamped concrete continue to be concerns of the staff. In addition, we have experienced some poor performance of cast-in-place concrete which can be somewhat improved with more diligent oversight of a more competent contractor.

EFFLORESCENCE of CLAY PAVER BRICKS

Our research has shown that although efflorescence can be a problem with both concrete and clay pavers it is more prevalent in clay paver applications. The discoloration of efflorescence appears as a cloudy stain-like powder that is most easily described as calcium carbonate and chloride salts.

In concrete pavers, it results from a reaction between the lime in the concrete and water (most likely from rain) that migrates to the surface and interacts with carbon dioxide in the air which forms calcium carbonate and water on the surface of the paver. As the water evaporates, the non-soluble, solid material is left behind. Efflorescence on clay pavers is caused by de-icing chemicals. During weather events, the salt water absorbed by the pavers, rises to the top of the brick and will eventually evaporate leaving the insoluble salts behind. This appears more often on clay pavers because they are less pervious than concrete pavers and tend to need additional saltings.

This discussion will concentrate on clay paver efflorescence because we have not observed any significant concrete paver efflorescence in almost 30 years of experience with our downtown.

In both clay and concrete paver applications, efflorescence and salt damage can be reduced by improving the gradation of the stones in the base underneath the pavers to improve drainage. Good drainage reduces the changes of standing water and the resulting efflorescence.

To confirm our findings, staff met with PW representatives from both Highland Park and Deerfield. Out of all the communities we visited, these two seemed to have the biggest challenges with efflorescence. While Highland Park's pavers are over 25 years old, Deerfield's are only 12 years old. Both communities readily apply salt to the pavers because their imperviousness makes them more susceptible to minor ice accumulation. In Deerfield, the staff washes down all clay paver walks once a year to remove the insoluble chloride stains. In Highland Park, the stained clay pavers are washed naturally by rain which can be fickle. Neither community knows anyway to prevent efflorescence and both acknowledge the need to wash the stains off each spring.

PROS and CONS of CONCRETE VS. CONCRETE PAVERS VS. CLAY PAVERS

Concrete "Pros"

- Least expensive installation and maintenance costs
- Larger monolithic sections limit differential settlement

Concrete "Cons"

- Stains easily, shows environmental wear and tear more and can appear dirty
- Concrete can look plain and both natural and colored concrete can be hard to match after repairs
- Cracks are common and can be unsightly

Concrete Pavers "Pros"

- Least expensive of the brick options
- Visually appealing "old town" or "colonial" appearance
- Enhanced surface mixes can reduce issues with fading

Concrete Pavers "Cons"

- The color of concrete pavers is more susceptible to fading
- Concrete pavers are more susceptible to deterioration from the bottom due to standing water and salt accumulation

Clay Pavers "Pros"

- Clay pavers retain color intensity much longer than concrete pavers
- Visual appearance is "richer" with more dense color options
- Visually appealing "old town" or "colonial" appearance

Clay Pavers "Cons"

- The impervious nature leads to more frequent salting
- Clay pavers are more expensive
- More susceptible to efflorescence which requires additional maintenance

SAMPLE STREETSCAPE CROSS SECTIONS

In order to facilitate cost comparisons for different streetscape cross sections, staff prepared several computer generated views of different options with a total cost of each option for a typical block of a total of 3,694 square feet. Unit costs are then provided for upgrades to the base where applicable. Another set of unit costs are provided for upgrades to the bricks where applicable.

OPTION NO. 1 - 100% PAVERS (EXISTING CROSS SECTION)

Figure 1 is a photograph showing our existing streetscape cross section. The specific section shown is on the west side of Dunton looking south from Eastman. It should be noted that the color of these pavers has been brightened like the pavers in the other figures to give a visually representative comparison of new pavers.

It should also be noted that the premium pavers have a denser, brighter surface about 3/8" in depth as shown in Figure 2. Use of these premium pavers is a \$3.00 per square foot upgrade shown in pricing for options for 1, 2, and 3.

- COST / SAMPLE BLOCK W/AGGREGATE BASE = \$ 58,866
- UNIT COST w / PREMIUM CONCRETE PAVERS = \$3.00 / SF;
COST IF SAMPLE BLOCK = \$69,138
- UNIT COST w / CONCRETE BASE = \$4.50 / SF; COST OF SAMPLE BLOCK = \$75,489
- UNIT COST w / CLAY PAVERS = \$7.00 / SF; COST OF SAMPLE BLOCK = \$82,834

OPTION NO. 2 - CONCRETE PAVERS WITH PERIODIC 12" CONCRETE BANDING

Figure 3 represents our current paver brick cross section with plain concrete bands at 50-ft. intervals.

- COST / SAMPLE BLOCK W/AGGREGATE BASE = \$58,191
- UNIT COST w / PREMIUM CONCRETE PAVERS = \$3.00 / SF;
COST OF A SAMPLE BLOCK = \$68,463
- UNIT COST w / CONCRETE BASE = \$4.50 / SF, COST OF A SAMPLE BLOCK = \$73,599
- UNIT COST w / CLAY PAVERS = \$7.00 / SF; COST OF A SAMPLE BLOCK = \$82,159

OPTION NO. 3 - CONCRETE PAVER SQUARES WITH ALTERNATING CONCRETE SQUARES

Figure 4 shows a perspective of alternating paver "squares" and plain concrete "squares". Each "square" measures 10' x 10'.

- COST / SAMPLE BLOCK W/AGGREGATE BASE = \$43,524
- UNIT COST W/ PREMIUM CONCRETE PAVERS = \$3.00 / SF;
COST OF A SAMPLE BLOCK = \$47,415
- UNIT COST w / CONCRETE BASE = \$4.50 / SF; COST OF A SAMPLE BLOCK = \$49,360.50
- UNIT COST w / CLAY PAVERS = \$7.00 / SF; COST OF A SAMPLE BLOCK = \$52,603

OPTION NO. 4 – CONCRETE PAVERS WITH PERIODIC PLAIN 18” CONCRETE BANDS

Attached figure 5 shows a computer generated perspective of a concrete paver with 18” wide plain concrete bands at 30-ft. intervals. This option represents an approximate 10% savings over Option No. 1 which is our custom brick paver cross-section.

- COST / SAMPLE BLOCK W/AGGREGATE BASE = \$53,013
- UNIT COST W/ PREMIUM CONCRETE PAVERS = \$3.00 / SF;
COST OF A SAMPLE BLOCK = \$61,293
- UNIT COST w / CONCRETE BASE = \$4.50 / SF; COST OF A SAMPLE BLOCK = \$65,433
- UNIT COST w / CLAY PAVERS = \$7.00 / SF; COST OF A SAMPLE BLOCK = \$72,333

OPTION NO. 5 – TINTED CONCRETE SIDEWALK WITH PERIODIC PLAIN 12” CONCRETE BANDS

Attached figure 6 shows a computer generated perspective of a tinted concrete treatment with periodic plain concrete banding at 50-ft. intervals.

- COST / SAMPLE BLOCK W/AGGREGATE BASE = \$40,281

CIP FUNDING AND TIMING

As part of the proposed CIP for 2017- 2021, we have included \$412,000 for years 2018 through 2021. This total cost of \$2.4^M represents the cost of the present work scope initially addressed by the Haeger Engineering Study and is shown on the attached Figure 7. We are presently scheduled to discuss this information with the Village Board at the July 11th COW meeting. If we can agree on a design cross section for the work areas we may still have time to complete some of the work this coming fall.

It should also be noted that several intersection keystones in the project scope may have to be reconstructed earlier than the remainder of the project to meet a directive from the state’s attorney which includes a late summer deadline for ADA compliance.

RECOMMENDATIONS

Based on the information gathered by our consultant and staff, and the input from the Village Board we are making the following recommendations:

1. The basic appearance of the current streetscape be continued with the following upgrades:
 - a. Use of premium faced concrete paver bricks which retain color better than standard concrete pavers
 - b. Use of a more open graded aggregate base to improve the under drainage and lessen salt damage to the underside of the bricks and then reduce the chance of efflorescence
 - c. Employ concrete pinning at curb, border and band interfaces

2. Let projects by a Request for Proposal (RFP) process to allow flexibility in choosing more qualified contractors.
3. Continue installation of a concrete base at intersection keystones
4. Install lateral concrete bands at 30-foot intervals

Please contact me if you have any questions or desire additional information.

If / tw

Attachments – Figures 1 through 7

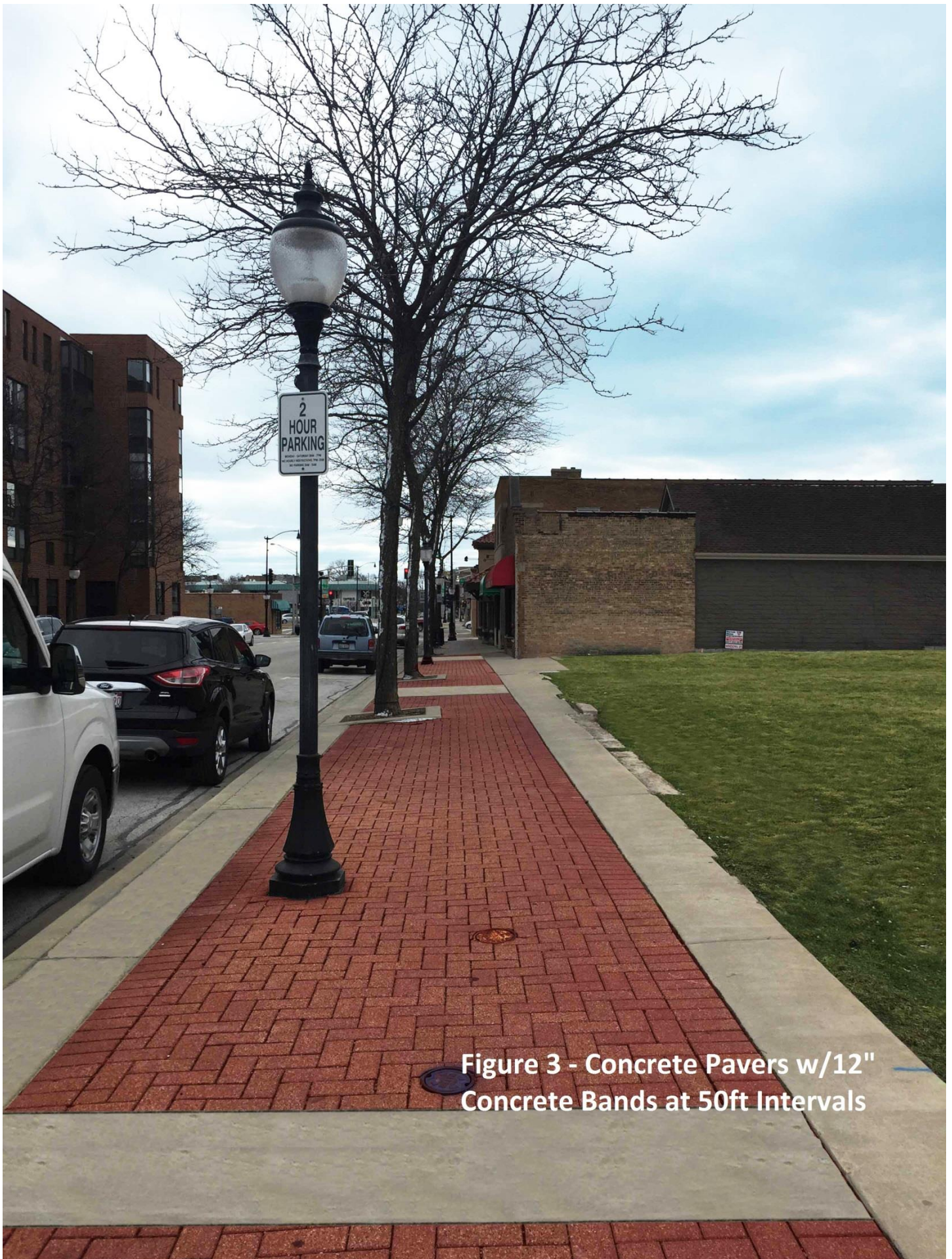
C: Charles Perkins, Director of Planning & Community Development
James Massarelli, Director of Engineering
Cris Papierniak, Assistant Director of Public Works



Figure 1 - 100% Concrete Pavers
(Existing Cross Section)



Figure 2 - Premium Paver
Surface Enhancement



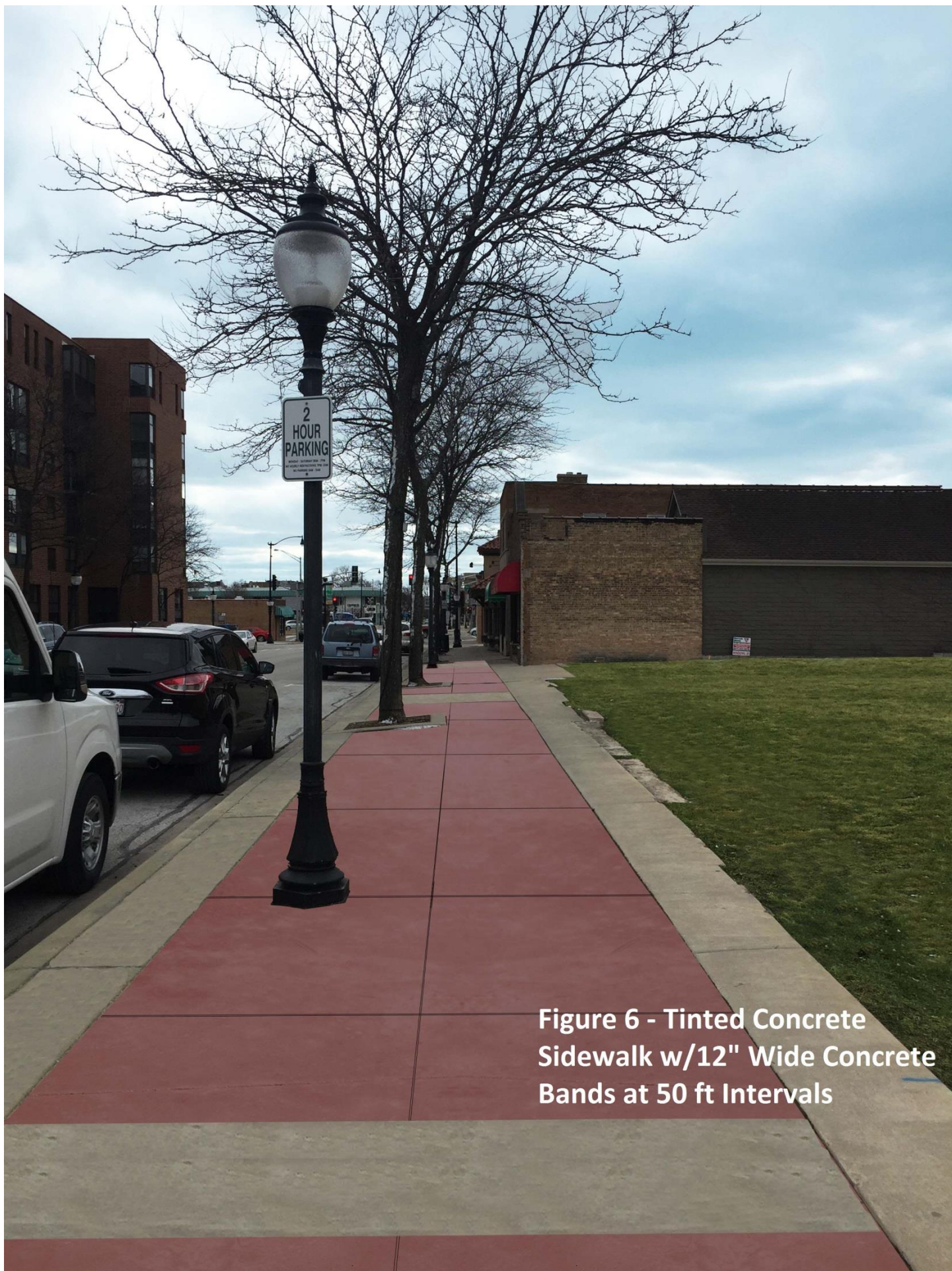
**Figure 3 - Concrete Pavers w/12"
Concrete Bands at 50ft Intervals**



**Figure 4 - Concrete Paver Squares
w/Alternating Concrete Squares**



Figure 5 – Concrete Pavers w/ 18" wide concrete bands at 30 foot intervals



**Figure 6 - Tinted Concrete
Sidewalk w/12" Wide Concrete
Bands at 50 ft Intervals**

Village of Arlington Heights Brick Paver Project Area



117,513 sf total parkway area
54,051 sf brick paver area

Figure 7 – Plan View of Project Scope