Village of Arlington Heights
Plan Commission
Virtual Meeting
June 9, 2021
7:30 PM

I. CALL TO ORDER

A. 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.

To participate in the virtual meeting, please follow these instructions: https://bit.ly/2S2Uphm

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 shubbard@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 June 9, 2021.

II. ROLL CALL

III APPROVAL OF MINUTES

A. Timber Ridge Gym Addition - 5/26/21

IV. PUBLIC HEARINGS

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. Chapter 28-29 Amendment, Arlington International Racecourse - PC#21-012

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.

Plan Commission
6/9/2021

Item: Timber Ridge Gym - 5/26/21

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Timber Ridge Gym - 5/26/21	Minutes

DRAFT

PLAN

COMMISSION

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

RE: TIMBER RIDGE SCHOOL - 201 SOUTH EVANSTON AVENUE - PC #21-005
SPECIAL USE PERMIT FOR SCHOOL 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 26th day of May, 2021 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON DAWSON: Okay, well, let's call this meeting to order. I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location not feasible. We will continue virtually.

Let's do the Pledge of Allegiance. Anyone have the flag? There you go, Bruce, thank you.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, do we have a roll call? Or let's do a roll call I should say.

MR. HUBBARD: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, first up, we have minutes of the April 28th meeting. Do I have a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: So moved.

CHAIRPERSON DAWSON: Who's making the motion?

COMMISSIONER GREEN: It doesn't make any difference, I will.

CHAIRPERSON DAWSON: All right, Bruce can make the motion. Lynn, did you second?

COMMISSIONER JENSEN: I can second, and will.

CHAIRPERSON DAWSON: Okay, roll call for the approval of minutes please.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.
MR. HUBBARD: Commissioner Ennes who is now in attendance.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, our first item on the agenda is the timber Ridge School Special Use Permit.

Is the Petitioner present?

MR. HUBBARD: They are, I'm bringing them in. I will mention we do have someone in attendance who was requested, some American Sign Language interpretation. I want to make sure that they are able to pin multiple viewers in Zoom. So, if they are having trouble pinning multiple viewers, I would need to bring them over to the panelist side. Otherwise, if the American Sign Language interpretation is working well for them without close captioning, I'm sorry, without having to pin, then that's fine. So, if there are any issues, if they would just raise their hand in Zoom and I'll bring them in on the panelist side. Otherwise, I'll assume that everything is working well with the interpretation.

At this point, I'm going to bring in the Petitioners.

So, I believe we have the Petitioner here. Yes, Petitioner is in.

CHAIRPERSON DAWSON: Okay, great. I need to swear in the Petitioner. Please unmute.

(Witness sworn.)

CHAIRPERSON DAWSON: Anyone else?

(Witness sworn.)

CHAIRPERSON DAWSON: Thank you. All right, please begin your presentation.

MS. JILEK: Jonathan, share your PowerPoint.

MR. KUZYNOWSKI: Yes, it's saying host disabled, participant screen sharing.

MR. HUBBARD: You should be able to now, it just was enabled.

MR. KUZYNOWSKI: So, thank you, Plan Commission members. I appreciate the time tonight. We thought that it would be best to start off our presentation tonight with Julie Jilek, Assistant Superintendent for NSSEO, to talk about our organization and the Timber Ridge School.

MS. JILEK: Thank you, everyone. Very happy and excited to be here this evening. I think many of you are familiar with NSSEO. We are the Northwest Suburban Special Education Organization. We're a special education cooperative that is part of the public school system, and we're made up of eight member school districts: Districts 21, 23, 25, 26, 57, 59, and then our two high school districts are District 211 and 214. In our cooperative, we serve a

wide range of students with different types of disabilities in the northwest suburbs.

We have actually been in existence since 1968, which is really kind of cool because we were one of the first special education cooperatives in Illinois, and that's even before Public Law 94-142 which many of you may be familiar. That's a really big law that was the Education for All Handicapped Children Act which became a law in 1975. So, we were in existence well before then. That's funny because I actually remember when that law passed in 1975, I'm going to give you a hint on how old I was, I was in high school getting ready to go off to college, and it was a really big deal. I was going off to be a special education teacher. So, anyways, it makes me proud to know that at NSSEO, we're serving kids with disabilities well before the law was in place. So, that's kind of cool.

Anyways, so I guess that we have several programs for students with disabilities --

CHAIRPERSON DAWSON: Can I just interject? I'm sorry, one moment. I have a hand raised in the audience that I'm concerned that it has to do with the accessibility issue.

MS. JILEK: Oh, I'm sorry.

CHAIRPERSON DAWSON: No, don't be sorry, you wouldn't have seen that. I just want to be sure.

Sam, do you see?

MR. HUBBARD: I think the hand just went down.

CHAIRPERSON DAWSON: Okay, all right. If it's not due to the accessibility issue, then we will have a public commentary portion and you will absolutely know when it's open. I will be very clear about that, and you're welcome to raise your hand then.

MS. JILEK: And I apologize, I may be talking too fast.

CHAIRPERSON DAWSON: No, no.

MS. JILEK: So, I will slow down, too.

CHAIRPERSON DAWSON: Okay.

MS. JILEK: So, Timber Ridge School is one of NSSEO's programs. We actually purchased the building from District 25 back in 1992. This school has been a part of the community since that time. Timber Ridge is a therapeutic day school with about 100 students during a typical school year. Last year, the enrollment was down because of the COVID situation, but we anticipate that enrollment will go back up to what it typically was. That 100-student enrollment has been pretty stable throughout the years, and we expect it to continue that way.

Why are we doing this project? Timber Ridge School does not have a gym or an elevator. I really can't think of any other public schools without a gym, and an elevator is an important component especially when your school has kids with disabilities and accessibility is really important to us.

A gym is needed for us for a variety of reasons. Physical education is a State of Illinois requirement for all elementary schools, and we believe that physical education is a very important part of the school day for all kids, including kids with disabilities, not only for the physical component but for the social and emotional benefits as well. While Timber Ridge has a really nice field, it's not accessible all year round with weather and rain and things like that. It has a very small multipurpose room that doesn't, it's not really conducive for a lot of

sports like basketball and things like that. Most importantly, we really believe students with disabilities should have available opportunities that all other students have.

All of NSSEO's member districts have been very supportive of this project. NSSEO's board of education, many years ago, and it's interesting to note that our board of education is made up of the school board member from each one of our member school districts. So, we have one from District 21, 23, 25, and they make the decisions for our cooperative. So, we function like a public school with this kind of shared vision. So, they all strongly supported the need for this gym, and we started saving for it five years ago.

We don't levy taxes like the typical school district does, so we don't have like a large fund balance to use for projects. We really are tuition-based, so we really bill for the programs that we need. So, we've been slowly saving this gym and this was the year we finally got to that goal. So, this dream is finally becoming a reality.

So, in addition to a gym and an elevator, it will include a fitness room, two additional classrooms, and collaboration and sensory space. The two additional classrooms will not necessary lead to increase in enrollment. We needed space before the pandemic for things like art and music and things like that. So, the extra two classrooms will provide us with additional space that we need for those enrichment type of programs for our students.

We don't anticipate really an increase in traffic to Timber Ridge School with the addition. We have usually the same number of vehicles coming in during the pandemic that we would have had before the pandemic, even with the decrease in enrollment because we put fewer students on our vehicles in order to be able to social distance them during the pandemic. So, now that we are kind of moving out of that phase, we anticipate that our current vehicles will be able to accommodate any increase in enrollment that we have that comes post pandemic.

So, that's a little bit about NSSEO. That's a little bit about Timber Ridge School. I'm happy to hand it over to Jonathan, and if anyone has questions during this, please feel free to ask.

CHAIRPERSON DAWSON: We have a whole portion when you're done and Staff's done where we'll be asking our questions.

MS. JILEK: Okay, perfect.

CHAIRPERSON DAWSON: Yes.

MR. KUZYNOWSKI: All right, so I'm going to go to the next slide. So, careful consideration went into establishing the best location for the gym addition. It was determined that connecting to the north end of the existing building would have the best outcome for the district and its students. The existing building currently has the two-story portion that is not accessible to students, staff and visitors that might need the assistance of wheelchair. So, the location of the addition will now allow for critical connection to the two-story portion of the building and make the existing second story wheelchair accessible.

In addition to allowing accessibility to the second floor, the location of the building addition allows the school to maintain the majority of their existing parking, avoid important utilities that would be costly to relocate if we were to place the building addition in a different location, and then also preserve the existing playground which is located on the southeast corner of the site. Then it also allows the gym to have close proximity to the existing

play fields on the north side of the site which is important to their physical education program.

Additional parking will be added to the southeast corner of the existing parking to offset some of that parking that's eliminated with the building addition. That's being built up from, again, the north of the existing building. Parking stalls, or I'm sorry, the lot footprint will basically remain the same, but we are reconfiguring the parking stall layout a little bit to create some more efficiencies. Then we'll be adding some of that additional parking to offset the portions that were eliminated.

The existing detention area will remain but expanded for the additional impervious area. Then we've got two to four existing shed structures that will be removed, and then one which will actually be relocated from the existing parking lot to a better location. Then there's additional landscaping that will be added around the addition and the parking areas as well.

So, as mentioned, the addition will be added to the north end of the existing school. The ground floor will consist of a gymnasium, fitness room, toilet rooms, and an open atrium space. The main entrance to the addition will be on the east side of the part of the building nearest to the existing parking lot on the east side. The two classrooms shown here are actually two existing classrooms that will be reconstructed to allow the addition of two new classrooms above where the building is currently only a one-story portion of the building. Then the elevator will be centrally located in the addition.

The current slide shows the second floor of the addition which includes the addition of the new classrooms and a new positive sensory lounge to promote positive behavior. But possibly the most important feature of the second floor, again, is that connection between the new elevator and the existing second story.

Then this slide is just kind of showing the enlarged view so you can see kind of how the program lays out. As far as the large open space that's in the center of it, it's meant to be inviting to students and visitors. Then again, we've got the fitness room and gym along with toilets to support events that may occur in the new gym. Moving up to the second floor, we have an atrium space that is open and allows plenty of natural daylight into the space below, as well as an office and sensory lounge.

Then I wanted to share just kind of the building section so we can talk about the height of the addition. As noted in the Staff report, gymnasium structures in general require additional height for a variety of sports. This is typical of gymnasiums and, also noted in the Staff report, a similar variation was granted in 2016 for a middle school gymnasium addition as well in the Village.

It can also be noted that the neighboring high school has three stories and would stand actually taller than the gymnasium addition that's being added to Timber Ridge. Because of the slope topography in the site, even with the increased height of the gym structure, the relative roof line of the addition, when compared with the existing building, only changes within about two feet. As mentioned before, the building addition allows that critical connection to second floor classrooms.

With that, I'll pass it back over to Julie and she'll speak a little bit more about why the project is really important.

MS. JILEK: Hi again. So, I would like to end with the why. Everything we do should have a purpose, and our purpose really is just for our students, to build them a gym so

they can have equal access to opportunities that typical kids have, and accessibility, expanding those fitness opportunities, space for collaboration, positive reinforcement. Another nice aspect, too, is our space provides program staff meetings and professional development opportunities. In our current set up, there's really no location where you can an all staff meeting. Storage is always an issue. Most of all, it's an enhanced learning environment to help us build promising futures for our students, and that is our goal, to build promising futures for our students.

MR. KUZYNOWSKI: That's all we have for the presentation. Thank you very much.

CHAIRPERSON DAWSON: Okay, great. Thank you. The Staff report included some conditions. Have you read the conditions and do you agree with the conditions of approval?

MR. KUZYNOWSKI: Yes, we have read the conditions and do agree.

MS. JILEK: And I second that, yes.

CHAIRPERSON DAWSON: Okay. All right, thank you for your presentation.

Sam, please present the Staff presentation.

MR. HUBBARD: Absolutely. So, all right, anyone see this?

(Chorus of yeses.)

MR. HUBBARD: So, just a little background on the request. The property is 201 South Evanston. This is an R-3 Zoning District. Schools are allowed in an R-3 Zoning District but only through the issuance of a special use permit which must be reviewed by the Plan Commission and ultimately approved by the Village Board.

Many of the schools in Arlington Heights never had to or never went through the special use permit process. As they've gone through additions over the years, they've been required to obtain the necessary special use as mandated in the Zoning Ordinance. So, the reason that the school district is before you this evening is because the building addition triggers the need for a special use permit.

The Comprehensive Plan of the Village which outlines the vision for the future development of each piece of land in Arlington Heights has classified the site as appropriate for schools which matches the existing use. The special use permit is, therefore, compliant and compatible with our Comprehensive Plan.

The Petitioner has proposed five variations in conjunction with the proposed addition, and I'll get into those as we move forward through the presentation. I will mention that the Staff Development Committee is supportive of the special use permit for the school.

So, there have been several actions that have occurred on this petition to get them to this point this evening. They met with the Conceptual Plan Review Committee on December 16th of last year and would characterize the Conceptual Plan Review Committee meeting as generally supportive of the project. The Commissioners in attendance thought it was, you know, a great benefit for the children to have a real gymnasium, and the accessibility improvements would enhance the site. We did discuss at that meeting the potential request for a waiver of landscape islands in the eastern parking lot, and two of the three members in attendance encouraged the Petitioner to install the code-required landscape islands.

Then on February 16th of this year, the Petitioner held a

neighborhood meeting over Zoom. They went door to door in the neighborhood and passed out invitations for the meeting. Although there were a few people that RSVP-ed, nobody actually attended that meeting.

Then finally, on April 13th, the Petitioner appeared in front of the Design Commission. That meeting resulted in a continuance due to some design and detailing issues on the proposed precast garage. So, the Petitioner reappeared before the Design Commission on April 27th and presented two options that they felt addressed some of the concerns from the Design Commission. That meeting ended in a unanimous recommendation of approval for one of those options.

I would note that at the Design Commission meeting and as part of their motion, they requested the Petitioner install three trees that were shown on the renderings as part of the gymnasium addition. I have verified that those trees were always proposed as part of the landscape plan which, you know, the Design Commission does not have. So, those trees are included as part of this project.

Moving along, here is an aerial of the site. The subject property is bounded in that red line. North is to the top of the screen, east is on the right-hand side, west on the left, and the south is to the bottom. So, this property is a little bit unique compared to most properties in the neighborhood. You can see it has triple frontage, so it does front on three different streets. You can see Kensington to the north, Evanston to the west, Mayfair to the south. Access to the site comes from a curb cut into the southern parking lot, and then there's an existing curb cut on the north side that leads to the existing drop-off/pickup area and eastern parking lot.

You'll note that the driveway comes in straight right here. I will point out that the addition will be located here, and that's going to push the drive aisle coming around like this, and then coming here to connect with the parking lot. So, this is going to actually increase the length of the drive aisle, and I'll discuss some of the significance of that later.

Then I just want to point out there are some existing sheds on the site that were mentioned in the Staff report. One of them is here, there's one here, and then there's two located by the existing parking lot, one in a parking space and then the other where a landscape island is required.

So, you've seen the drawing showing the building addition. From a code standpoint, when you have a lot that fronts multiple streets, the code assigns the front yard as being adjacent to the shortest of those frontages abutting a street. So, in this case, the front yard from a technical standpoint is considered on Kensington. That means the exterior side yard is along Evanston, and then opposite the front yard has to occur the rear yard on Mayfair, and then this would be an interior side yard to the east.

Again, here is the increased stacking area for drop-off and pickup that I mentioned. You'll see the drive aisle curves around. Currently, it's pretty much just a straight shot like this, entering to the area here, so there is an increase in the stacking space with the proposed new addition for drop-off and pickup operations.

Again, as you've heard from the Petitioner, the stormwater detention management area is proposed just to the east of the building addition.

Two of the variations requested are identified on the screen, and I'll go through those in detail. One is relative to the parking lot landscape islands. So, you'll see

here circled in orange, there's two islands that aren't actually in existence today. They're just striping on asphalt. So, the proposed addition of parking areas and modifications to the parking lot triggers the need to update to the current code requirements which actually require a full landscape island here and a full landscape island there, as well as a full one on the southern portion and a full one on the east side of the southern portion.

So, the Petitioner has requested a variation to waive the landscape island requirement. They would like to keep this area as just striped asphalt. Staff Development Committee is of the opinion that the landscape island should be added. We don't see that a unique situation exists here to waive the requirements for the landscape islands.

The Petitioner has shown that they can navigate through the parking lot with the islands constructed and it doesn't need to remain as striped asphalt for the buses or emergency vehicles to traverse the parking lot. However, even if they were to turn this entire striped area into a landscape island, these two portions here are substandard in size. They can't accommodate the code-required landscaping. So, a variation is required technically even if they were to convert this to landscape islands unless of course they were to add more depth to it to create a full width for a landscape island which would begin to hamper maneuverability through the parking lot. So, Staff Development Committee is open to a variation that would allow these landscape islands to be substandard in size without the code-required shade tree, but we do recommend that they install the code-required islands here with the required shade trees. So, these would be islands just no shade tree, then a substandard size.

Additionally, there are sheds proposed for relocation, and you can see them highlighted in blue. So, these two sheds that are existing here, one of them will be demolished and the other would be relocated down here. Technically, again this is a side yard, and sheds are only allowed in a rear yard. So, they would have to actually be put towards the south of the site and directly, you know, adjacent to Mayfair. We don't feel that that's the appropriate location. We feel like the location here actually provides best screening for these elements and, you know, because of the unique frontage on the lot having, you know, three frontages and, you know, a unique rear yard, we feel that the necessary criteria for variation approval have been met and we support the variation for the sheds.

Again, you've heard the Petitioner talk a little bit about the height variation showing the difference in grade elevations. So, I want to point out this elevation down here, the north elevation, this would be as if you were looking south at the school standing on Kensington. This is the view you would see. So, on this side, the height variation adjacent to the single-family homes to the west would be closer to the four-foot height or be about 29-foot tall where 25 feet is maximum allowed by code. Then of course as the land slopes down to the east, that variation increases to 30.5 feet in height where code allows only 25 feet tall for structures in the R-3 district.

The Staff Development Committee is also supportive of this variation. There are fairly generous setbacks of this structure to the property line to the west, and it's close to 40 feet. Per code, this building addition could actually extend a little bit closer towards Evanston and still meet the code-required setback. So, it's not built all the way to the west and as close to the property line there as it could be. Additionally, it's over 140 feet set back from the closest single-family home to the west. Again, given the downward slope on the eastern side and the practical needs for having, you know, a gym that has the necessary height,

the Staff Development Committee is supportive of this variation.

I'll touch on briefly the landscape plan. In here, this landscape plan is showing the actual islands that Staff is recommending they be constructed. So, you can see the substandard island on both sides here, with then the full-size island on the other side with the code-required shade tree. So, that's what we're recommending.

Then I want to touch on briefly the transformer, which is proposed on the western side of the building addition. It is code compliant in this location. It does not require a variation. Ideally, the Village, you know, recommends and likes to see these items screened as much as possible from view, particularly putting them towards the rear of structures and away from view, from the primary viewing corridors. ComEd usually likes these things as close to the street as possible but, you know, in theory they can really be located anywhere provided the correct infrastructure is put in.

Originally, Staff had recommended a condition of approval that would have required this transformer to be relocated to the eastern side of the building and shielded from the primary viewing corridor along Evanston by the building. The Petitioner has provided some additional information on what the cost would be for that, and Staff, you know, does see that the cost would be, you know, a significant cost for this relocation. So, we're open to alternative methods to provide enhanced screening of this transformer.

So, they have proposed nine I believe arborvitae. We think additional landscaping could be added to provide a more dense, layered and solid screen around the transformer in this location. So, rather than recommending it be relocated, we're adjusting our recommended condition of approval to just that the Petitioner add that additional landscaping for review and approval by Staff. The motion sheets before the Plan Commissioners this evening do reflect that change to the condition of approval.

I'll touch on traffic, drop-off and pickup operations. So, here you can see from the traffic study, this is outlining how drop-off and pickup occur. Cars and buses are supposed to come from the southern portion of Evanston northbound and enter the site like this, and then they start queuing and stacking here while they unload or pickup, and then they leave out the site and head that way. Occasionally, as was observed in a traffic study and what's been known to occur, occasionally is that the vehicles begin to stack up while the unloading and loading process is taking place to where they, you know, end up queuing within Evanston Avenue.

So, as I mentioned before, the drive aisle is going to be relocated a little bit around the addition, so it's going to allow additional stacking space. Approximately four to five more vehicles will have space to stack and queue on site as opposed to having to wait on Evanston Avenue before they can enter. So, this will hopefully be an improvement. There's really not going to be, as you've heard from the Petitioner, much of an increase in vehicles associated with this addition. So, this improvement to the drive aisle should really be a benefit and hopefully will help to further improve any stacking issues on Evanston Avenue.

All major intersections that were studied in the traffic study had the capacity to handle the very minor increase in traffic that could be associated with this building addition. So, we do not believe that this will result in any adverse traffic impacts.

To reduce the number of on-site parking spaces from 81 to 75 spaces, and also to reduce the number of bike parking spaces from eight to zero, we did ask the

Petitioner to survey their parking lot usage to determine if they have the capacity to handle the additional cars that would be necessary for the small addition of people or students and staff relative to this addition. The parking study found a surplus of parking available at peak times, approximately 20 spaces. So, the anticipated four staff members should easily be able to be accommodated in the 20-space surplus that exists on site. Again, Staff is supportive of that variation to reduce the number of bike parking spaces from eight to zero. This is a unique case with the school, it's not the traditional neighborhood school where children are walking or biking from the neighborhood. They're, you know, bused in from communities outside of the immediate vicinity, so we're supportive of that variation as well.

That being said, we are recommending approval of the application subject to the four conditions as shown below and as reflected on the motion sheet in front of the Plan Commissioners. I would add that all public notices for this application have been met. So, I will conclude my report with that. Thank you.

CHAIRPERSON DAWSON: So, Commissioners, do I have a motion to include the Staff report into public record?

COMMISSIONER GREEN: Yes, I'll make that motion.

COMMISSIONER ENNES: And I'll second.

CHAIRPERSON DAWSON: Great. Sam, roll call.

MR. HUBBARD: Yes.

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 GREEN: Joe, you're on mute.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

All right, Commissioners, do you have any initial questions for the Petitioner or Staff before we open it up to public commentary?

COMMISSIONER ENNES: I do have a couple of questions that I would like to ask. Just for my own general knowledge, Julie, if I could direct these questions to you?

MS. JILEK: Sure.

COMMISSIONER ENNES: You mentioned that the school is not --

CHAIRPERSON DAWSON: Terry, we can't hear you, or at least I can't hear you and I don't know why.

COMMISSIONER ENNES: Sue, you can't hear me?
CHAIRPERSON DAWSON: Now I can hear you.
COMMISSIONER ENNES: Okay, I have a couple of questions for Julie.
MS. JILEK: Yes.
COMMISSIONER ENNES: Okay, you mentioned that the school is not directly funded by property taxes. Is it funded by the school districts when students participate?
MS. JILEK: That is correct. We are part of the public school system; we're a public school and a public entity, but we do not levy taxes. So, we're tuition-based. So, our district that send students pay the tuition for the student to attend that program.
CHAIRPERSON DAWSON: Okay, I can't tell if I'm freezing or we lost Terry.
MS. JILEK: I think we've lost Terry.
MR. HUBBARD: I think we lost Terry. I'm getting messages that my connection is unstable and I'm seeing a lot of people also freezing so it seems that we're just having a lot of bandwidth issues with this meeting this evening.
CHAIRPERSON DAWSON: Okay, if there's anyone in the audience that has concerns because they're not hearing anything, just do a hand raise and I'll try and address it at that time. Hopefully we'll get Terry back in a little bit.
(Slight pause due to connection issues.)
CHAIRPERSON DAWSON: It looks like we lost Sam, is that right? Can nobody hear me?
COMMISSIONER WARSKOW: I can hear you, Sue.
COMMISSIONER CHERWIN: Jay can hear you as well.
COMMISSIONER ENNES: Sue, did you cut me off?
CHAIRPERSON DAWSON: No, you disappeared, but then as I was explaining, oh, if anyone is having problems just let us know, then I was kicked off. Now Sam is not here, so I don't know. He's saying he was having, his Internet access wasn't -- oh, looks like, here he comes, or not. Apology. Oh, here comes Lynn back.
COMMISSIONER CHERWIN: Maybe it's a sign we need to start doing this in-person again.
CHAIRPERSON DAWSON: Yes, maybe.
COMMISSIONER ENNES: It blew the fuse.
CHAIRPERSON DAWSON: Usually I blame it on my kids, but my kids are -- Sam, do we have you there?
COMMISSIONER ENNES: Won't that be something if we lost Sam?
CHAIRPERSON DAWSON: But we have lost Sam. So, we'll just continue to hopefully wait and that he'll get back on.
COMMISSIONER ENNES: Okay.
CHAIRPERSON DAWSON: You know, I don't think we can continue unless, no, we really need him.
COMMISSIONER ENNES: No, we need Sam.
CHAIRPERSON DAWSON: It appears that we lost some of our attendees as well, but maybe they will be rejoining us. What, I'm sorry? We had eight attendees before I was kicked out, and now there's only five.

COMMISSIONER CHERWIN: I'm sure he's trying to reconnect.
(Slight pause due to connection issues.)
COMMISSIONER LORENZINI: Yes, I'm not seeing Bruce or Sam.
COMMISSIONER CHERWIN: I think in order for other people to connect, Sam the host has to be connected in.
CHAIRPERSON DAWSON: I don't have an e-mail from Sam or anything, so let's just hope he'll come back on. Looks like we regained one more, or two more attendees have now joined us. We were at eight, now we're at seven. Lynn is back or was Lynn always there?
COMMISSIONER JENSEN: No, I've been in and out three times.
CHAIRPERSON DAWSON: Okay.
COMMISSIONER JENSEN: I just barely got audio back, I couldn't hear anything quite well.
CHAIRPERSON DAWSON: Well, Sam is really struggling.
(Slight pause due to connection issues.)
COMMISSIONER JENSEN: Does it help if we turn the video off?
CHAIRPERSON DAWSON: I don't know. It seems like they're having some sort of Internet issue at Village Hall.
COMMISSIONER JENSEN: Yes.
CHAIRPERSON DAWSON: If anyone, Terry, do you have a number where you can connect to Sam?
COMMISSIONER ENNES: I can try.
(Slight pause due to connection issues.)
COMMISSIONER LORENZINI: Susan, can you hear me?
CHAIRPERSON DAWSON: Yes. Hey, Joe.
COMMISSIONER LORENZINI: Okay, I can see everybody. I can see John, Lynn, Terry, Mary Jo.
CHAIRPERSON DAWSON: We're missing Sam.
COMMISSIONER LORENZINI: And Bruce, I just talked to Bruce. He said he's going to dial back in or log back in again.
CHAIRPERSON DAWSON: Okay, but we can't start again without Sam.
COMMISSIONER LORENZINI: Yes.
COMMISSIONER ENNES: Sam is not at his cell phone.
COMMISSIONER LORENZINI: Well, Bruce just talked to him. They were communicating.
COMMISSIONER ENNES: Oh, did he?
COMMISSIONER LORENZINI: Yes.
COMMISSIONER ENNES: What did Bruce say?
COMMISSIONER LORENZINI: He said he's going to try to log back in again. I'll call him again.
CHAIRPERSON DAWSON: Okay, so should we call kind of a five-minute break for everyone while we try to get this sorted out?
COMMISSIONER ENNES: Well, I wonder if we need to all get off and have Sam come in, open the meeting, and then we step back in. Lynn or Joe, what do you think?

COMMISSIONER LORENZINI: Okay, Bruce, again is trying to log back in again.

CHAIRPERSON DAWSON: Well, I'd hate to take that step, Terry, unless Sam, Sam hasn't reached out. I've been checking my e-mail to see if he was e-mailing and reaching out.

COMMISSIONER ENNES: Right, got you. Did you all log back in? Did you get kicked off and logged back in?

CHAIRPERSON DAWSON: I was kicked out and logged back in, yes.

COMMISSIONER ENNES: Yes, that's what I did. I ended up logging back in.

CHAIRPERSON DAWSON: I'm just sending him an e-mail just in case because I've got to believe he's frantically trying to get this -- so, it keeps changing the host, I don't know if you guys have seen that. Here he comes. Hopefully this time it will work.

COMMISSIONER LORENZINI: Well, Bruce said he's trying to get a hold of Charles Perkins to see if he could help out somehow. Sam was trying to get a hold of him.

COMMISSIONER GREEN: I think I'm back.

CHAIRPERSON DAWSON: We can hear you. There's no video, but we can hear you.

COMMISSIONER GREEN: I don't know what the heck happened here but did you guys drop off or was it just me?

CHAIRPERSON DAWSON: No, I was kicked off as well.

COMMISSIONER SIGALOS: Bruce, your video is not on.

COMMISSIONER GREEN: Okay, it says stop video, start video, share screen. Is that me?

CHAIRPERSON DAWSON: No.

COMMISSIONER LORENZINI: No, it's just start video. There you are.

COMMISSIONER JENSEN: There you are. Now you're one.

COMMISSIONER GREEN: Okay, it's just slow. It's just slow.

CHAIRPERSON DAWSON: We don't have Sam, so that's the big challenge.

COMMISSIONER SIGALOS: We have everybody back except Sam.

COMMISSIONER GREEN: Okay, I called him on the cell phone to see if he had any news for me, and he said that he's out, too. So, he was calling Charles.

CHAIRPERSON DAWSON: So, Terry, that's probably why he didn't answer when you called because Bruce was calling him.

COMMISSIONER GREEN: Because I never know if it's something I did.

CHAIRPERSON DAWSON: Terry, you're on mute. I don't know if you know that you're on mute.

COMMISSIONER ENNES: Hey, Bruce.

COMMISSIONER GREEN: Yes.

COMMISSIONER ENNES: All of you, did we all log off and rejoin?

COMMISSIONER GREEN: That's what I did. I logged off and Joe told me and it worked.

COMMISSIONER LORENZINI: Yes.

COMMISSIONER WARSKOW: Julie was shaking her head no, so she was not kicked out, just a few of us were.

COMMISSIONER ENNES: I think we all did that, and I'm just wondering if now he's out there and can't, he's the one who has to initiate the meeting. So, I wonder if we came back into the old one and he's trying to restart it.

CHAIRPERSON DAWSON: So, he's made LeGrand Services the operator or whatever it's called of the meeting.

COMMISSIONER GREEN: Yes, he's got to do it I would assume. Oh, well, how is your summer going so far?

COMMISSIONER ENNES: What a beautiful day, huh?

COMMISSIONER GREEN: Yes, really. Really, I can give it a few more minutes and I'm going to bed.

COMMISSIONER ENNES: We've got another petitioner out there.

COMMISSIONER GREEN: I know, I'm just kidding.

CHAIRPERSON DAWSON: I don't have Sam's cell phone number. You two have it. If one of you could try to reach out to him how long. Should we make people sit and wait until we just --

COMMISSIONER GREEN: Just continue it or something, yes.

CHAIRPERSON DAWSON: Or like adjourn and continue to the next, I hate to do that to the petitioners, you know, but --

COMMISSIONER GREEN: Yes, I don't know what the legal ramification is to that, Sue. But let's see, let's get Sam back here. All right, let me call.

CHAIRPERSON DAWSON: Bruce, it looks like Terry is calling him. Okay.

COMMISSIONER GREEN: Sam, this is Bruce again. I managed to get back on, and everybody here I guess logged out and then logged back in again.

CHAIRPERSON DAWSON: Not everybody but okay.

COMMISSIONER GREEN: Well, most, some of us I guess, not everybody. Not everybody was lost. Okay, and then, you know, well, then like I say, if we can't really continue or something, you know -- oh, he's in, he's in.

COMMISSIONER ENNES: There he is.

CHAIRPERSON DAWSON: Well, now he's done that a couple of times. He's out there, great.

COMMISSIONER GREEN: He's gone?

CHAIRPERSON DAWSON: He's done it a couple of times, Bruce.

COMMISSIONER GREEN: Oh, okay, okay.

COMMISSIONER SIGALOS: I see Sam.

CHAIRPERSON DAWSON: You see Sam? I do not see Sam. There he is.

COMMISSIONER SIGALOS: Yes, he's here. Welcome back, Sam.

MR. HUBBARD: Thanks. So, did we lose everyone or was it just me?

COMMISSIONER GREEN: I was lost.

CHAIRPERSON DAWSON: No, a few of us. Not everyone was kicked off, but a bunch of us were. It appears to me that all of our attendees are back. I was monitoring that. They've been waiting patiently.

MR. HUBBARD: Yes. Good, I see that all the attendees still appear to be here, the same ones from before. So, I would say we should keep going --

COMMISSIONER GREEN: Absolutely.

MR. HUBBARD: -- and keep our fingers crossed.

CHAIRPERSON DAWSON: Okay, I would just ask that we pay attention to Stacy's video because she does freeze from time to time, which means that anyone who's asked for the accommodation in the audience is not getting the sign language. So, if we see that, I think we need to be cognizant of it and stop. Sam, do you have any input on that?

MR. HUBBARD: I would add that we have enabled live transcript close captioning. So, hopefully, that's just like a backup in case our ASL interpreter is frozen. So, but again if there is anyone that needs ASL interpretation and the close captioning is not working to their satisfaction and the ASL interpreter is frozen and not working, please raise your hand and let us know and we'll try and address it. Otherwise, if we don't see your hand raised in Zoom, we're going to assume that -- oh, I do see --

CHAIRPERSON DAWSON: We have a hand raised, yes. Well, it's not raised any longer.

MR. HUBBARD: Now it's gone, okay. Well, let's continue on as best we can and we'll get done as much as we can and we can see what progress we can make.

CHAIRPERSON DAWSON: Great.

Terry, you were in the middle of your comments and questions.

COMMISSIONER ENNES: I had a number of questions, but to expedite things, I'll hold off those off, see what gets answered from anybody in the audience who has questions, unless any other Commissioners do now. That might speed things up.

CHAIRPERSON DAWSON: Any other questions before we open the public commentary?

COMMISSIONER SIGALOS: Let me get to a minor question about the storage space. What is in there? Like lawn equipment and so forth? What do you keep in the storage sheds?

MR. KUZYNOWSKI: That would probably be a good question for Julie. Julie is still on the attendee's list and not the panel. They do store some lawnmowers in their outside sheds. They have been storing some furniture temporarily during COVID because they have to space out everyone. But usually yes, it's lawn maintenance tools.

COMMISSIONER SIGALOS: Aside from lawn maintenance, could this addition now alleviate the need for a couple of these storage sheds that's storing furniture or whatever else they may be storing?

MR. KUZYNOWSKI: Because of the volatile nature, well, so they will have some additional storage that will be added, but as far as the lawn maintenance stuff and volatile nature of some of the things used for that, that's why they have the separate structure. Again, they're already looking to consolidate from the four that they have down to two of them.

MS. JILEK: Jonathan is correct. We did store some furniture in there because of social distancing. We wanted to space out our desks as much as possible, so we did remove some furniture from the classrooms, but it's in the process of going back in now. We did just do some cleaning and got rid of some things. We were able to condense it down to two, and what's left is mostly landscaping type of items. We don't have any space in the building for

those types of things, and other gardening type of equipment I guess is mostly what's in those sheds.

COMMISSIONER SIGALOS: No, that's reasonable. If it's landscape equipment, that's reasonable, we don't want to keep that outside. So, you're going from four sheds to two sheds, that's going to help the issue there.

MS. JILEK: That's correct.

COMMISSIONER LORENZINI: Chairman Dawson, I've got a quick question.

CHAIRPERSON DAWSON: Yes.

COMMISSIONER LORENZINI: Jonathan, I'm still a little unclear about the building height. It's five-foot, you're asking for a five-foot variance in height of the building, but you said something about only two-foot taller in your presentation or did I misunderstand that?

MR. KUZYNOWSKI: Yes, so I had mentioned two-foot, so that's actually to the adjacent portion of the addition. But yes, it's approximately four feet of height change from the existing roof line to the new gym addition itself, so it kind of steps as you go on to the gym itself.

COMMISSIONER LORENZINI: Oh, okay, thank you.

CHAIRPERSON DAWSON: All right, any other comments?

(No response.)

CHAIRPERSON DAWSON: Going once, going twice, okay.

We are now going to open up for public commentary. But before we do that, I have a few procedural items that I want to go through for anybody who is wishing to speak.

So, before you say your comments or ask your questions, you need to state your first and last name, and then spell your last name for the court reporter. Please also provide your address. We ask that you provide your full comments and questions, at which time when that's completed you will be muted, and the Commissioners will address comments and questions with Staff and/or the Petitioner, and then we will move on to the next person in line. I'll also note that once the public commentary portion is closed, it is closed and we will not be taking additional comments from the audience.

So, at this time, if you wish to speak, please raise your hand. Sam, I trust that you will call on people. Is there anyone wishing to speak, please raise your hand.

MR. HUBBARD: Yes, if anyone has a comment, they can raise their hand in Zoom, and I will bring them in to the panelist side to speak. We do ask if you want to provide your address, as Chair Dawson mentioned you do, I think it provides some context, but you're not required to provide your address if you don't want to. So, that being said, I am going to bring Michael and Jill Stark over to the panelist side. They should be able to activate their cameras and unmute themselves and give their public comment.

CHAIRPERSON DAWSON: Nothing happened.

MR. HUBBARD: Did they make it over?

COMMISSIONER WARSKOW: I'm not seeing them.

MR. HUBBARD: I'm not seeing them on the -- oh, here they come.

CHAIRPERSON DAWSON: Oh, good, okay. I was going to say I could reach out to Jill. She's in my --

QUESTIONS FROM AUDIENCE

MR. HUBBARD: So, Michael and Jill Stark, you're in the meeting. I see that you are unmuted. Is there a public comment you want to make? Are you there?

I see they're here; I'm not getting their comment. Michael and Jill, do you have a comment you'd like to make this evening?

All right, I'm not hearing a comment, so I don't know if they're having difficulties on their side or what's going on. If they want to leave the meeting maybe and try and reconnect, we can perhaps bring them in again and give it another try if the Commission so chooses.

COMMISSIONER GREEN: Right, that's what I would do, Sam.

MR. HUBBARD: All right, Michael and Jill, I'm going to remove you from the meeting and ask that you --

COMMISSIONER LORENZINI: There we go, there she is. There she is.

CHAIRPERSON DAWSON: There she is.

MR. HUBBARD: Hello.

COMMISSIONER ENNES: Jill, you're muted. There you go, we got you.

MS. SHEIN: This is Stacy, I don't see her.

MR. HUBBARD: You can't see her?

CHAIRPERSON DAWSON: Stacy's video has been freezing.

MS. SHEIN: Now I can't see them; I see their name, but I can't see the video.

CHAIRPERSON DAWSON: So, Stacy is the one who's translating. I don't know if you see that. So, let's be --

MS. SHEIN: Can you guys hear me?

COMMISSIONER GREEN: I hear somebody.

CHAIRPERSON DAWSON: Stacy, can you see her? Stacy is freezing.

MS. JILEK: I don't think --

MS. SHEIN: Can you hear me? This is Stacy.

MS. JILEK: Jill, can you see me? I don't know if she can see me either, because I can sign a little bit, but --

MR. HUBBARD: Julie, I'm going to pin you, so now your face should be the only one there. Can you see, Jill?

MS. JILEK: I don't know. Can you see me? I don't know if she can see me.

MR. HUBBARD: Maybe she's pinned the ASL.

MS. JILEK: I can understand what she's saying, but I missed, I mean, we missed a little bit. She's talking about the traffic on the street now.

Please re-think your plan with us families in the area and the community, thank you. So, I only caught the last -- I don't think she can see me.

Can you see me?

MR. HUBBARD: I don't think so.

MS. SHEIN: This is Stacy, can anyone hear me?

MS. JILEK: Stacy, I can hear you. Stacy, can you see me? No.

MR. HUBBARD: Stacy, your connection is not working very well, so you're freezing, and I think you're having problems.

MS. SHEIN: Oh, you can't, okay.

MS. JILEK: She just dropped out.

COMMISSIONER ENNES: But Stacy, I heard your first --

MS. SHEIN: Oh, you do hear me.

MS. JILEK: Oh, she said the interpreter just, can you see me? Maybe?

COMMISSIONER ENNES: Stacy, I see you, but you're frozen, but I hear you good.

MS. JILEK: I can try if you want to start again --

MS. SHEIN: There's no chat function --

MS. JILEK: Yes. I think the interpreter can't see you. Oh, okay, thank you. She said she's reading what she already sent everyone. So, she was just signing what she wrote to everyone already.

MR. HUBBARD: I can read that; I have that e-mail. If you'd like, I can read it to put it on the record if that would help.

MS. JILEK: She said she's the house that faces the gym and it's going to block their view of the area. She said it's a beautiful view. She wishes that we would reconsider the plan please, thank you.

So, she was reading from her first letter that she sent to the Board, and she was just again sharing her feelings with the Board. She said please read what I wrote again, thank you.

MR. HUBBARD: Okay, I will pull that up and read it.

MS. JILEK: Thank you, Jill.

MR. HUBBARD: Give me one moment here, okay. So, the public comment that we did receive from Jill and Michael Stark read:

> The Stark family of 116 South Evanston, yes, we're the deaf family of Arlington Heights. We are very saddened about all this. The beautiful open grass field is one of the reasons why we purchased this home in 2007. We will miss the beautiful sunrise in the mornings, too. I have attached the photo, and I'll mention that the photo was online and part of the packet.
>
> The open grass field is therapeutic and beneficial, not only for us as long-time homeowners, but for dogs, families, and our Windsor neighborhood, and the students who attend the school. They just run or lay on the grass feeling calm, especially during their recreation time. Building a large 30-foot building block taller than what our Village allows in front of our home will affect our property values and its appeal. It is aggravating. We do not wish to have more traffic in our private residential street and suggest you rethink this plan. Thank you. Jill and Michael Stark.

CHAIRPERSON DAWSON: Thank you, Jill. Okay, thank you, Jill.

So, Sam, you're going to go ahead and mute Jill at this time, and then we can, anybody have any questions or comments related to Jill's comment for Staff? Lynn?

COMMISSIONER JENSEN: I'd like to know more what she means by re-

think the plan. Does it mean don't do the gym at all, or does it mean she has envisioned some other location or arrangement for the gym? So, I'm not sure what she means by re-think the plan.

MR. HUBBARD: Are you directing that question to her, Commissioner Jensen?

COMMISSIONER JENSEN: Well, I don't know what she can hear or not hear. So, I was just directing it to the group, I guess.

CHAIRPERSON DAWSON: Well, we have the signing. I've known Jill for a while. She's quite good at communicating.

MS. JILEK: Okay, I asked her. She said thinking 30-foot ceiling is no, if we could make it shorter, 30 feet tall that's above what the requirements are for the Village, and moving it maybe -- I'm sorry, I'm not an interpreter, I'm trying my best.

MS. SHEIN: I wish I could see her.

MS. JILEK: My husband is here; she's just going to grab her husband she said. Oh, her husband is coming.

MR. HUBBARD: Can you see everyone else, Stacy?

MS. JILEK: Okay, I'm going to school. I grew up in this area. I know --

MS. SHEIN: No, I actually just have, I see Susan frozen, Julie's frozen.

MS. JILEK: I'm concerned about the traffic for pickup and drop-off. It's very, it's not safe for our area. Pickup and drop-off, your plan seems not very successful to me. I live across the street so I can see the area, the traffic problems for many years at times in the morning and the afternoon around 3:00 o'clock, it's very congested. I suggest pickup new in a different and more safe way. She said if we could move to Mayfair and stretch out, not on Evanston, her street, thank you. Also, conflict with the high school on Evanston outside, too.

CHAIRPERSON DAWSON: Okay.

MS. JILEK: She said that's all I have, thank you.

CHAIRPERSON DAWSON: Great.

COMMISSIONER JENSEN: Question for you, Julie.

MS. JILEK: One very -- oh, sorry?

COMMISSIONER JENSEN: A question for you, Julie. You indicated that this isn't going to increase the traffic, and Sam indicated it would reduce stacking on the street and people will have more stacking available on the premises, is that correct?

MS. JILEK: So, the question for me was will there be more traffic on the street? Not really. It should be about the same number of buses and cars that go into the school now. We try hard to tell all of our buses and cars to not line up in front of the homes. We have a school resource officer on staff there, and he'll go out and tell them to go around so that they're in front of the school and not in front of the homes, and he'll redirect them around. I know sometimes it happens, but we try to make sure it doesn't.

CHAIRPERSON DAWSON: Can I just interject on the parking issue and traffic issue? Could you let Michael know that we need him to hold until -- thank you.

One thing I do know, I have two students at Prospect. Two of my children are students at Prospect. So, the street, for the Commissioners, the street is very, very narrow between Prospect High School and the homes that are along there. It's almost like a one-lane street, it's so narrow, but it's not, it goes both ways. There is an opening in the fence at

Prospect High School, right, where Timber Ridge is.

The traffic that I believe Michael and Jill are largely talking about comes from parents dropping off and picking up at that fence from the high school. That would be my guess, because I've done that. You know, my son has said pick me up at the fence, and then I get there and I'm like this is nuts because the road is so narrow and there's all these cars everywhere. But it's not Timber Ridge causing that problem, those are all Prospect parents. So, just to add a little perspective to what's going on in that neighborhood.

Unfortunately, it is a problem with Prospect, that has nothing to do with Timber Ridge's application. They are not causing the traffic problem because there is not, Julie, correct me if I'm wrong, but you're not parking on that side, you're on the other side?

MS. JILEK: So, the way we work, our staff park in the lot and we have a few parking in front of the school. The drop-off and pickup should be from the south north in front of the school, and then into the parking area to the back of the school.

CHAIRPERSON DAWSON: But you said south north.

COMMISSIONER GREEN: Northbound, right turn in.

CHAIRPERSON DAWSON: Right, but what I mean, yes, it's on the north end of the building.

MS. JILEK: Yes, that's Mayfair Road. We don't use that for drop-off or pickup.

CHAIRPERSON DAWSON: It's Mayfair that is, it's not Evanston, but it's Mayfair that's that narrow road, and a lot of the traffic coming in and out of there which heave on to Evanston which is right where the Timber Ridge people are trying to pick up and drop-off, they're our high school parents doing drop off and pickup. If you ever drive by there at like 3:30, you'll see a huge line of cars doing drop off and pickup.

MS. JILEK: I wonder, could we add the chat feature on here that they could type the questions? That might help.

CHAIRPERSON DAWSON: No, this isn't really a public commentary back and forth. They're supposed to give their comments and then they're completed, and then we talk about them and we move on to the next. At this point, they've given their comments, and so we're discussing and then we'll move on to the next commentary.

COMMISSIONER ENNES: Well, the traffic is one of their issues. The other issue is the location of the improvement. Unfortunately, that's not something we could control. If it doesn't go at this end of the school, it goes at the other end of the school and it affects somebody else. If this is where it works, this is the school's ability to ask for the gym to be put at that location for all of its reasons. I know that's a tough answer, that it blocks your view but --

COMMISSIONER GREEN: If I could add a comment that might help? So, the 25-foot height in an R-3 zoned area which your own house is in, a residential district, is the mean height between the gutter line and the ridge, in other words, the absolute top of the building and the gutter. In the middle is where the 25 feet falls. So, there are houses on that street that I'm sure are over 25 feet tall. Are you following me?

The gable end of, in other words, the triangular end of a house, the 25-foot height is between the gutter and the ridge, it's in the middle, it's the mean point. So, you can meet code but your house can be 30 feet tall. So, the 30 feet for me, the massing of this

school addition is done very well. In other words, a few feet difference you're really not going to see, and it is not over scale for the R-3 residential zoning area. So, there are houses that are 30 feet tall, believe me. That's how the zoning is written, it's the mean point which is halfway up the triangle if you will, halfway.

So, if that offers any relief to anybody, the houses and the school are in scale with each other. As an architect that's what I'm telling you. So, that's my only comment, maybe that will help.

CHAIRPERSON DAWSON: Okay, do we have any other comments from the Commissioners as we move on to the next, to anybody else in the audience who has comments? Any other questions on this issue?

COMMISSIONER JENSEN: Yes, on this issue, I'm trying to understand. I mean, there are two possibilities. Either they're asking that it not be built or it not be built in that area, or you know, that it not be built or be moved. But they're asking us to weigh the well being of the 70 to 100 kids who need a gym versus their ability to have a good view. I'm having a little trouble actually, you know, evaluating that. I don't really understand that kind of a request quite frankly.

CHAIRPERSON DAWSON: Well, I don't, okay, I mean, I don't know that that's fair. I think that it's a valid concern that they have. The question is though that the property is owned by the school and they have the right to develop on it. All they're asking for, or I shouldn't say all, if they were not asking for any variations, it would not be here. They would be able to do whatever they wanted on their property. They're asking for variations and that's why they're here. Then our question is whether or not those variations alter the character of the neighborhood, right?

So, given that they could put a 25-foot building there without coming to us, what is another five feet is what I'm thinking of but, you know, I completely understand that they're being impacted, so they're coming to the meeting and they have comments. I just, I agree with you that, unfortunately, this property is owned by them, they have the right to build on this property. It's just a matter of whether or not the variations are acceptable.

Any other comments, questions from the Commissioners?

COMMISSIONER GREEN: No.

CHAIRPERSON DAWSON: Okay, so Michael and Jill Stark, thank you so much for coming and talking to us, but we're going to go and see if there's anybody else who has any comments at this time.

Anybody else in the audience that wants to raise their hand?

(No response.)

CHAIRPERSON DAWSON: Going once, going twice, all right.

So, I see nobody else in the audience who wishes to come forward and speak. So, we are closing public commentary. Again, just a reminder, everyone, if you raise your hand from this part on, we will not be calling on you for public comment during this.

So, Commissioners, do we have any further discussions, deliberation, comments, or do I have a motion?

COMMISSIONER ENNES: I do have a question, to go back to Julie then. Julie, thanks for your answer on the first question, I appreciate that. Just so I understand the school a little bit better, are your students all back in school now?

MS. JILEK: We are. We are back in-person. We have right now about a small portion, less than maybe about 20 percent that have chosen to stay remote. They have that option right now because children under the age of 12 can't be vaccinated. We have over 90 percent of our staff vaccinated right now, so it is a healthy learning environment. But we still have students that are not able, so we have some families that have chosen to have their kids in remote learning, but we are fully open for school.

COMMISSIONER ENNES: So, that's their decision; that's good to hear.

MS. JILEK: Correct. Now, in the fall, that could be a different story. We anticipate having more kids in our school.

COMMISSIONER ENNES: Okay, and in regard to the neighbor meeting, you sent out the notices for everybody in the neighborhood?

MS. JILEK: We did. We actually hand-delivered them to the homes in the area. Nobody attended. We did have someone ask me for the presentation afterwards, and I did e-mail that out to them.

COMMISSIONER ENNES: Okay, so they had that ability.

MS. JILEK: They did.

COMMISSIONER ENNES: Okay, and let's see, I think I have one other question here. Why don't you want to have the trees in the islands? Because that's something I really strongly encourage. We require this of our businesses in their parking lots, and I really think our schools, you know, should adhere to that as much as feasible.

MS. JILEK: I think part of it was just not losing parking spots. I think with the new recommendation where it's like a partial and then the one on the other side, and there will be trees on each of those, I think that was a great compromise. So, there will be trees, if I'm saying this correctly, Jonathan, you're going to have to correct me, I think you're nodding your head. So, the way it's designed; it's kind of a partial and a full, and there will be a tree there.

MR. KUZYNOWSKI: Correct.

MS. JILEK: So, I think we'll have the landscaping that's required, and I think it will look nice. I think our original concern was it would kind of impede either parking or the ability for the buses to get around. But I think this is a nice compromise.

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

MS. JILEK: Thank you, and we really appreciate that.

COMMISSIONER ENNES: Thank you. Thanks.

COMMISSIONER SIGALOS: Julie, I think you've explained that very well, because I'm also one that believes that we should always have landscape islands and not have people exempt from that, but because of the circumstance and you still have a landscape island there, the one space and half the two spaces, so it will work. So, thank you for your explanation.

CHAIRPERSON DAWSON: Okay, any other questions, comments, or a motion?

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of Timber Ridge gym addition, a Special Use Permit to allow an elementary school building addition on the subject property, and the following variations:

1. **A variation to Chapter 28 of the Municipal Code, Section 10.4-4, *Community Service Uses*, to reduce the required number of parking spaces from 81 spaces to 75 spaces.**
2. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2B, to allow certain parking rows to terminate without the code-required landscape island including a shade tree on each end.**
3. **Variation to Chapter 28 of the Municipal Code, Section 10.8-4, *Community Service Uses*, to reduce the required number of bike parking spaces from eight spaces to zero spaces.**
4. **Variation to Chapter 28 of the Municipal Code, Section 5.1-3.5, *Maximum Height*, to allow a 30.5-foot tall building where code restricts the maximum allowable building height to 25 feet.**
5. **Variation to chapter 28 of the Municipal Code, Section 6.5-2, to allow accessory structures (shed) in a side yard where accessory structures are only allowed within a rear yard.**

This recommendation is subject to the following conditions:

1. **The variation to the parking lot landscape islands shall only apply to the western portion of the end islands on each side of the central parking row within the eastern parking lot, which shall allow those landscape islands to be less than the full width of a parking stall, and to omit their required shade trees.**
2. **The Petitioner shall incorporate additional landscape screening around the transformer for a more complete and layered screen for review and approval by the Village.**
3. **Compliance with the April 27, 2021 Design Commission motion shall be required.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRPERSON DAWSON: Second anyone?
COMMISSIONER CHERWIN: This is Jay, I'll second it.
COMMISSIONER ENNES: Second.
CHAIRPERSON DAWSON: All right, Jay, let me give that one to Jay. Jay is the second.

Okay, Sam, roll call please.
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 Lorenzini.

COMMISSIONER LORENZINI: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, NSSEO, you have unanimous approval from the Plan Commission. We are only a recommending body. You will be moving forward to the Village Board.

Sam, do we know when that is?

MR. HUBBARD: We're targeting the June 7th meeting, but the agenda has not yet been finalized. So, I will reach back out to the Petitioner in the next few days once we have a better handle on that.

CHAIRPERSON DAWSON: Okay, great. Thank you.

COMMISSIONER ENNES: Julie, thanks for the hard work you do with your students.

MS. JILEK: Thank you, and I apologize for my signing. I don't sign that often anymore.

COMMISSIONER GREEN: I was really impressed on that one.

CHAIRPERSON DAWSON: As far as I can tell it was great, but maybe the Starks have a different perspective --

MS. JILEK: I know.

CHAIRPERSON DAWSON: -- but you did a great job.

Okay, so thank you again.

(Whereupon, at 9:00 p.m., the public hearing on the above-mentioned petition was adjourned.)

Plan Commission
6/9/2021

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

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.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Aerial	Exhibits
Public Notice	Exhibits
DC Minutes 3-10-20	Minutes
VB Early Review Minutes - 3-18-19	Minutes
Plat & Sub Minutes - 10-22-14	Minutes

Parking Survey - 2021	Exhibits
Parking Survey - 2019	Exhibits
Parking Survey - 2018	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

VILLAGE OF ARLINGTON HEIGHTS

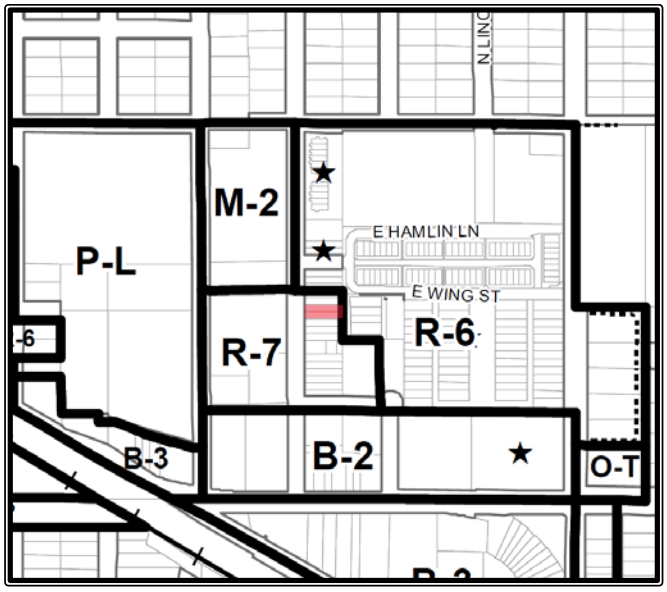
STAFF DEVELOPMENT COMMITTEE REPORT

***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.


SUBJECT PROPERTY
Douglas Avenue
Hickory Avenue

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 9, 2021, AT 7:30 P.M. to consider Petition No. 14-023, a request for 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, on the subject property located at 19 North Hickory Avenue, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vah.com no later than June 4, 2021.

The legal description for the subject property is as follows:

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 ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.s: 03-29-406-007-0000 and 03-29-406-008-0000.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking analysis from a qualified professional engineer.
- Variation to Section 10.4, to reduce the required on-site parking from 60 spaces to 0 spaces.
- Variation to 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.
- Variation to 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'
- Any additional variations as determined necessary by the Plan Commission to allow for this project.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 25, 2021 (4564249)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:
Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook
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 Northwest Suburbs 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 Northwest Suburbs 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 Ballinger
Designee of the Publisher and Officer of the Daily Herald

Control # 4564249

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.

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

REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON: **October 22, 2014**

Project Title: Arlington Beer Company
Address: 19 N. Hickory Avenue
Petitioner: Kathleen Egan
19 N. Hickory Avenue
Arlington Heights, IL 60004

Requested Action:
1. A Land Use Variation for manufacturing, bottling and distributing alcoholic beverages in the R-6 district

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

Attendees: Kathleen Egan, Arlington Beer Company
Frank Madaras, Arlington Beer Company
Michael Valente, Arlington Beer Company
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Terry Ennes, Plan Commissioner
Latika Bhide, Development Planner

Project Summary

The subject property is approximately 6,750 square feet in area with two free-standing buildings totaling approximately 4,144 square feet tenant space. The petitioner will be occupying the entire premises at this location. At this time, there does not appear to be a striped parking area for this building. The petitioner, Arlington Beer Company would like to open a production microbrewery at this location. The petitioner is proposing to manufacture craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars. Along with the brewing operation, the applicant would also like to provide brewery tours to customers on designated dates and times. During these tours, customers can "taste" the products brewed. Along with the microbrewery, the petitioner is also interested in operating a "Tap Room" or Bar at this location. No kitchen is proposed along with the tap room, which is against Village Code. The Petitioner is also requesting that food trucks be permitted to park on the premises for extended periods of time, which would be inconsistent with the code pertaining to the food trucks, and live music permitted during business hours. The petitioners are also requesting retail sales of the products manufactured on the premises for consumption on premises as well as retail sales of products in their original packaging for carry out. The business is proposed to be open from Monday through Thursday from 12 p.m. to 10 p.m., Friday and Saturday from 12 p.m. to 12 a.m. and on Sunday from 12 p.m. to 10 p.m. Within the tenant space, the brewery area (located within the front and rear buildings) will be approximately 2,266 SF and the tap room/bar (located on the first and second floor of the front building) will be 1,800 SF and will have 73 seats. The petitioner has indicated that there will be 6 employees, including 2 brewers on site. Per the Zoning Ordinance, manufacturing of "Beverages: Non-Alcoholic" is permitted in the M-2 district, but the production of alcoholic beverages is not permitted. The property is located in the Hickory Kensington Overlay District. It was previously zoned M-2, Limited Heavy Manufacturing District. Buildings constructed prior to adoption of the Zoning Ordinance, in areas zoned M-2 as set forth on the Village's Zoning Map, dated January 1, 2013, can be occupied by uses permitted in the M-2 Limited Heavy Manufacturing District, as outlined in Ordinance. However, manufacturing of alcoholic beverages or retail sales of liquor are not

permitted in the M-2 district or in current R-6 zoning district, therefore requiring a land use variation. The petitioner will also require a land use variation to allow retail sales of liquor and a tap room/bar. Liquor Stores are only permitted in the B-1, B-2, B-3 and B-5 districts. A Tap Room is not listed as a permitted or special use in the Permitted Uses Table.

Meeting Discussion:

F. Madaras said that they are trying to start a brewing company. T. Ennes asked who the principals were. K. Egan said that she was the principal. M. Valente said that he was the head brewer. F. Madaras said that they were all related. He said that they were trying to open a production brewery. It started from a small idea. He said that M. Valente is originally from North Carolina and he moved to this area to attend the Siebel Institute (Brewing School) and then went to Germany for an international brewing degree. He said that he liked what he tasted and recommended to M. Valente that he should start a (brewery) business. He said that have invested in brewery equipment and trying to find the right location for their business – he said that he felt that Arlington Heights was the right area for this business. He said that M. Valente found this site. They checked with the Village and received a letter from the Village that the use was permitted at this location. They invested in custom-made equipment which took about a year to manufacture and was then shipped here. It is not hooked up or operating yet, they were working on some final things and found out that they would require a land use variation. He said that they ended up purchasing the property at 19 N. Hickory as they would require both sites for their business. They concentrate on small batch brewing instead of a 30-barrel system. He said that they manufacture 14 kegs at a time; some of the places manufacture 60 kegs at a time. They are a much smaller operation. He said that though they were looking at other parts of the business, their focus is on production. He said that they were looking into tours, a retail component for carry out and a tap room concept which is the current trend. He said that brewers are not chefs, and that you don't want to lose focus. He said that M. Valente has a lot of industry knowledge and experience working in other breweries. F. Madaras said they became investors in the business and that he has general contracting experience. He said that the Alcohol and Tobacco Tax and Trade Bureau (TTB) and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) also regulate the brewery. He said that once they are set up, they have to come in for an inspection and find the brewery in compliance. He said that that had met with staff at the Project Review Committee and had received great input. At this point, they will not be doing any tastings or tours, no retail component and no tap room at this time. They will be concentrating on production (of beer). F. Madaras said that he (F. Valente) had been doing a lot of events for the last 4 years including ones in Arlington Heights and in Itasca. He said that his beer was written up at the International Craft Beer festival by the 'Beer Geek'. He has also done a 'Brewer for a Day' charity event for the Arlington Heights Fire Department. T. Ennes asked if they were using the new equipment. M. Valente said that they were not as it was not yet hooked up. He said that they are currently using a pilot system that brews one keg a beer per batch. T. Ennes asked if he specialized in a particular style of beer. M. Valente said that he was trained by a German brew master and traditional German-style ales and lagers are his forte, but he experiments with all different styles and types.

T. Ennes asked if the facility would be a production brewery or if there would be any retail. M. Valente answered that it was strictly set up as a production brewery. K. Egan said that they were thinking about it but it does not seem like the way Arlington Heights wants to go. B. Green said that it would be a tough thing to have a bar; they would need a commercial kitchen, and a food background. F. Madaras said that to them, a tap room was not a bar. K. Egan said that they (tap room) are in Naperville, Evanston and other places. F. Madaras said that people are not going to these places (tap room) to get drunk – they go for an experience, that's the concept. T. Ennes asked if the liquor license requires food service. L. Bhide said the current liquor license would require them to have a full kitchen and menu. K. Egan said that several communities such as Naperville have created a different classification for them. F. Madaras said that they have a brewery in Itasca – Church Street Brewery. Itasca created a special classification for the brewery where people could come in and do tastings and tours. This license allows for retail sale of liquor in original package not for consumption where sold as well as consumption of beer manufactured on the premises, where no individual beer serving exceeded 16 fluid ounces and no customer is served more than 48 fluid ounces total.

T. Ennes asked about the beer academy above the Metropolis? F. Madaras said that was LaBatt Beer Academy, a training facility, but the spot was vacant. He said that place would be perfect, because it has auditorium seating and screens and that would be perfect for classes. However, he said it would be hard to get the equipment up there. He

said smaller equipment could be used there - a 3-barrel system that produces 6 kegs per batch instead of the 7-barrel system they are proposing. K. Egan said that putting a kitchen in there was a big expense. T. Ennes said that the Planning Department is pretty open-minded to making changes that make sense. F. Madaras said their focus is to get the beer out there and then grow into other ideas. The one thing they would like is to do retail sales. Someone could come in with a growler that typically holds 64 ounces, and then carry it off, not consume on premises. M. Valente said the brewery he worked at previously would get a lot of foot traffic, local residents that would walk in and sample the beer or soda and then the brewery would fill up and seal their growler.

B. Green said that at their locations, the issue will be parking. He said none of those properties have any on-site parking. He said that that would be negative as far as getting people for retail. F. Madaras said that there is on-street parking available. He said they have been at that location for around 2 years and the street is pretty vacant after 5:00 p.m. and on the weekends, except when there are festivals. M. Valente said that when you have a growler fill station, you are in and out pretty quickly. F. Madaras said that the Knights of Columbus are next door and when they have events, the street fills up pretty quickly. T. Ennes asked if they were buying the buildings. F. Madaras said that they owned 19 N. Hickory and are leasing the space at 3 N. Hickory. He said that he felt this was the perfect area and street for them. He felt that the Hickory-Kensington TIF is good for them as it will bring more people. He said that theirs was a destination business. T. Ennes asked if they would wholesale to retailers and would they have to use distributors? M. Valente said that he could self-distribute and that he has reached out to several business owners and restaurants in the area and they are very excited. T. Ennes asked who would be marketing the beer. F. Madaras said that they could self-distribute because of their size and the brewers would be involved so they could explain about the beer. He said that they would stay within a 30-mile radius of the facility. M. Valente said that the volume of their system will not allow them to go much beyond that. T. Ennes asked if the zoning that is needed for production of beer complies with the redevelopment plan. F. Madaras said that the property was previously zoned M-2 and that is where most breweries end up, though he felt that they should go in the heart of the downtown as they are destination businesses. This location is close to Downtown. Before the TIF, the letter from the Village said that the use was permissible, however that was incorrect as the manufacture of alcohol is not permissible. F. Madaras said that they are considering their business as an existing M-2 use. They understand that there was a mistake in the letter and that they are required to seek a land use variation. L. Bhide said that after the TIF was adopted, the Comprehensive Plan for this area was changed to high density multi-family and moderate density multi-family. F. Madaras said that they were a little disappointed that the changes took place after the leased the property, but they believe that they would be part of the new redevelopment. He said that if a developer came in and wanted them to move into a first floor space, they would be fine as they would be in the same area, and people would know where they were. F. Madaras said that they would like to be up and running. He said both buildings have been vacant for several years. T. Ennes asked if they would be applying for the 6-B classification. F. Madaras said he would like to learn more about it. K. Egan said that they concerned about the recommended condition in both reports limiting the land use variation to a specific time period - for the term of the lease for 3 N. Hickory and for a time period to be specified for 19 N. Hickory. L. Bhide said that per her understanding because the properties were located in the TIF district, staff was recommending the time limits so that the variations would not be in perpetuity. She said that the vision for this area was residential. K. Egan said that if building would get bought by developer then they would have to leave anyway. F. Madaras asked if there would be a time limit even on the property they owned. He said that the redevelopment in the TIF may not happen for several years and they would not want the variation to run out before then.

F. Madaras said that they are just looking to open for now. K. Egan that once they were open and established that they could expand. K. Egan said that for the request at 19 N. Hickory, staff was asking for information on odors. L. Bhide said that the Staff Development Committee was requesting information on possible odors and other information on tastings and tours (which she understood they would not be requesting now) prior to rendering a final recommendation. She said that the Committee felt that the tap room was not consistent with the redevelopment plan. K. Egan said that there is not much or any at all odor generated. M. Valente said that the odor is confined to their space, and given their volume; they brew only 4-5 times a month for 30-45 minutes at a time. It was a very short brewing process. J. Cherwin asked L. Bhide to summarize the concerns. L. Bhide said that for the request at 19 N. Hickory, the Staff Development Committee expressed concerns regarding the tap room/bar, no kitchen/menu, retail sales and possible odors at this location. This would not be consistent with the Redevelopment Plan. The Staff Development Committee was

requesting information on possible odors and other information on tastings and tours (which the petitioner has indicated that they will no longer be requesting). For the request at 3 N. Hickory, the Staff Development Committee is supportive of the Land Use Variation subject to receiving additional details.

RECOMMENDATION
Commissioner Green said that the Petitioner should move forward through the process.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Latika Bhide, Recorder

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.

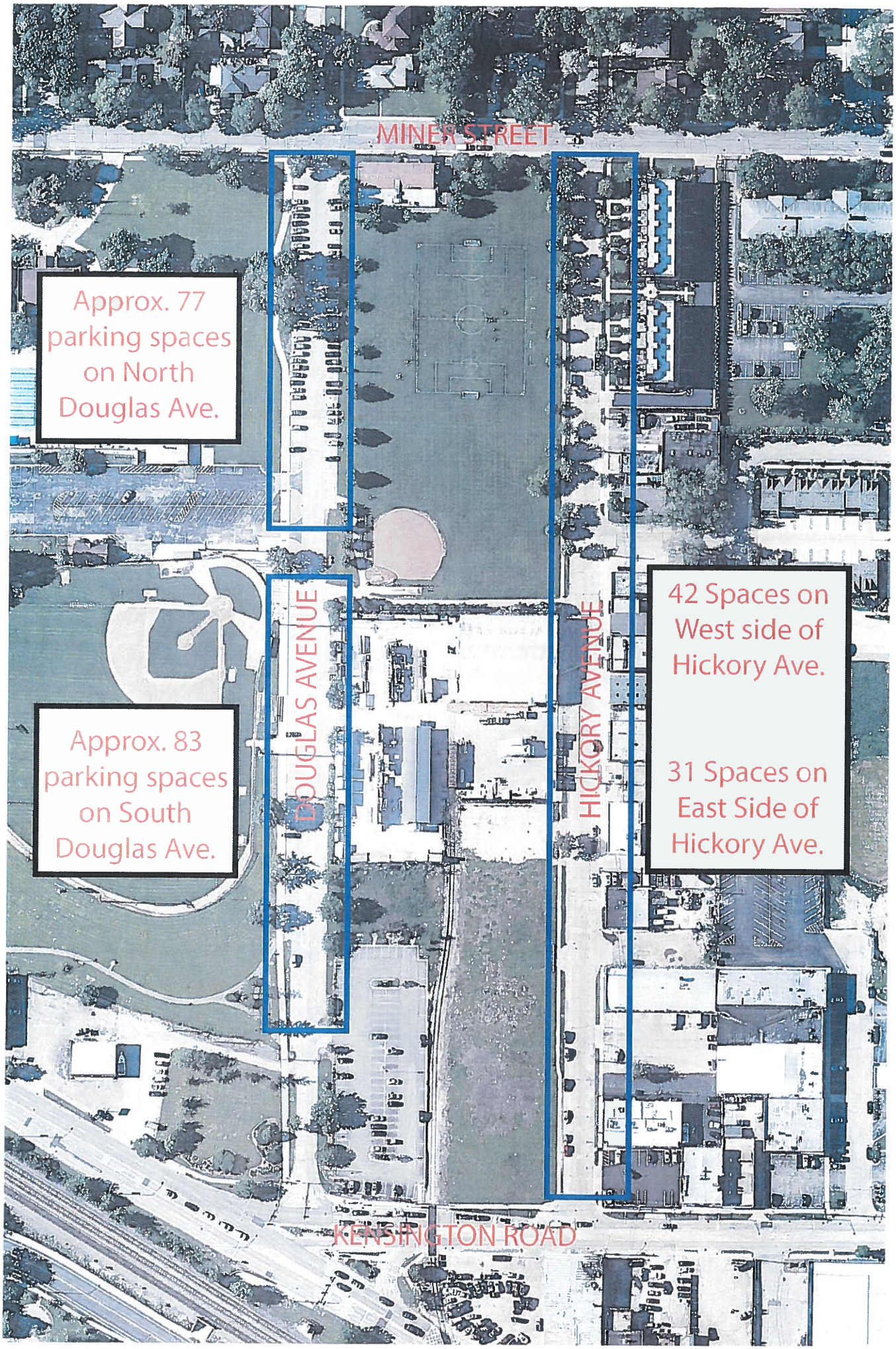

MINER STREET
Approx. 77 parking spaces on North Douglas Ave.
DOUGLAS AVENUE
HICKORY AVENUE
42 Spaces on West side of Hickory Ave.
31 Spaces on East Side of Hickory Ave.
Approx. 83 parking spaces on South Douglas Ave.
KENSINGTON ROAD

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**

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

BOARD OF COMMISSIONERS
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Kimberly Du Buclet
Cameron Davis
Marcelino Garcia
Josina Morita
Debra Shore
Mariyana T. Spyropoulos

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

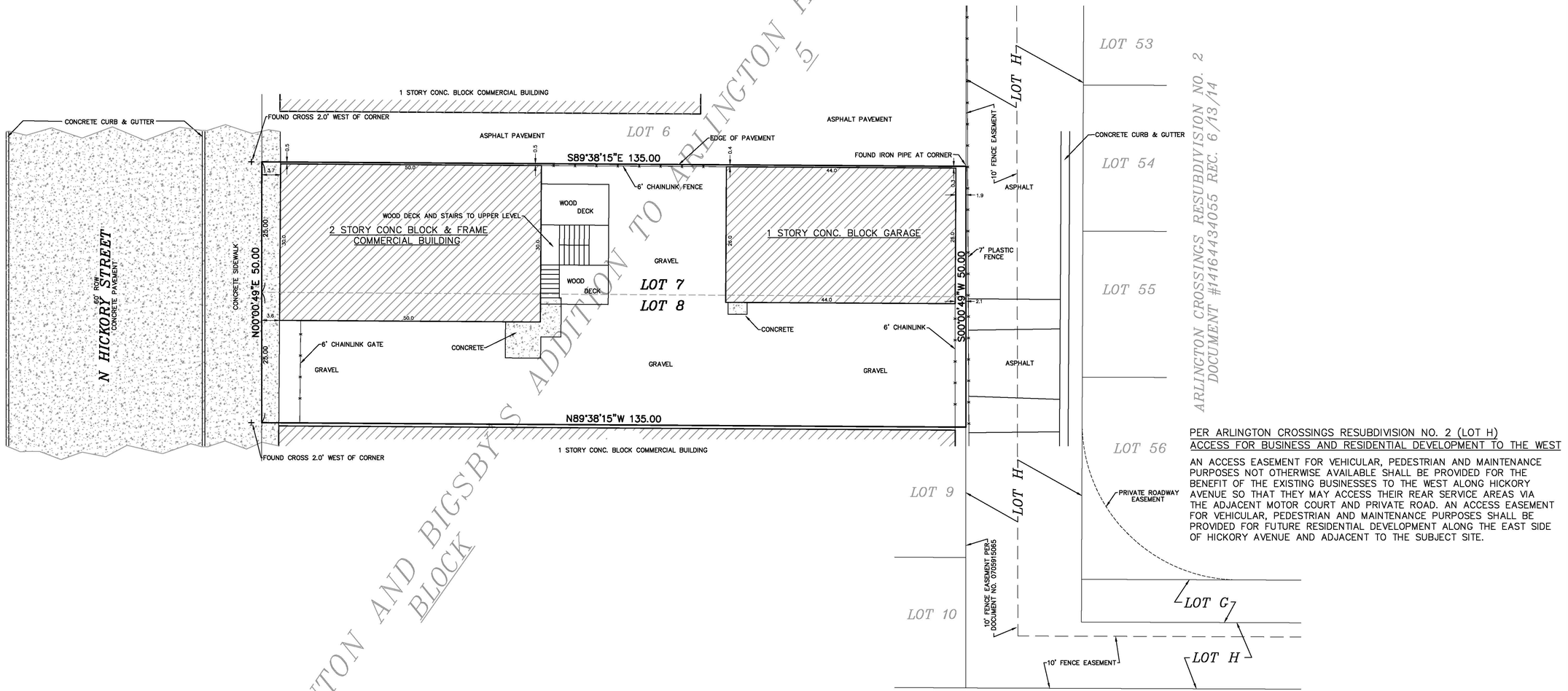
CONTINENTAL ENGINEERS & SURVEYORS, INC.

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.

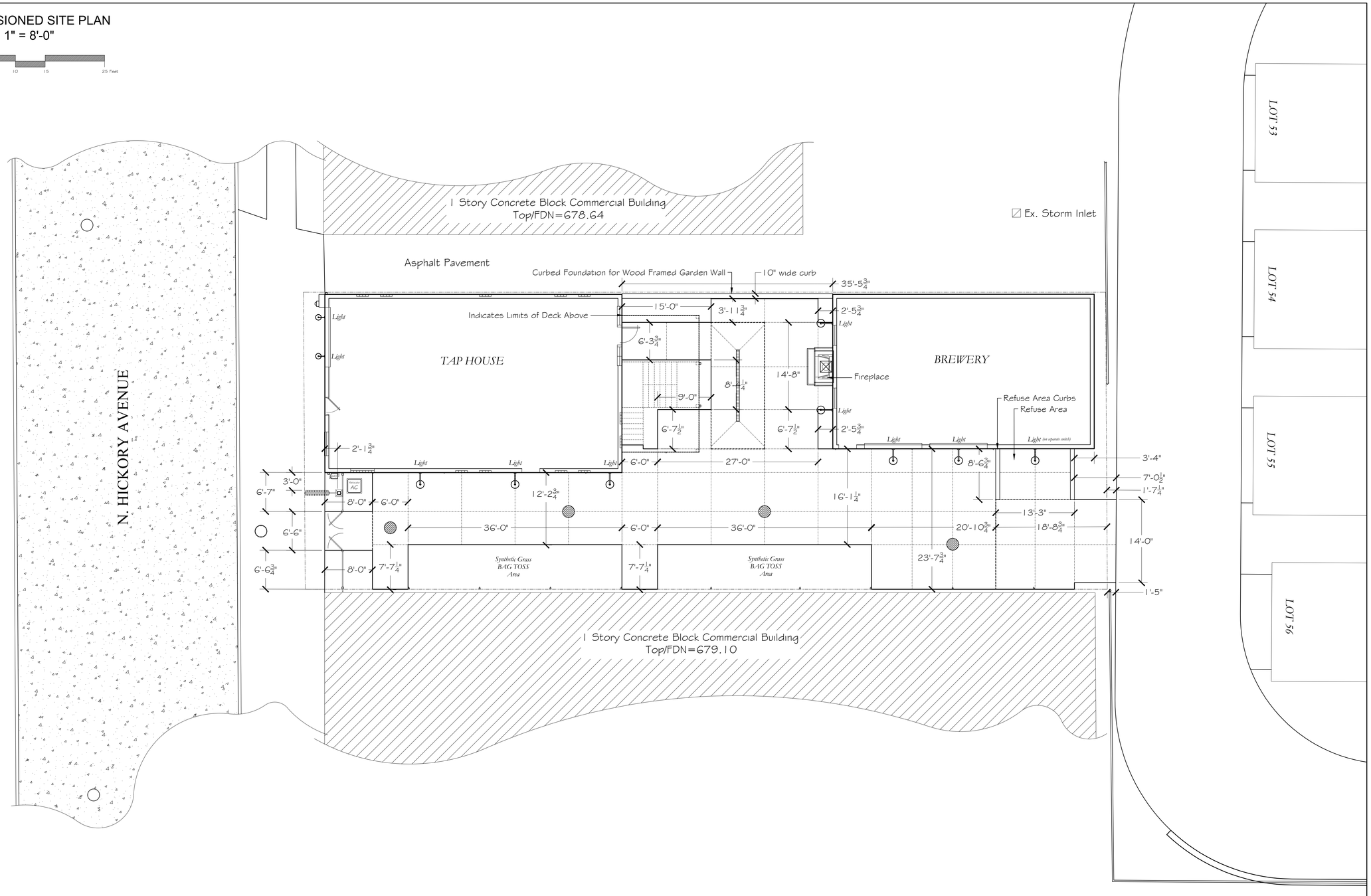
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CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX(847)885-3496

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***

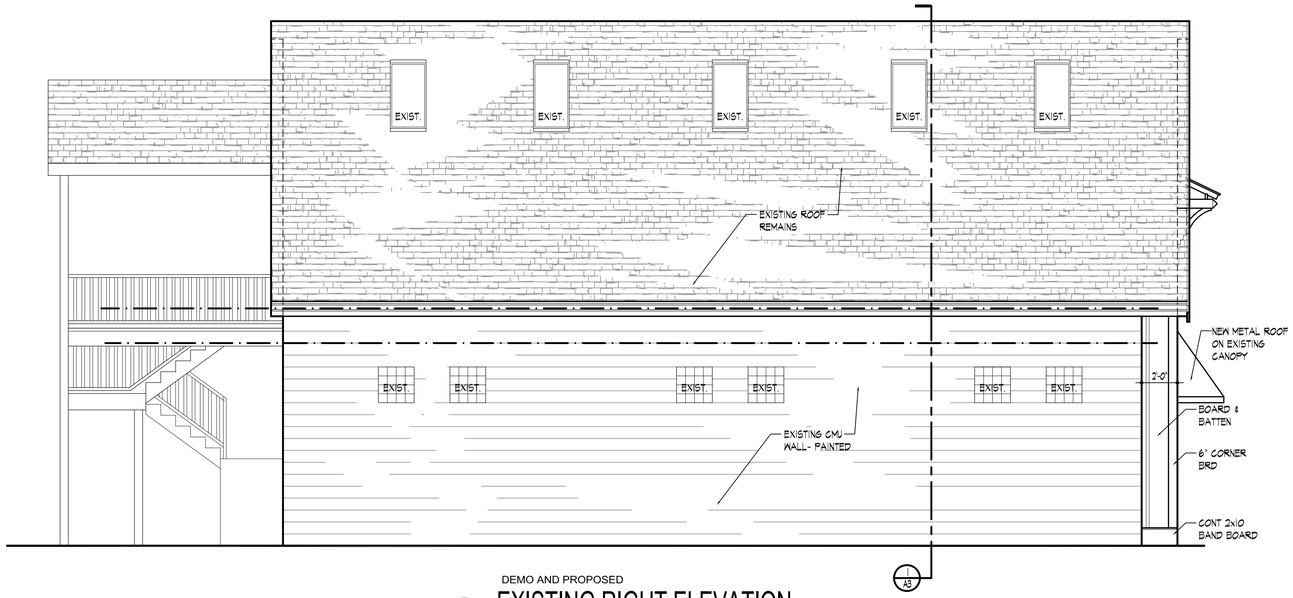
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LANDSCAPE ARCHITECT

DATE

LS-4

24 x 36 PDF



DEMO AND PROPOSED

EXISTING RIGHT ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"



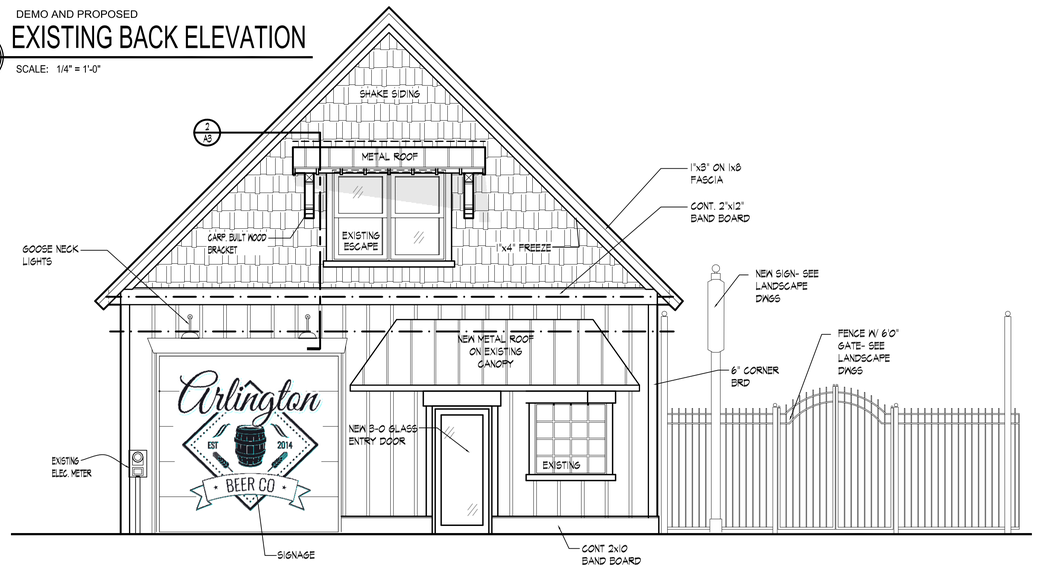
DEMO AND PROPOSED

EXISTING BACK ELEVATION

1 / A1 SCALE: 1/4" = 1'-0"

EXISTING LEFT ELEVATION

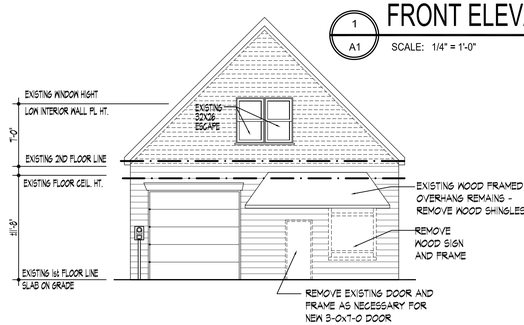
1 / A1 SCALE: 1/4" = 1'-0"



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:

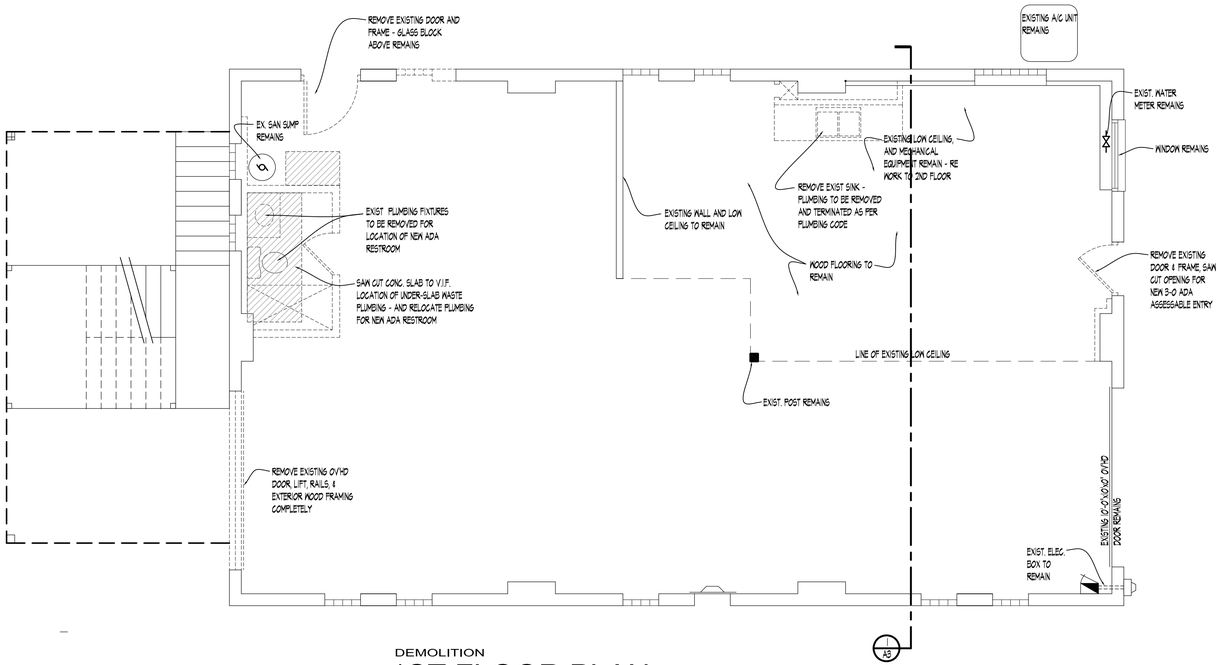
ARLINGTON BEER COMPANY

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

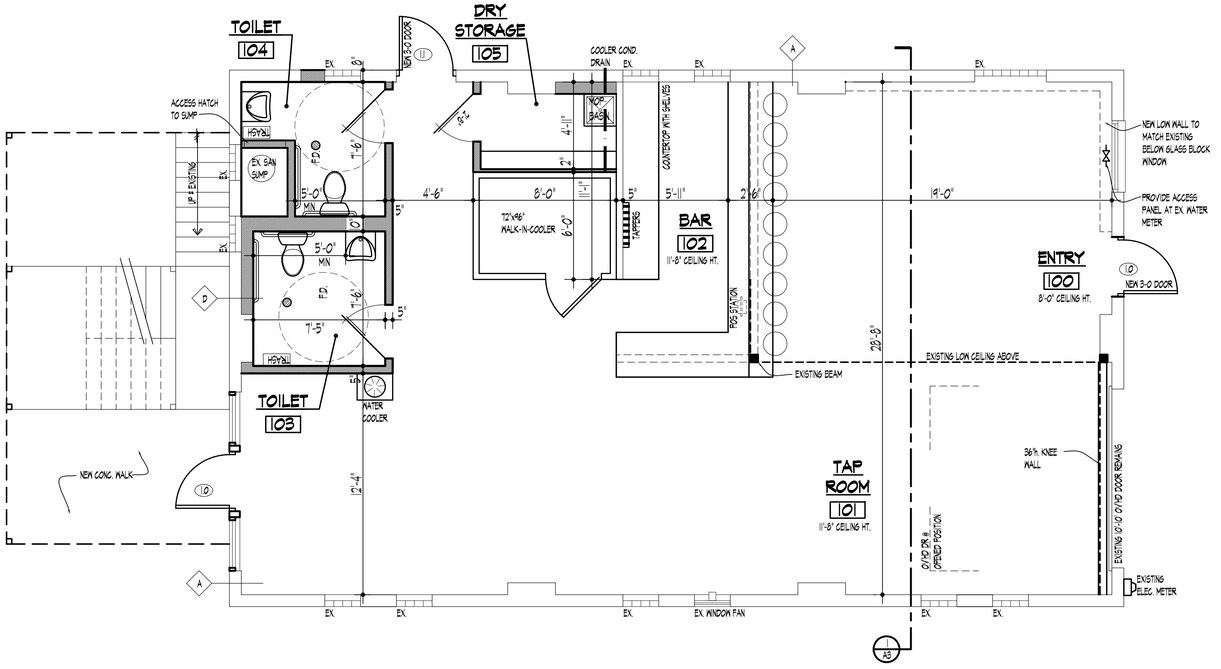
DOOR SCHEDULE

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.

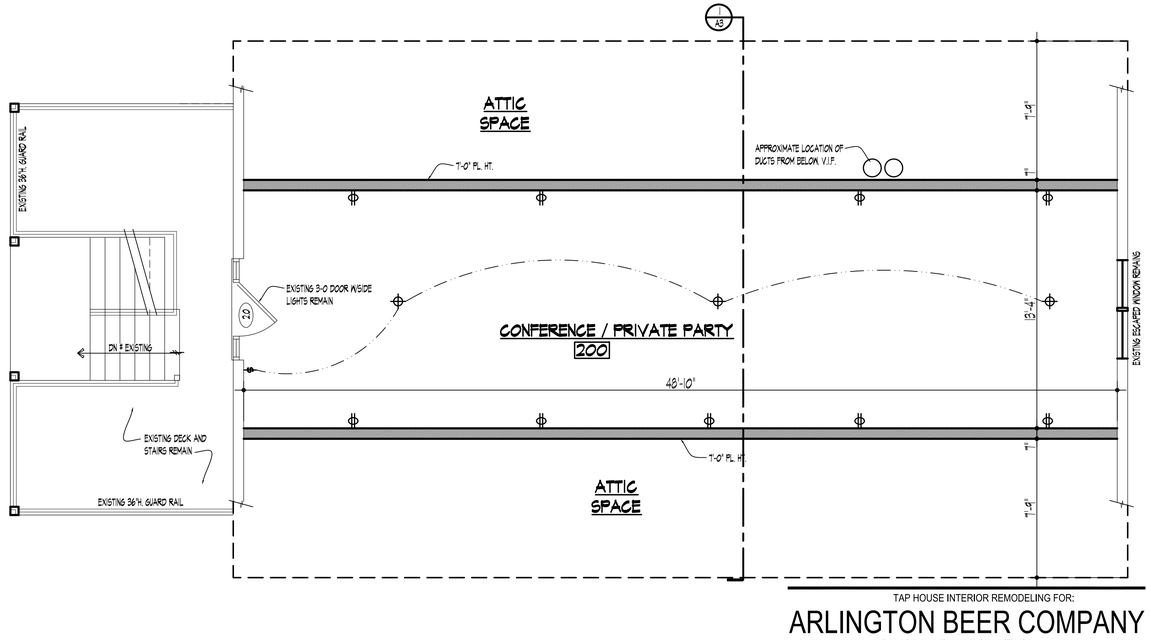


1ST FLOOR PLAN

1 / A2

SCALE: 1/4" = 1'-0"

NORTH



2ND FLOOR PLAN

1 / A2

SCALE: 1/4" = 1'-0"

NORTH

TAP HOUSE INTERIOR REMODELING FOR:

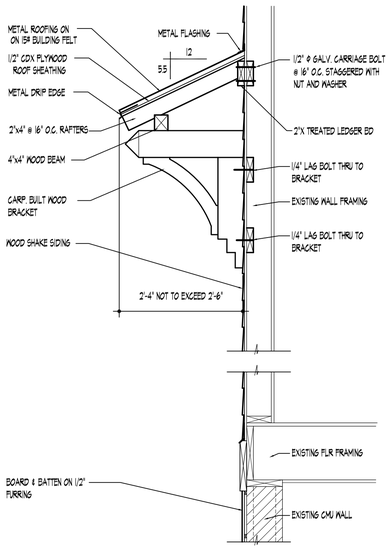
ARLINGTON BEER COMPANY

19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

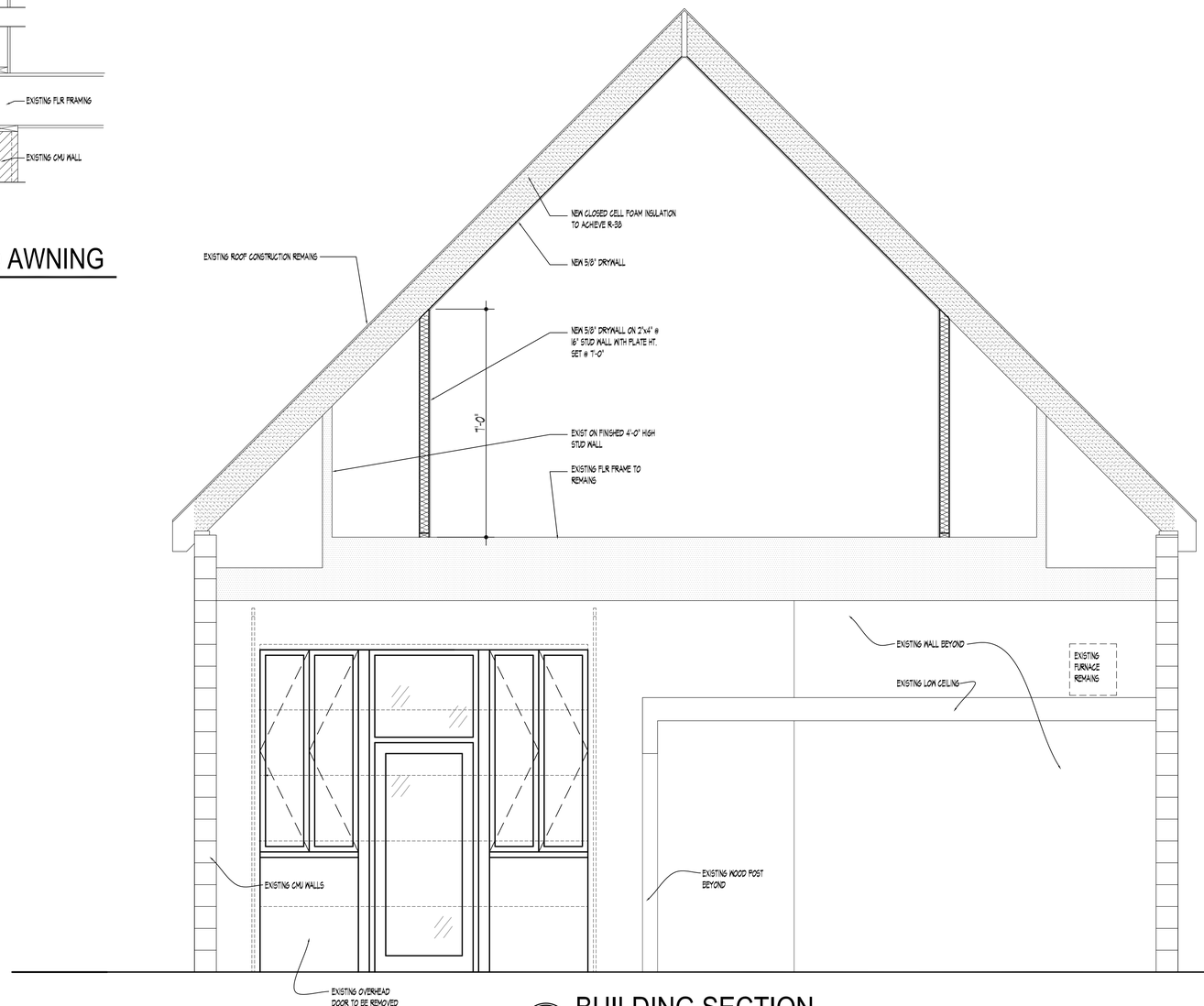
No.:	Date:	Revisions:
1	06.08.20	PLAN COMMISSION SUBMITTAL

SHEET A2



2 / A3 SCALE: 3/4" = 1'-0"

SECTION @ AWNING



1 / A3 SCALE: 1/2" = 1'-0"

BUILDING SECTION

TAP HOUSE INTERIOR REMODELING FOR:

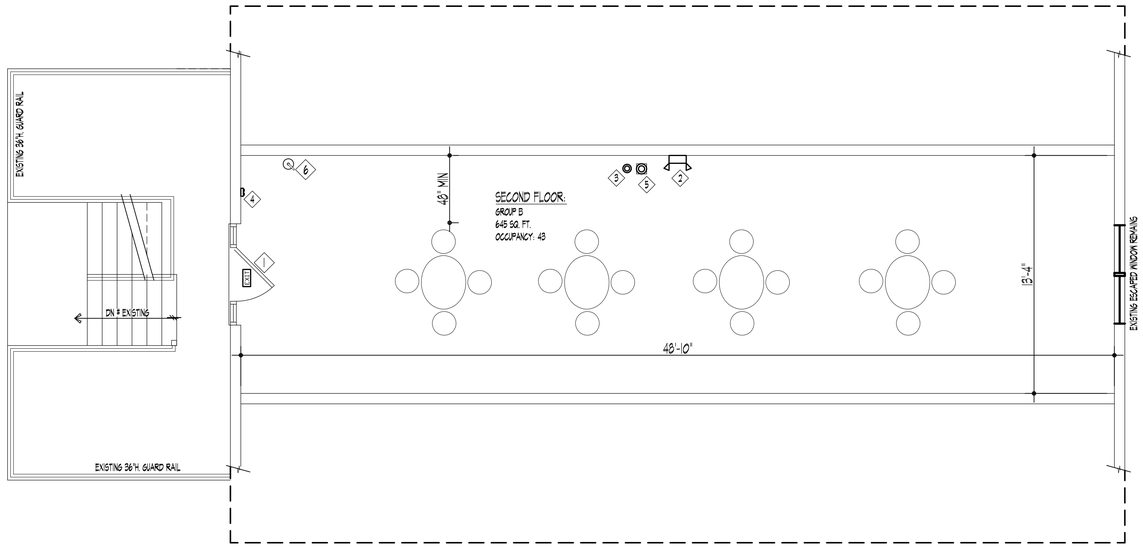
ARLINGTON BEER COMPANY

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

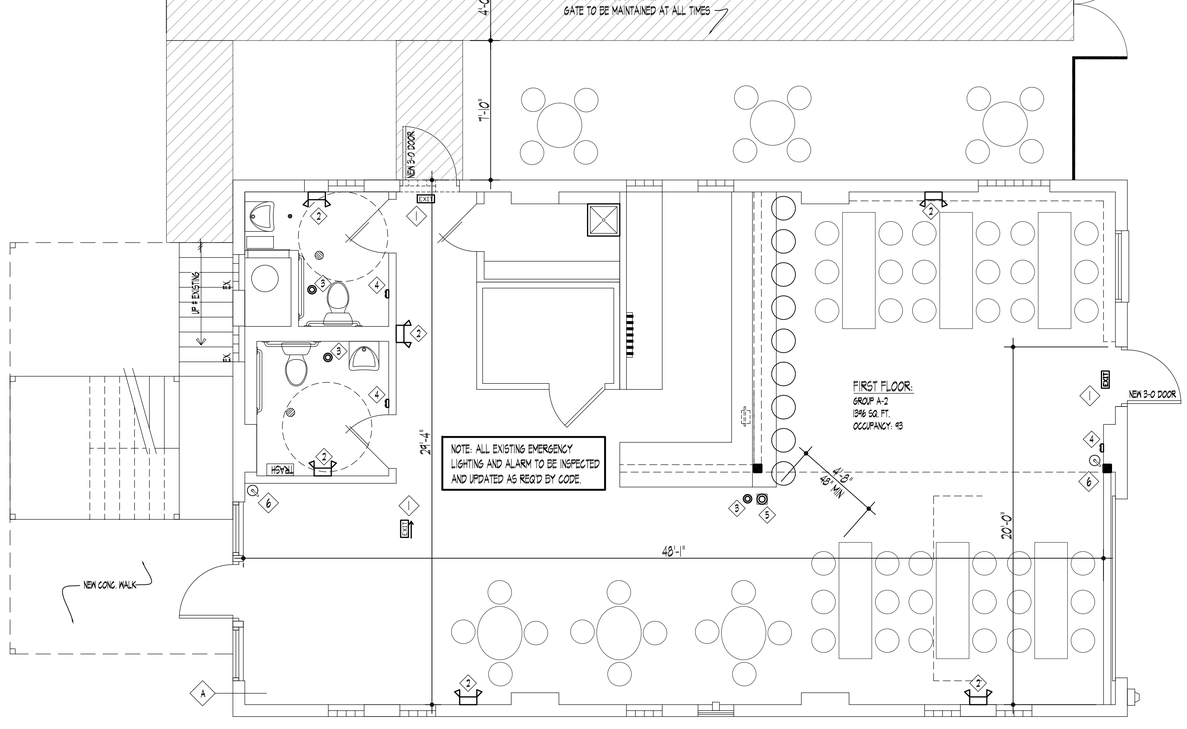
SHEET
A3



SECOND FLOOR

FIRE PROTECTION PLAN

NORTH 2 F1 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

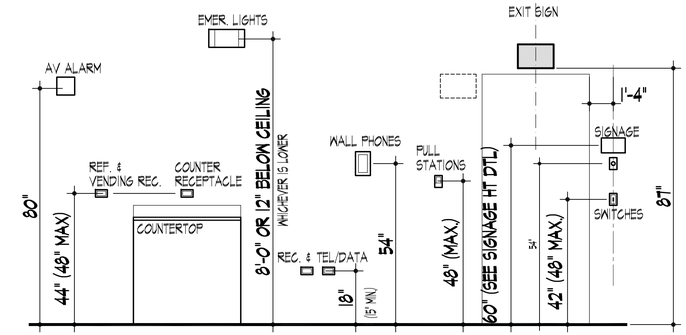
FIRE PROTECTION PLAN

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

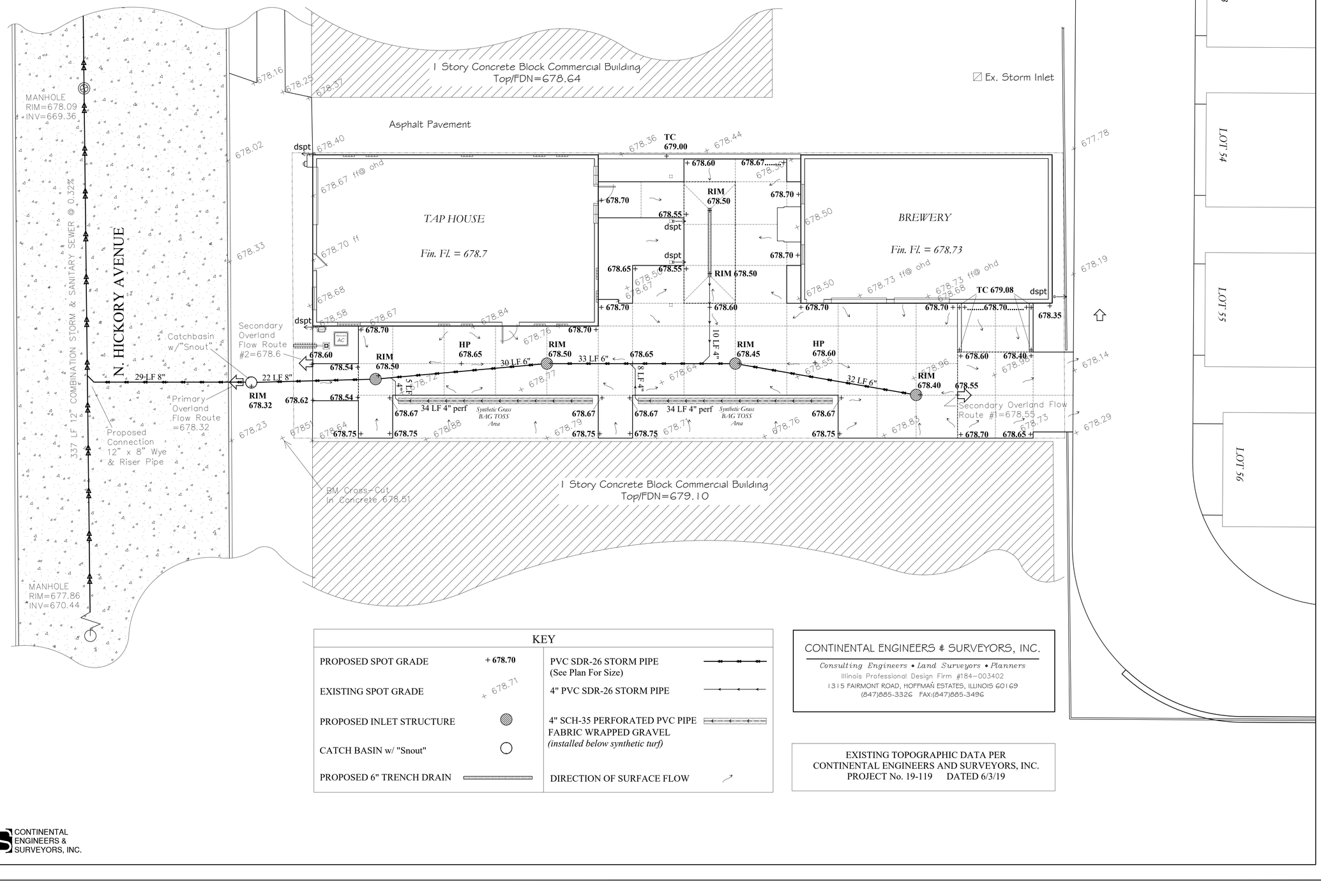
No.:	Date:	Revisions:
1	06.08.20	PLAN COMMISSION SUBMITTAL

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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LANDSCAPE ARCHITECT

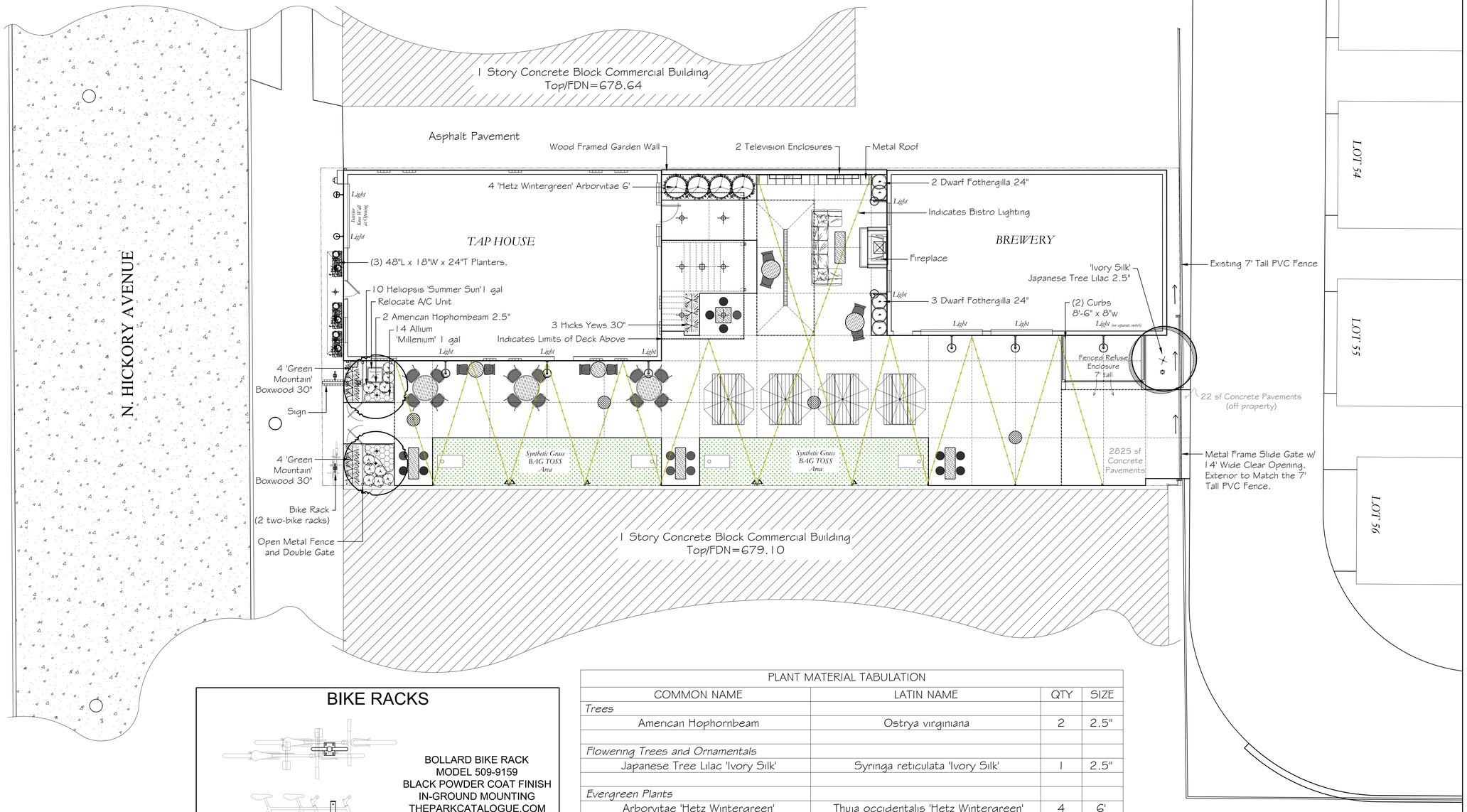
DATE

LS-3

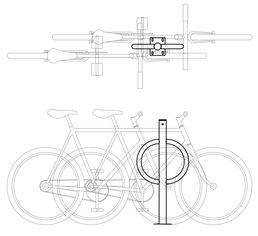
24 x 36 PDF

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
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Landscape Architects · Contractors · Wholesalers
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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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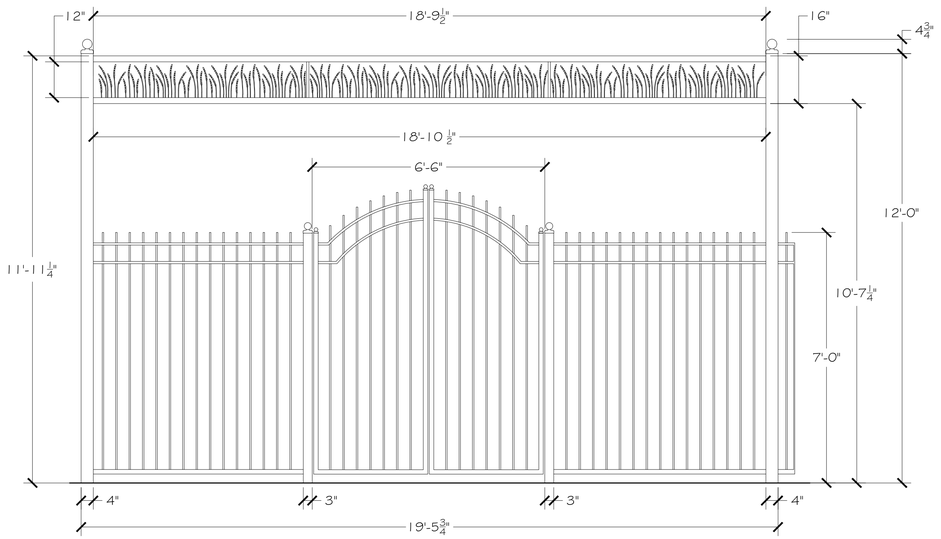
DATE

LS-1

24 x 36 PDF

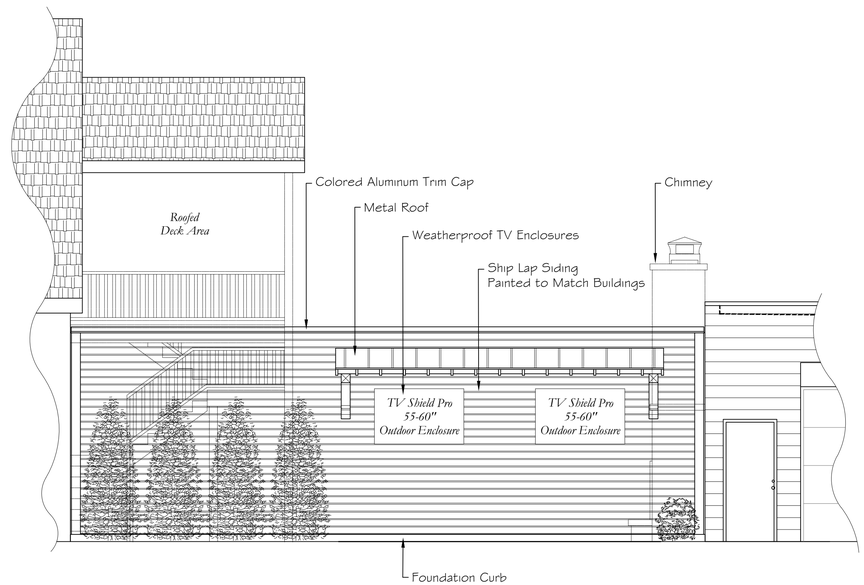
WEST FACADE METAL FENCING
SCALE: 1" = 2'-0"

0 ½ 1 2 3 5 Feet



NORTH GARDEN WALL VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet

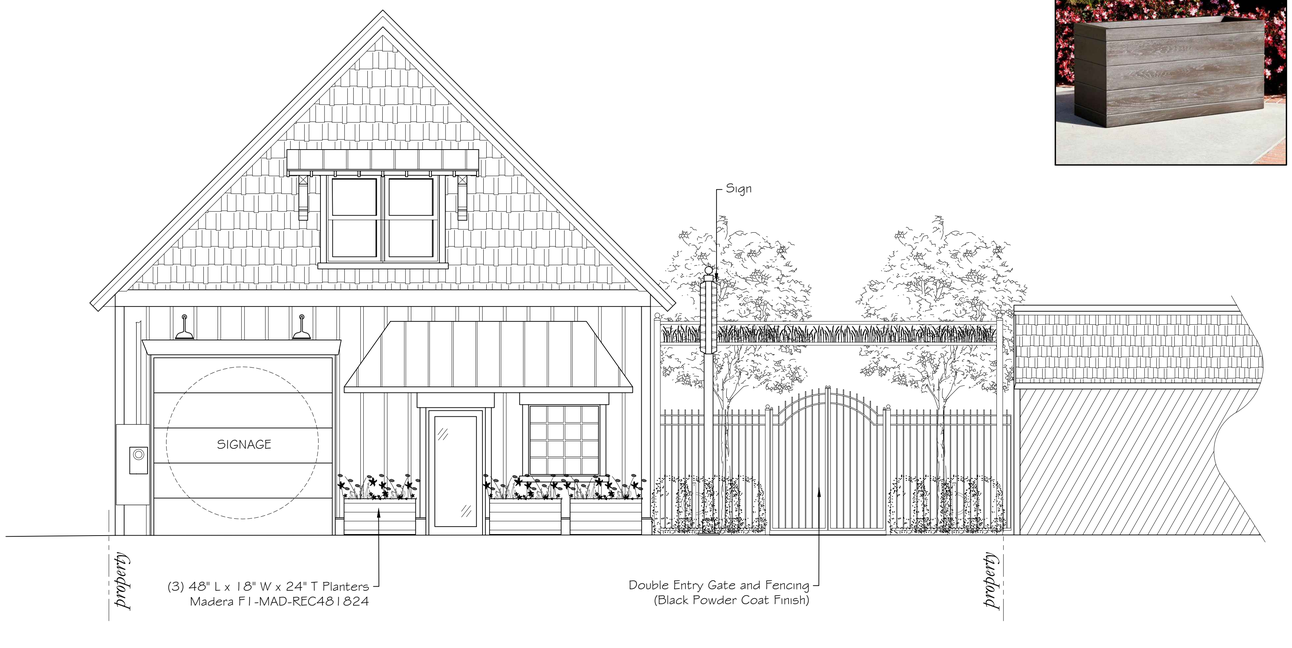


WEST ELEVATION VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet

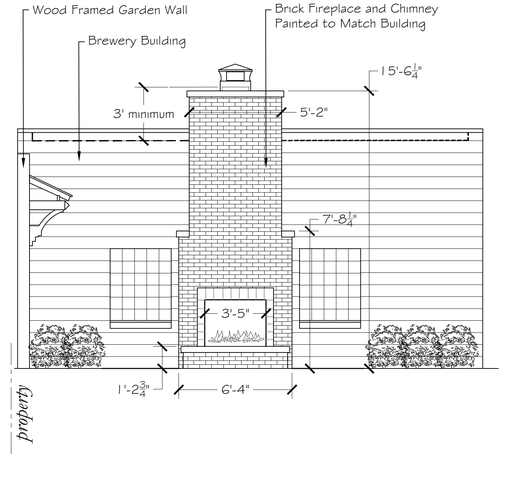
MADERA F1-MAD-REC481824





FIREPLACE VIEW
SCALE: 1" = 4'-0"

0 1 2 3 4 5 10 Feet



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847-949-5533 Fax 847-949-7154

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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LANDSCAPE ARCHITECT

DATE

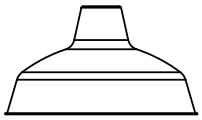
LS-2

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

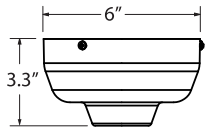
L - LED LENS

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*

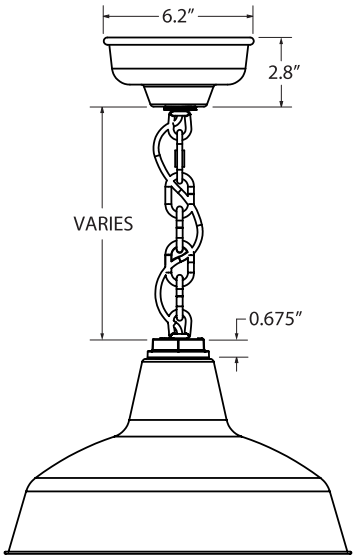
MOUNTING STYLE

HIGH LUMEN CANOPY FOR PENDANT & FLUSH MOUNT



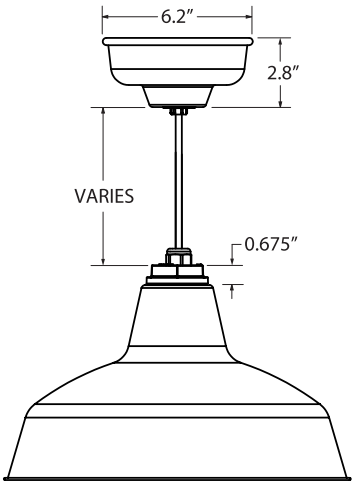
Required if LED 27, 38, 43 Light Source selected in Section J

CHAIN HUNG PENDANT (CN)



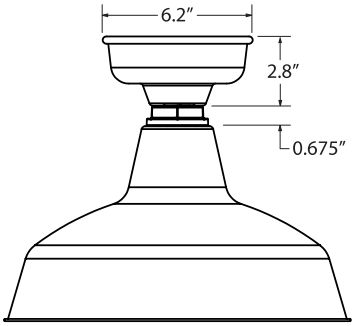
Canopy shown required if LED 11 & 16 Light Source selected in Section J

CORD HUNG PENDANT (C)



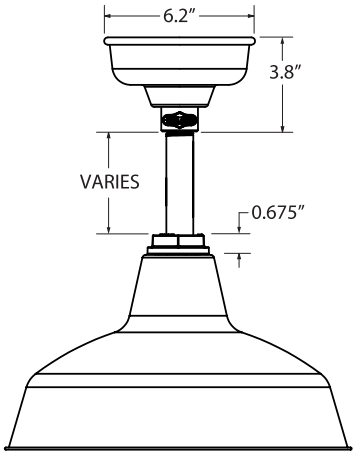
Canopy shown required if LED 11 & 16 Light Source selected in Section J

FLUSH MOUNT (F)



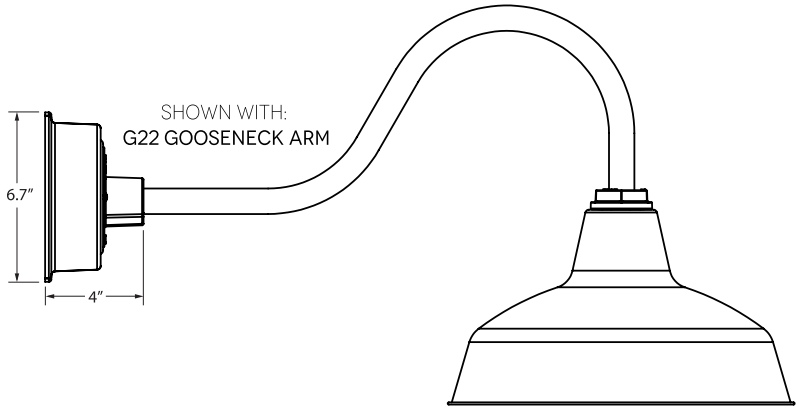
Canopy shown required if LED 11 & 16 Light Source selected in Section J

STEM MOUNT PENDANT (S)

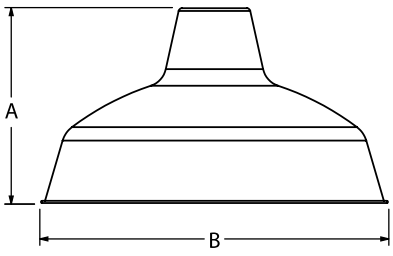


Canopy shown required if LED 11 & 16 Light Source selected in Section J

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

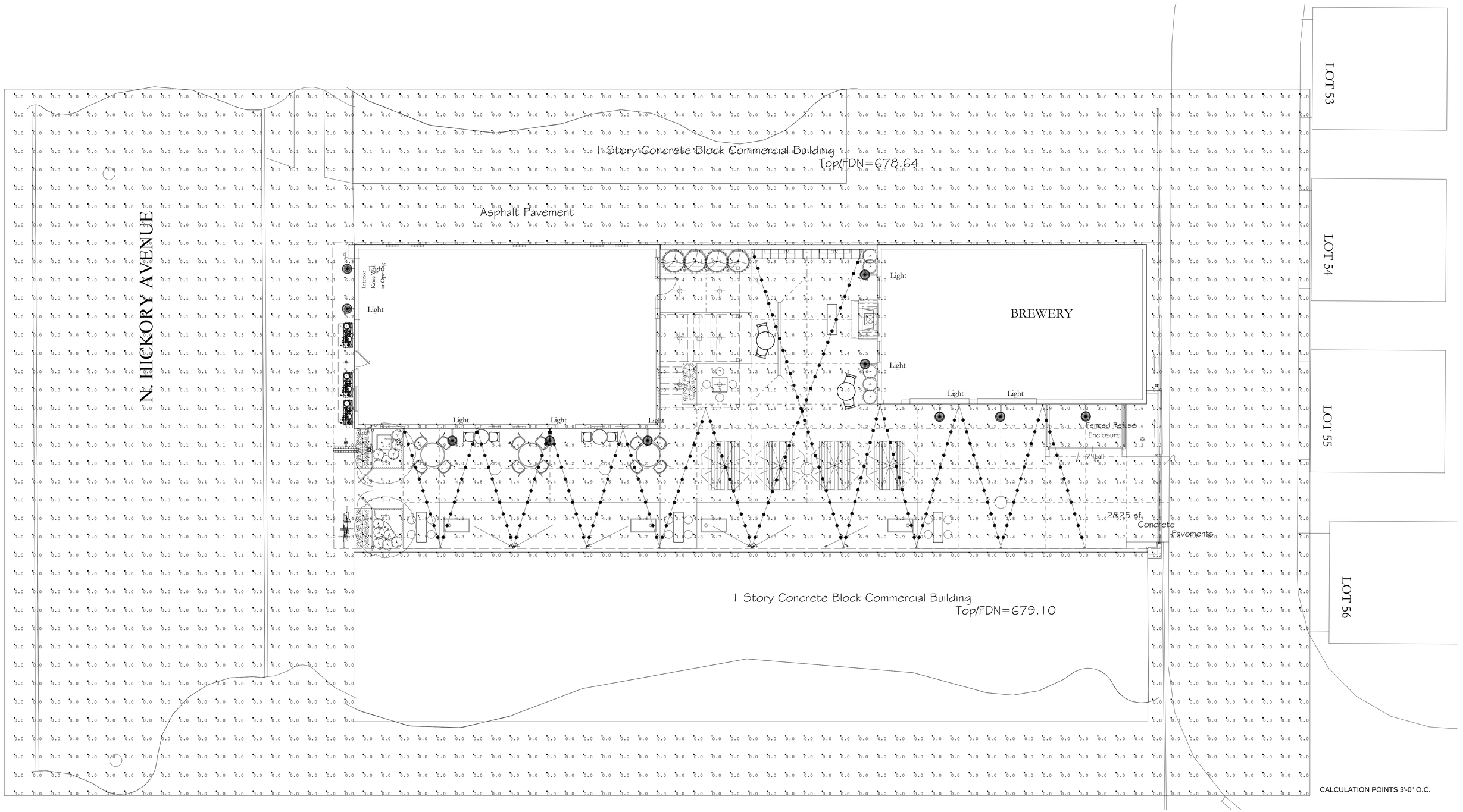
STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

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



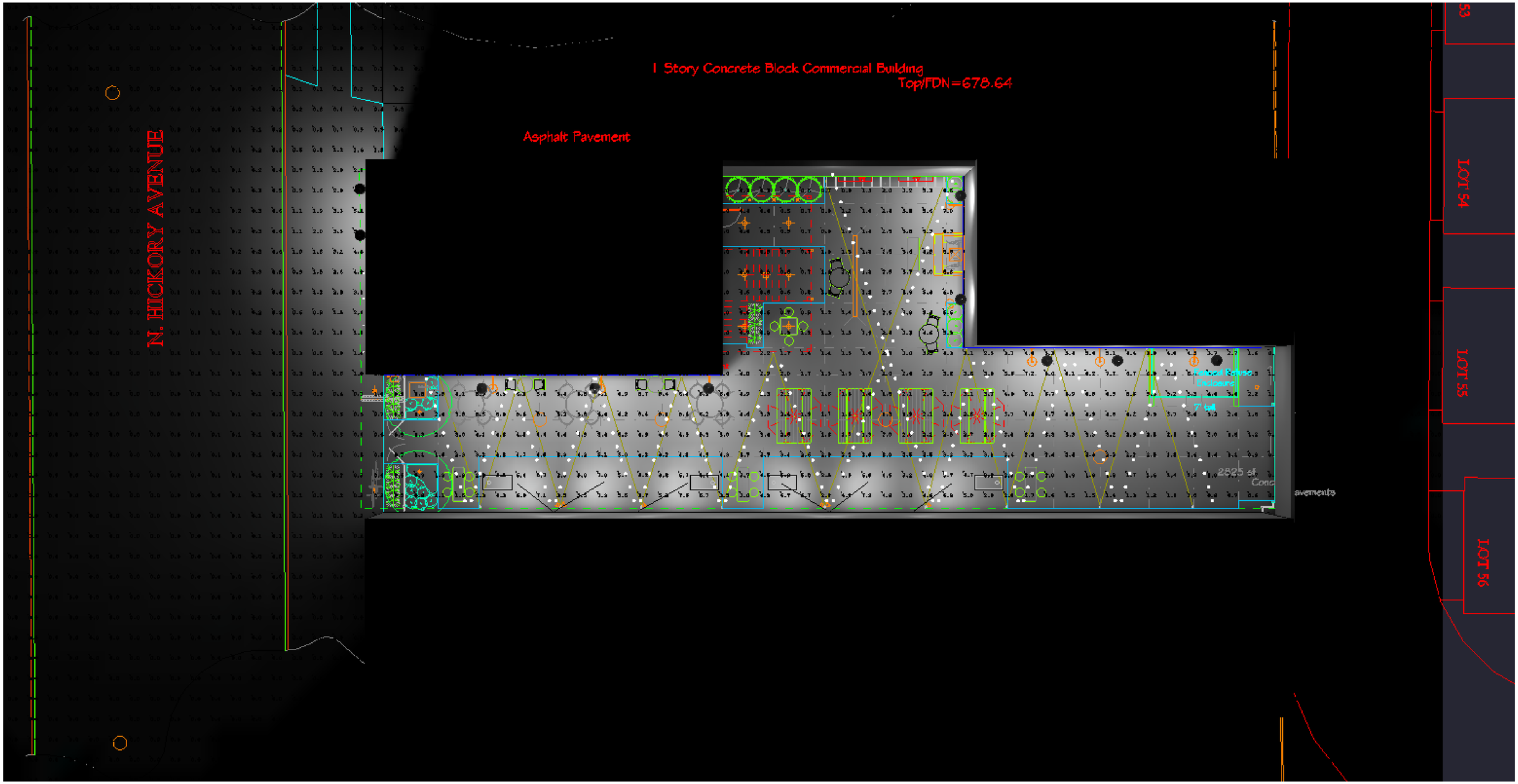
akld
Anne Kustner Lighting Design
517 Fourth St., Wilmette, IL 60091
847-475-2010 PH 847-475-3310 FX
www.akld.net
email: akld@akld.net

ARLINGTON BEER CO.

PHOTOMETRIC ANALYSIS

SCALE: NTS
DATE: 06/03/2020

L1.1



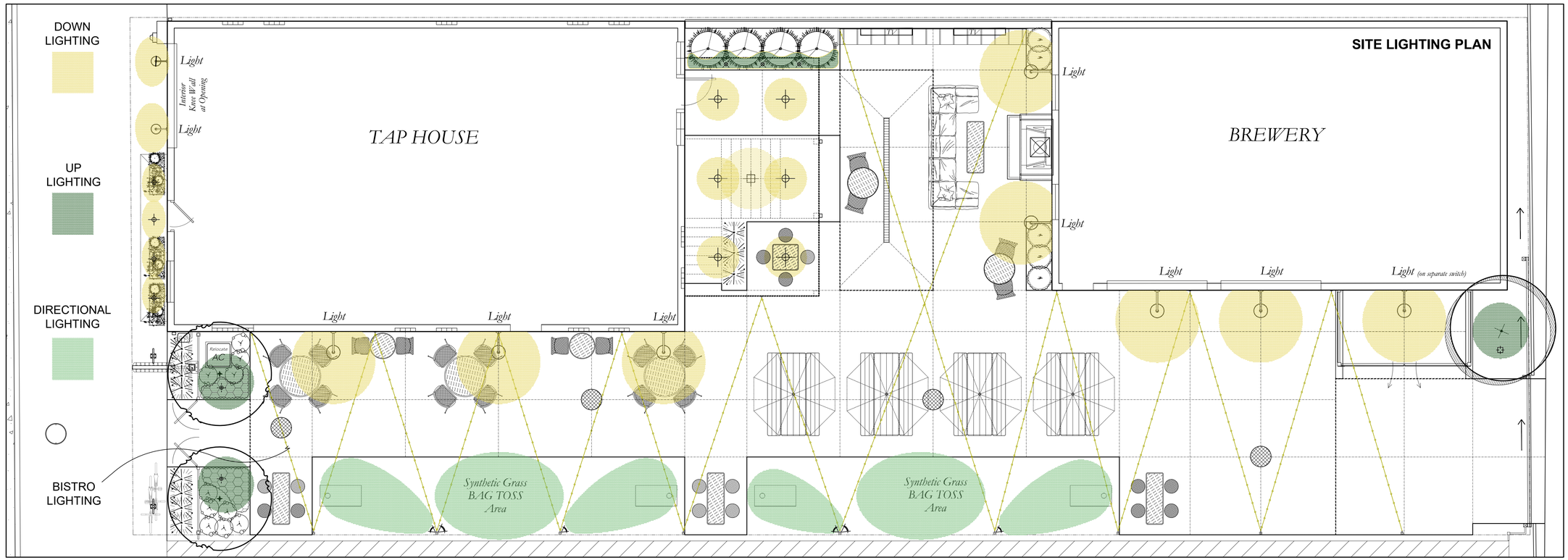
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www.akld.net
email: akld@akld.net

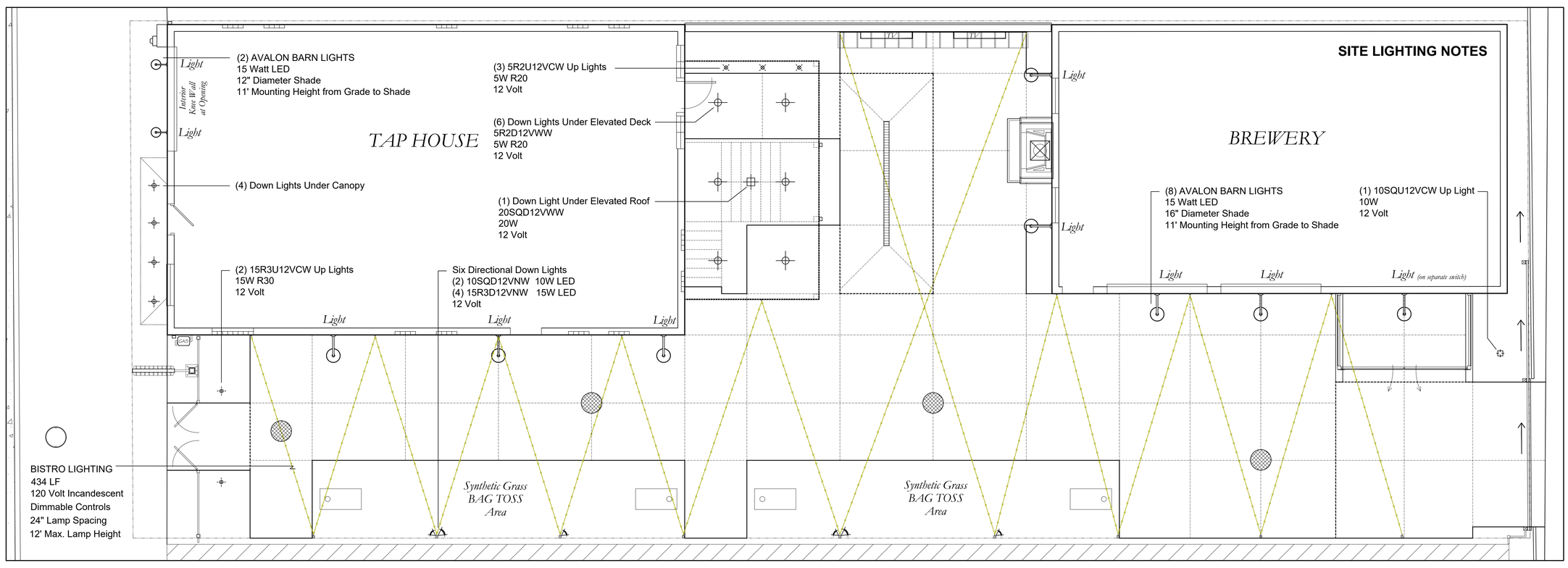
ARLINGTON BEER CO.

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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FEB 15 2019
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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FEB 11 2019
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

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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.

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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FEB - 8 2019
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.

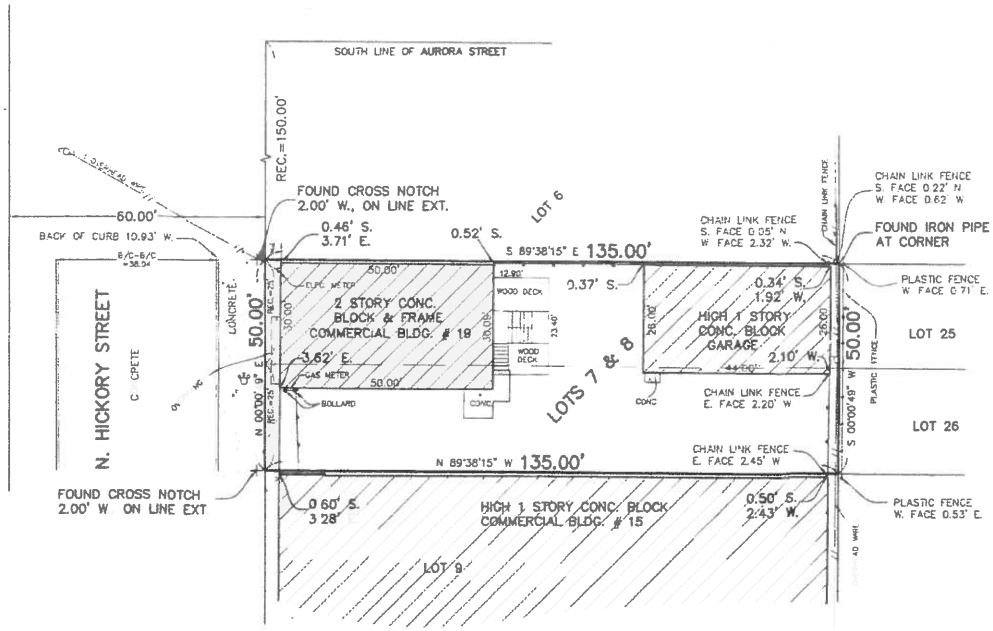
PROFESSIONAL LAND SURVEYORS

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 : _____

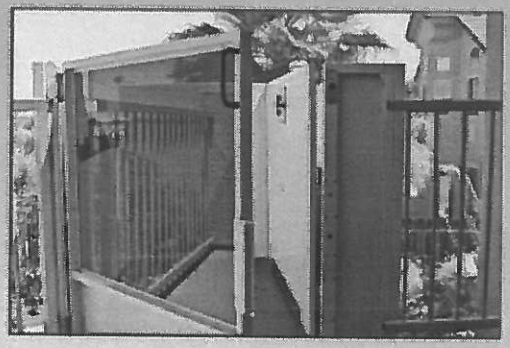
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2014
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

Made in the USA

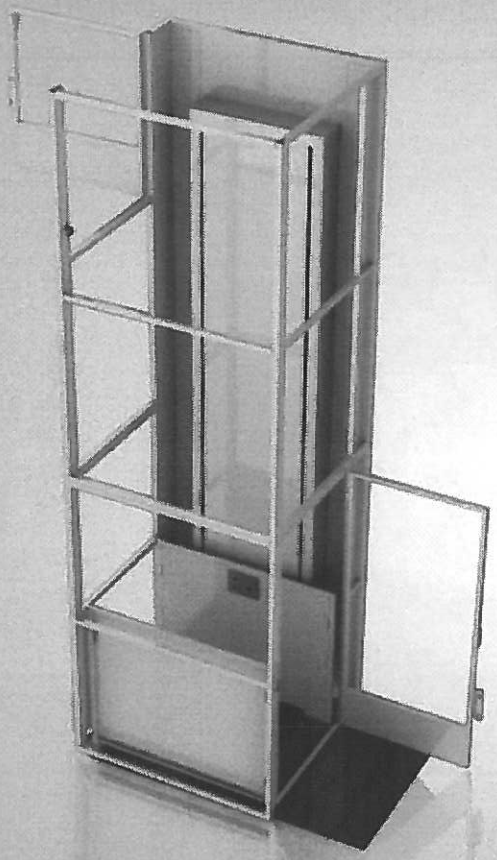
Symmetry Vertical Platform Lift

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.

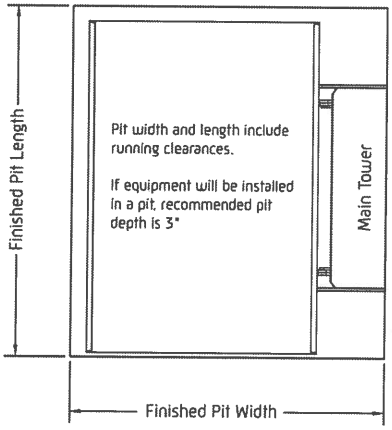
The information contained on this chart is intended for layout design only and should not be used for construction. Please contact the local representative for a job specific drawing.

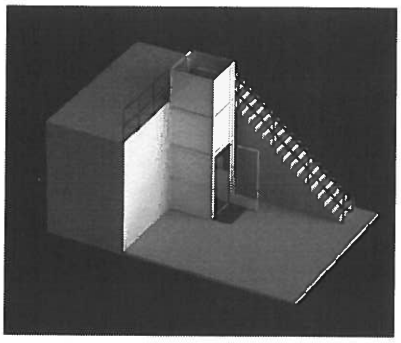
VPC Drive Options

- 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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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 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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JAN 22 2020
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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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.

RECEIVED
JUL 29 2020
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:

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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.

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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
6/9/2021

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

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.

ATTACHMENTS:

Description	Type
Staff Report - Updated 6-8-21	Board or Commission Report

Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 4-28-21	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Public Comment	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

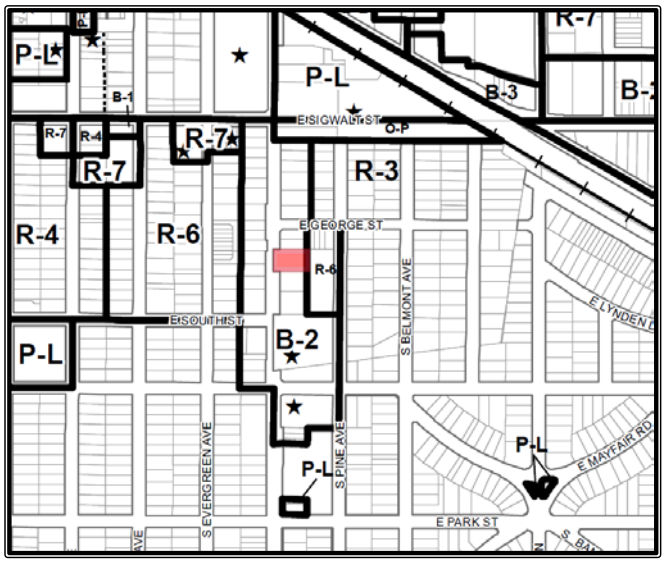
STAFF DEVELOPMENT COMMITTEE REPORT

***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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JUNE 9, 2021, AT 7:30 P.M. to consider Petition No. 21-013, a request for an Amendment to Land Use Variation Ordinances #16-013 and #10-027 to allow for modifications to the conditions of approval, on the subject property located at 209-213 South Arlington Heights Road, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vah.com no later than June 4, 2021.

The legal description for the subject property is as follows:

The West 165 feet of the North 108 feet of the West 297 feet of the tract of land described as commencing 9.70 ½ chains South of the Northwest corner of the Northeast ¼ of the Northwest ¼ of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, in the center of the road; thence East parallel to the North line 17.19 chains; thence South 5 ¾ degrees West 6.93 chains; thence South 82 ¾ degrees West 17.35 1/2 chains to the center of the road; thence North along the center of said road 9.08 ½ chains to the place of beginning, in Cook County, Illinois.

P.I.N.: 03-32-108-008-0000

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS
PLAN COMMISSION
Published in Daily Herald
May 25, 2021 (4564250)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of:
Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook
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 Northwest Suburbs 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 Northwest Suburbs DAILY HERALD.

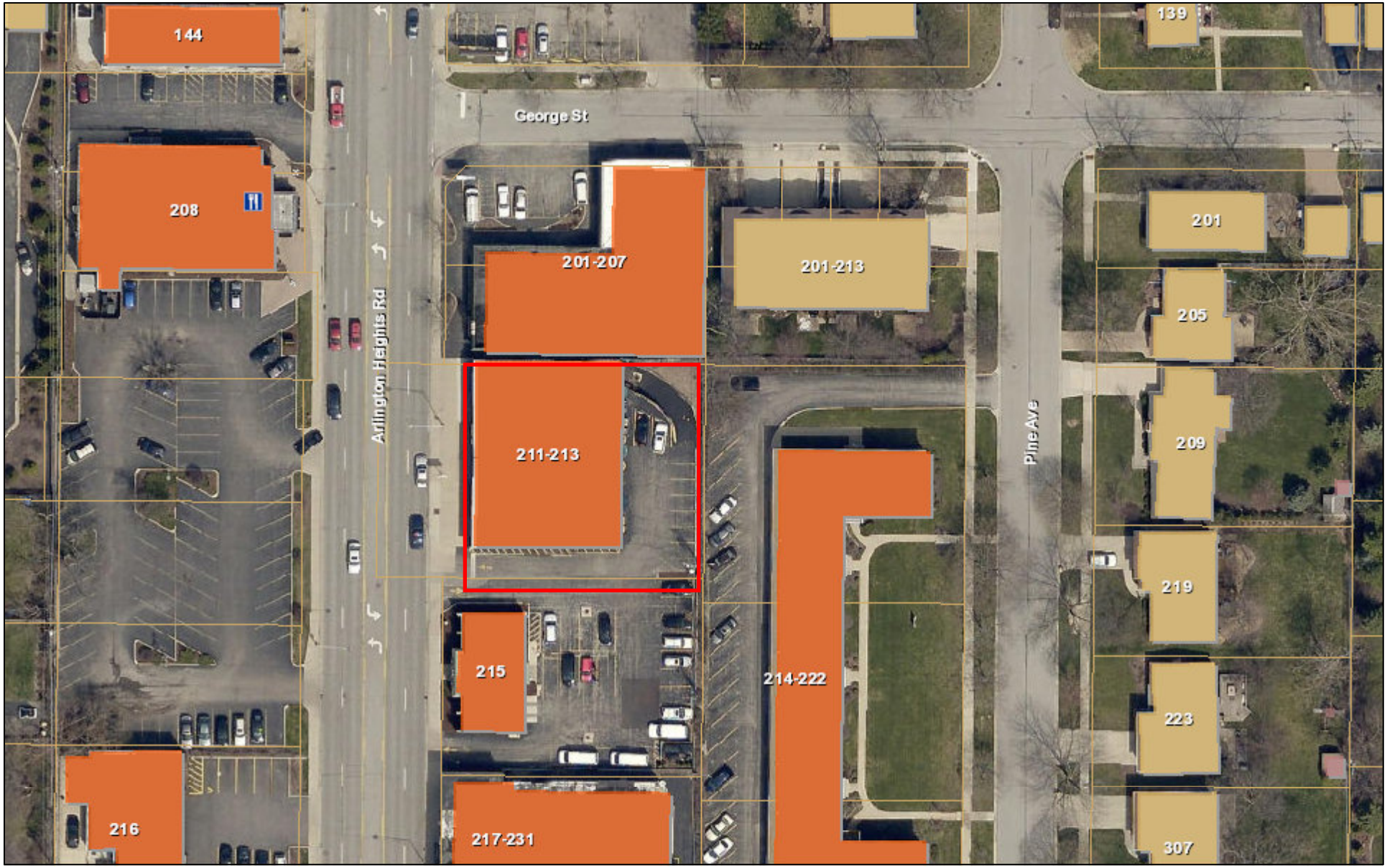
IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Designee of the Publisher and Officer of the Daily Herald

Control # 4564250

Arlington Dog House



January 21, 2016

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Village of Arlington Heights GIS
Copyright 2013

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON: April 28, 2021

Project Title: Tailchasers LUV Assumption

Address: 213 S. Arlington Heights Rd.

Petitioner: Randa Clark
Address: 10 Hillside Drive
Lake Barrington, IL 60010

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.

Variations Required:

- None identified at this time. Variations may be identified when formal plans have been submitted.

Attendees: Matt & Randa Clark, Petitioners
Bruce Green, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

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 includes Grand Frame (1,750 square feet) and the Arlington Dog House, which occupies 4,882 square feet. A Land Use Variation was granted in 2010 via Ordinance #10-027, and amended in 2016 via Ordinance #16-013, to allow the Arlington Dog House on the subject property, which is classified as a commercial kennel and not listed as a permitted or special use within the B-2 District. As part of this approval, the Land Use Variation was restricted to the Arlington Dog House only. The business has been open since 2010 and staff is unaware of any complaints from the residential neighbors regarding this business.

The petitioner, Tailchasers, currently operates Tailchasers Barrington Pet Resort located in Lake Barrington, and would like to replace the Arlington Dog House on the subject property with an 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.accessibility upgrades, including an elevator to the second floor of the building.

Meeting Discussion:

Mr. Clark introduced himself and thanked the Conceptual Plan Review Committee for the opportunity to speak. He provided background on Tailchasers and explained that they originally started as a dog walking company in Arlington Heights. They have expanded since then and were excited to return to Arlington Heights as a full service doggy daycare and boarding facility. He gave a description of the various services that would be offered by Tailchasers.

Mr. Hubbard explained that the petitioner was interested in a property at 213 South Arlington Heights Road, which was the site of an existing dog boarding and daycare facility that was approved via a land use variation in 2010. The approval was amended in 2016 to allow an expansion to the business, resulting in the current size of the facility at just under 5,000 square

feet. When the land use variation was approved, it was specifically restricted to the current operator, the Arlington Dog House. There were also a number of other restrictions, which he outlined. The petitioner would need to conform to all restrictions our clearly outline where they were asking for relief. They would need to amend the existing land use variation to allow them to assume the underlying zoning entitlements. Mr. Hubbard requested feedback from the Conceptual Plan Review Committee as to whether they thought parking surveys would be necessary for this proposed land use variation assumption. The Staff Development Committee was generally supportive of this project and was not aware of any complaints that had been generated by the existing dog daycare/boarding facility located on the subject property.

Commissioner Sigalos asked if the current business had a history of complaints as it related to dogs being walked through the neighborhood.

Mr. Hubbard explained that he was not aware of any complaints by the neighborhood relative to dogs being walked by the current business.

Commissioner Sigalos asked about shared parking with the Enterprise facility to the south.

Mr. Hubbard stated that both properties were owned by the same individual. There was already a shared parking agreement that was recorded between both properties that allowed the Tailchasers property to park on the Enterprise property. Staff was not aware of any complaints in this regard.

Commissioner Sigalos stated that he did not believe a parking survey was necessary for this application since it would be an identical business that would be occupying the space.

Commissioner Green asked if the existing business was vacating the site due to parking issues.

Ms. Clark responded that per her conversations with the current business owner, he was vacating to focus on other businesses that he owns. She explained that the dog boarding industry was a 24-hour a day job at times, and the current owner had been open for over 10 years. She explained that the dog daycare business had quick turnover of parking spaces as customers drop or pick up their dog and then leave. She not believe a parking problem existed on the site and said that the current business owner had not mentioned anything to her about a parking problem.

Mr. Clark added that the landlord had not notified them that a parking problem existed.

Commissioner Green encouraged the petitioner to move forward and opened up the floor for public comment.

No public raised their hands to comment on this petition.

Commissioner Sigalos asked about the tenant in the space next to the kennel.

Ms. Clark responded that the tenant was Grand Frame, who was the son of the landlord.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

RECEIVED
MAY 12 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016
TEL. 847-795-0301 FAX. 847-795-0302
WWW.HENRIKSENSURVEY.COM

MAY 12 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

OF

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ILLIAM J. LOHMEIER - ATTORNEY

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JOHN M. HENRIKSEN
2668
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0.04=1/2"	0.38=4-1/2"
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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.

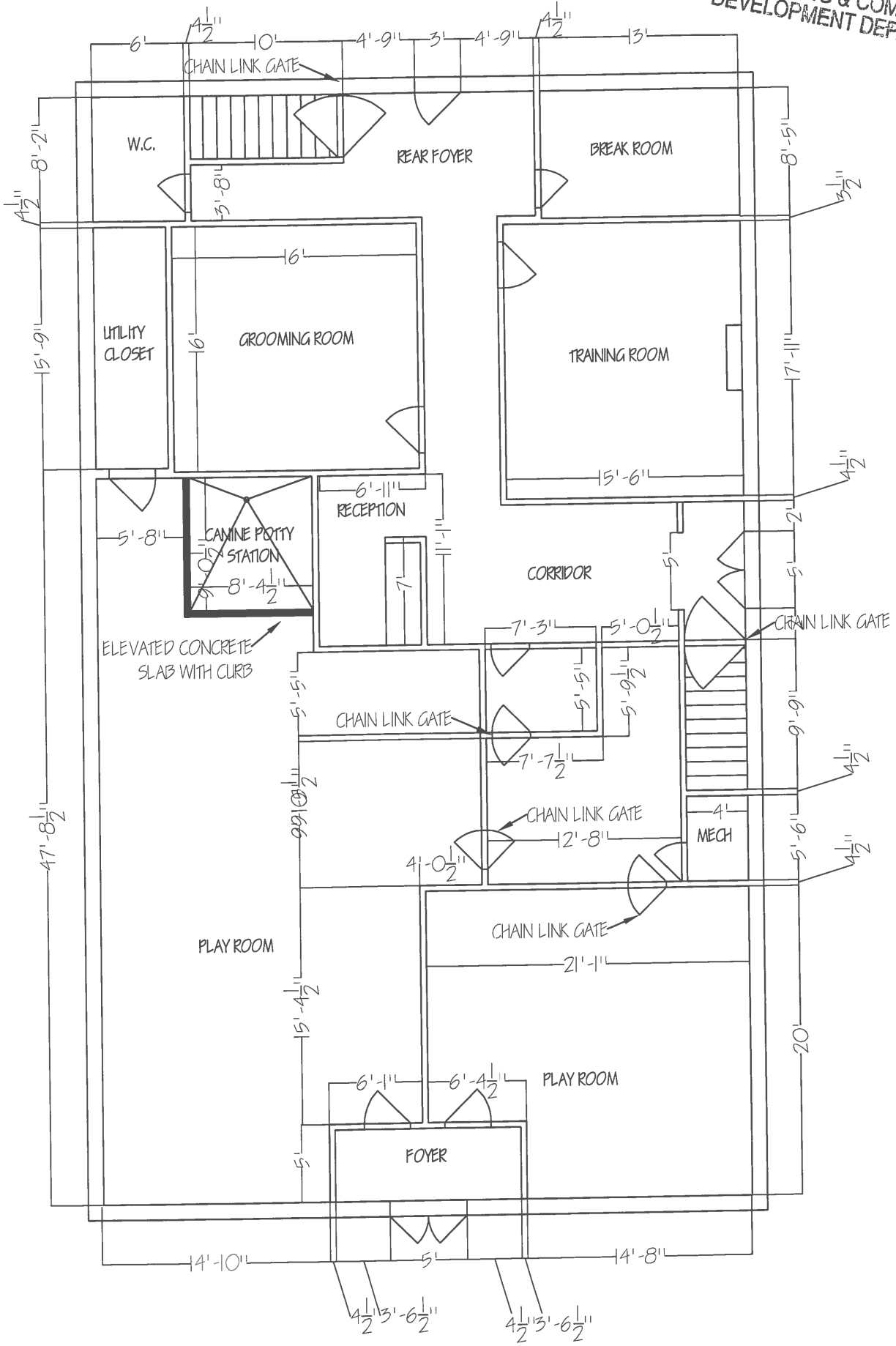
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2010.

RECEIVED
MAY 12 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

N

213 S. ARLINGTON HEIGHTS ROAD

NOT TO SCALE



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

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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

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Location: 213 S. Arlington Heights Road
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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.)

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.

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



Plan Commission
6/9/2021

Item: Chapter 28-29 Amendment, Arlington International Racecourse - PC#21-012

Department: Planning & Community Development

Requested Action

An amendment to Chapter 28 Zoning Regulations to establish an Overlay Zoning District at Arlington International Racecourse and an Amendment to Chapter 29 Subdivision Control Regulations relating to Arlington International Racecourse.

Recommendation

It is recommended that the Plan Commission recommend to the Village Board of Trustees, approval of the following:

a. An amendment to Chapter 28 Zoning Regulation creating an Overlay Zoning District for Arlington International Racecourse.

b. An amendment to Chapter 29 Subdivision control regulations related to future subdivision of Arlington International Racecourse.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
ORC Minutes 5/26/21 Draft	Minutes

Memorandum

To: **Chairperson Dawson and Members of the Plan Commission**

From: **Bill Enright, Assistant Director Planning and Community Development**

Date: **June 4, 2021**

Subject: **Plan Commission Public Hearing: June 9, 2021 7:30 PM**
Arlington International Racecourse Property - Overlay Zone

Background

Since the announcement of the pending closure and sale of the Arlington International Racecourse property by Churchill Downs, research and identification of some initial steps to be considered to set the stage for potential redevelopment, and/or putting future investors and purchasers on notice of the Village's desires for the property, has occurred.

On May 3, 2021 the Village Board adopted Resolution R2021-016 (see attached), directing the Plan Commission to conduct a public hearing to consider recommendations to the Village Board relating to an Overlay Zoning District for the 326 acre Arlington International Racecourse. The first step in the process to amend Chapter 28 Zoning Regulations, and Chapter 29 Subdivision Control Regulations, is a public meeting of the Ordinance Review Committee, which is a subcommittee of the Plan Commission. The ORC met on May 26, 2021 and recommended approval of the amendments to the Plan Commission. The second step in the process is for the Plan Commission to hold a public hearing to consider the amendments. The Plan Commission's recommendation is then forwarded to the Village Board for consideration of approval. The proposed Overlay Zoning District is included in this memo as Exhibit A, and the proposed Subdivision Control Regulations amendment is also included as Exhibit B.

Chapter 28 Zoning Regulations: Overlay Zone

The primary purpose of the Overlay Zone is to require that the racecourse site totaling 326 acres is developed as part of a comprehensive master plan, rather than subdivided into smaller parcels for independent piecemeal development. In addition, the Overlay would expressly prohibit certain uses that are not conducive to the type of development the Village wants to see at this important site. A second phase to be considered at a later date to be determined, would expand upon the Overlay Zone to develop zoning bulk standards for height, density, building setbacks, floor area, among other zoning requirements. This phase in the process would take into consideration potential future uses of the site and development concepts. It is

important to recognize that the proposed Overlay Zone does not preclude the horse racing track from remaining and continuing to operate under current or new ownership.

Current Zoning and Comprehensive Plan

The racecourse property is currently zoned B-3 General Service, Wholesale, and Motor Vehicle District, and designated as Mixed Use on the Village's Comprehensive Plan. The B-3 district permits uses such as motor vehicle sales and repair, wholesale sales, retail and service uses, among others. Certain current permitted uses and the current zoning bulk standards are not conducive to a mixed use, high quality one of a kind type redevelopment opportunity that the racetrack presents. Therefore as first step, the proposed overlay zone would address some of these issues and prohibit certain uses that would normally be allowed in the B-3 zoning district. As mentioned, subdivision would only be allowed as part of a master Planned Unit Development, which requires the public hearing process and Village Board approval.

Proposed Overlay Zone

The Overlay Zone proposed is outlined below as Exhibit A. New verbiage to be considered is underlined in bold face. It is important to note that the overlay zone supplements the current underlining zoning, and where differences exist, the overlay zone supersedes the underlying zoning. The overlay zone addresses the following:

General Purpose. This section describes the general purpose of the overlay zone.

Conditions of Use:

a. Requirement for a Planned Unit Development;

b. Prohibited Uses;

c. Preservation and inclusion of natural site features and development of Transit Oriented Development (TOD) within 1,300 lineal feet of the existing Metra train station.

d. Requirement that the division of land shall only be permitted as part of a master planned development.

e. That impact fees and land dedication for public services will be required as part of the Planned Unit Development.

f. Requirement that sustainable development features are provided including bicycle access.

Regarding section 'c' above, the overlay encourages Transit Oriented Development near the Metra station, which could include higher density residential, mixed use development. Allowing for a mix of uses such as residential and commercial within walking distance of the train station will provide an opportunity for future development unique to the area that could

complement the remainder of the racecourse site including if the racetrack is preserved and remains operational.

Below is the proposed overlay zone:

Exhibit A

Proposed Overlay Zoning District: Arlington International Racecourse

Chapter 28 Zoning. Section 5.1-22 Overlay Zoning District - Arlington International Racecourse Property

The purpose of the overlay zoning district is to implement redevelopment of the Arlington International Racecourse property by establishing guidelines specific to the property, which consists of approximately 326 acres. The following conditions of use shall supplement the underlying zoning of the area, but supersede the underlying zoning where different. The intent of these regulations is to promote mixed use redevelopment of the property in a master planned and coordinated manner. **Map A** in this section illustrates the boundaries of this Overlay Zone.

Section 5.1-22.1 – Conditions of Use:

a. To create a unique regional "one of a kind" redevelopment to be master planned in a unified manner. A Planned Unit Development (PUD) is required. The existing racetrack may continue as a permitted use.

b. Prohibited Uses:

Adult Business;

Agricultural Implement Sales and Service;

Antenna Commercial;

Antenna Non Commercial;

Auto Car Wash;

Auto Service Station;

Building Material Sales;

Contractor Office & Design Showroom;

Currency Exchanges;

Electrical Equipment Sales;

Fairgrounds Kiddie Parks;

Funeral Parlor, Mortuary;

Laundry Dry Cleaning up to 5,000 sf;

Machinery Sales and Service;

Monuments Sales;

Motor Vehicle Repair Major and Minor;

Pawn Shop Cash Converter;

Recreational Vehicles and Boats, Sales/Supplies;

Repair, Minor

Secondhand Store;

Sign Painting Shop;

Tool and Die Shop;

Wholesale Offices (including warehouses and storerooms);

c. Development shall include preservation of natural site features such as Salt Creek linear park along with creating a central park amenity. Transit Oriented Development (TOD) and uses are encouraged within 1,300 lineal feet of the Metra Train Station and re-use and preservation of landmark site elements should be considered.

d. The division of land per Chapter 29 shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

e. Impact fees, land dedication, extension and provision of utilities and accommodation of services for the property shall be provided for in a master Planned Unit Development application.

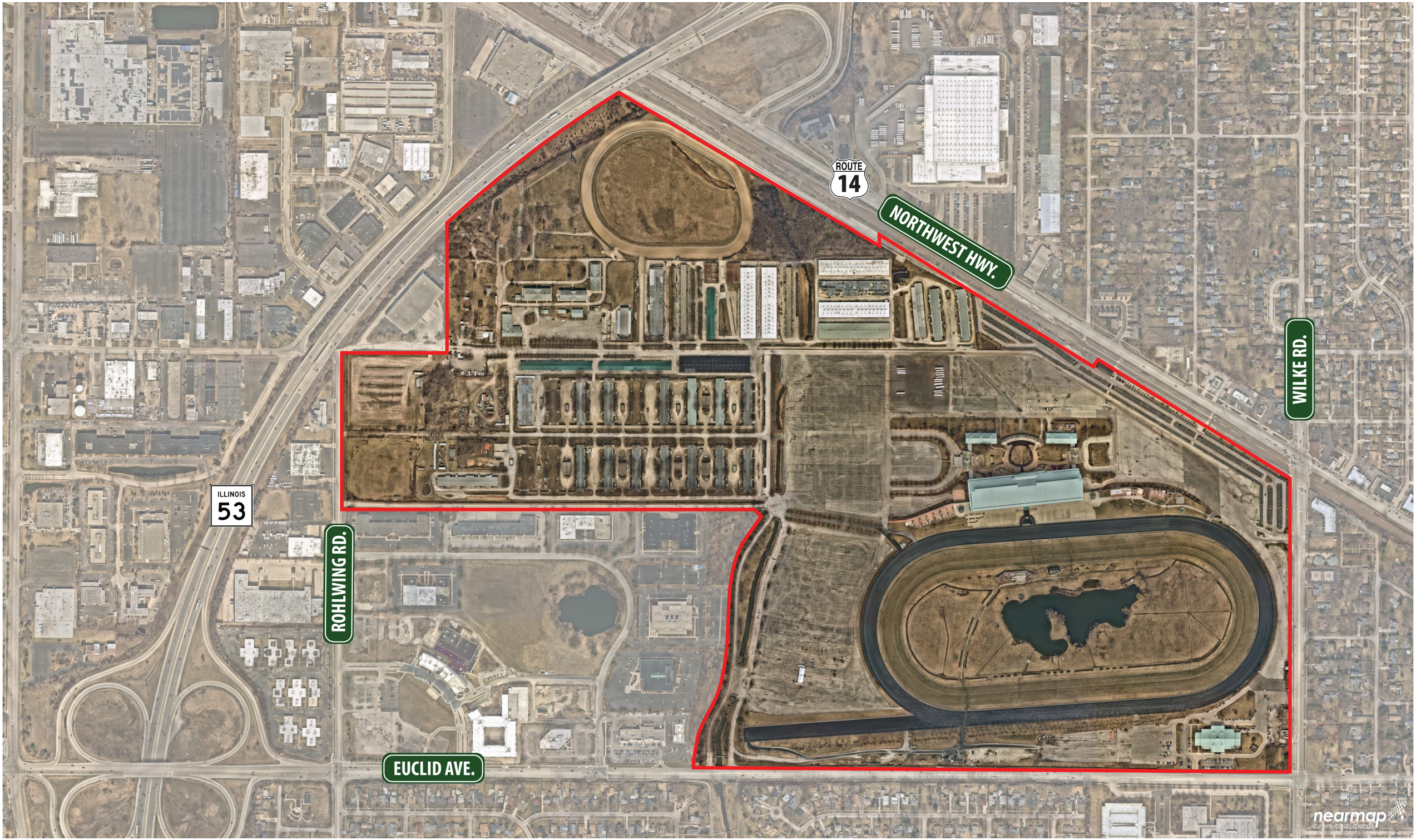
f. Development should include sustainable development features such as but not limited to, permeable pavers, green rooftops, energy efficient building design, electric vehicle charging stations, bioswales, solar energy, bicycle access.

Map A – Arlington International Racecourse Overlay Zone Boundary

(next page)

Arlington International Racecourse Overlay Zone

The Village of
Arlington Heights
Illinois
Planning & Community Development



Proposed Amendment to Chapter 29 - Subdivision Control Regulations

In addition to the proposed Overly Zone, it is recommended that the subdivision control regulations are amended to require that subdivision of the racecourse property only be permitted as part of approval of a master Planned Unit Development. This will prevent the piecemeal subdivision of the site, which could result in more haphazard redevelopment of the 326 acre site.

Therefore, the following amendment is proposed to Chapter 29 - Subdivision Control Regulations:

Exhibit B

Proposed Amendment to Chapter 29 Subdivision Control Regulations

Section 29-104 Scope of Regulations

d. Arlington International Racecourse Property: The division of any of the 326-acre Arlington International Racecourse property shall only be permitted as part of approval of a master Planned Unit Development for the entire property. Exempt subdivisions per 29-104 (c) are prohibited.

Summary

The recommended amendments to Chapter 28 and Chapter 29 of the Municipal Code are initial, important steps in guiding possible future development at Arlington International Racecourse, and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326 acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master planned, high quality development benefitting the Village and region.

Recommendation

The Plan Commission recommends to the Village Board approval of the following:

a. An amendment to Chapter 28 Zoning Regulations creating an Overlay Zoning District for Arlington International Racecourse.

b. An amendment to Chapter 29 Subdivision control regulations related to future subdivision of Arlington International Racecourse

c: Randy Recklaus, Village Manager
Charles Witherington Perkins, Director Planning and Community Development
Hart Passman, Village Legal Counsel

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. R2021-016

A RESOLUTION REGARDING ZONING REGULATIONS
APPLICABLE TO THE ARLINGTON INTERNATIONAL RACECOURSE PROPERTY

WHEREAS, Arlington Park Racecourse is located on 326 acres of property located generally in that portion of the Village bounded by Wilke Road on the east, Euclid Avenue on the south, the Salt Creek and Rohlwing Road on the west, and the Union Pacific railroad right-of-way on the north, all as depicted in Exhibit A to this Resolution (*"Racecourse Property"*); and

WHEREAS, Arlington Park Racecourse has hosted horse racing since 1927, and is among the most famous horse racing facilities around the world; and

WHEREAS, the owner of the Racecourse Property has publicly stated that it intends to close Arlington Park Racecourse after the 2021 racing season, and to sell the Racecourse Property; and

WHEREAS, the Racecourse Property is currently located within the B-3 General Service, Wholesale and Motor Vehicle District of the Village (*"B-3 District"*); and

WHEREAS, Section 5.1-12 of "The 2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights," as amended (*"Zoning Ordinance"*), provides that the B-3 District is intended "primarily for motor vehicle oriented uses, wholesale/retail and service establishments"; and

WHEREAS, the Village has determined that the existing regulations of the B-3 District may not be appropriate for the future redevelopment or re-use of the Racecourse Property; and

WHEREAS, the Village President and Board of Trustees desire that the Racecourse Property be zoned and regulated so as to encourage and facilitate the development and use of the Racecourse Property in a manner that reflects the historic importance and value of the Racecourse Property to the Village, promotes the Village's tax base, complements existing and potential development in the surrounding neighborhoods and the Village as a whole, and protects the public health, safety, and welfare; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interest of the Village and its residents to direct the Village's Plan Commission to evaluate the current zoning and subdivision regulations applicable to the Racecourse Property, and to recommend to the Board of Trustees whether to adopt any amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation, the establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property, the prohibition of certain uses of the Racecourse Property, and the prohibition of subdivision of the Racecourse Property;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: DIRECTION TO PLAN COMMISSION; NOTICE TO PUBLIC. The Plan Commission is hereby directed to hold a public hearing concerning possible amendments to the Zoning Ordinance, the official Zoning Map of the Village, and the Village's subdivision control regulations in order to ensure proper and appropriate redevelopment or re-use of the Racecourse Property, which amendments may include, without limitation:

A. The establishment of an overlay zoning district with specific use and bulk regulations applicable to the Racecourse Property;

B. The prohibition on any portion of the Racecourse Property of those specific uses set forth in Exhibit B to this Resolution, all of which are otherwise permitted in the B-3 District; and

C. The prohibition of any subdivision of the Racecourse Property except as part of a master planned unit development for the entire Racecourse Property.

The notice of such hearing must be given as required by law within 90 days after the effective date of this Resolution. The public is to be deemed to have notice that the Village is considering Zoning Code, Zoning Map, and subdivision amendments regarding the Racecourse Property as of the effective date of this Resolution.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

AYES: LABEDZ, TINGALIA, SCALETTA, GRASSE, CANTY, BALDINO, BERTUCCI, SCHWINGBECK, HAYES
NAYS: NONE

PASSED AND APPROVED THIS 3rd day of May, 2021

Thomas W. Hayes
Village President

ATTEST:

Rebecca Hume
Village Clerk

EXHIBIT A

Arlington International Racecourse Overlay Zone

The Village of
Arlington Heights
Illinois
Planning & Community Development

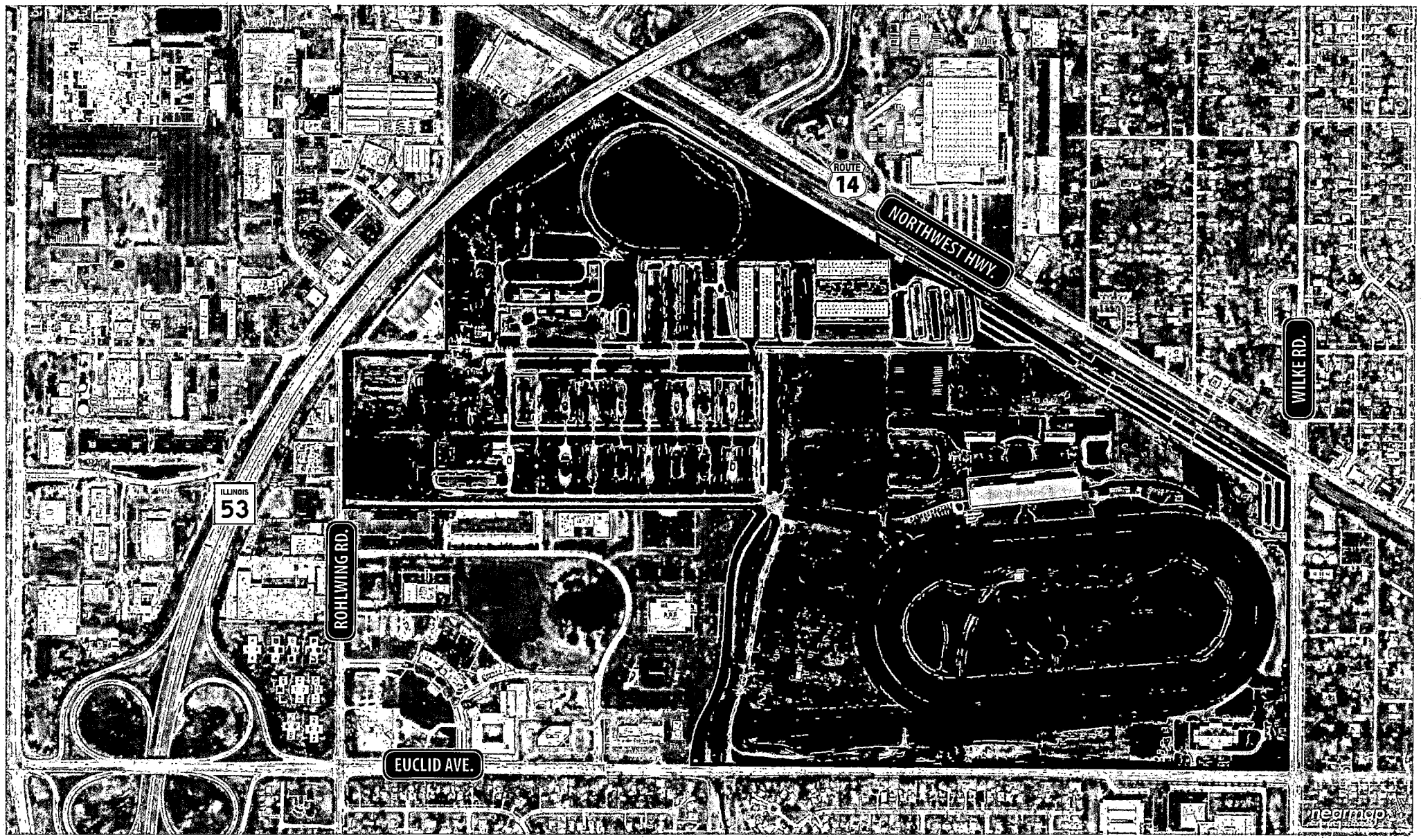


EXHIBIT B

LIST OF PROPOSED PROHIBITED USES OF RACECOURSE PROPERTY

Adult Business;
Agricultural Implement Sales and Service;
Antenna Commercial;
Antenna Non Commercial;
Auto Car Wash;
Auto Service Station;
Building Material Sales;
Contractor Office & Design Showroom;
Currency Exchanges;
Electrical Equipment Sales;
Fairgrounds Kiddie Parks;
Funeral Parlor, Mortuary;
Laundry Dry Cleaning up to 5,000 sf;
Machinery Sales and Service;
Monuments Sales;
Motor Vehicle Repair Major and Minor;
Pawn Shop Cash Converter;
Recreational Vehicles and Boats, Sales/Supplies;
Repair, Minor
Secondhand Store;
Sign Painting Shop;
Tool and Die Shop;
Wholesale Offices (including warehouses and storerooms);

REPORT OF THE PROCEEDINGS OF

The ORDINANCE REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON: **May 26, 2021**

Project Title: Arlington International Racecourse Overlay Zone

Amendments to Chapter 28 establishing an Overlay Zoning District and Chapter 29 Subdivision Regulations

Petitioner: Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Il

Requested Action:

Chapter 28 Text Amendment: Overlay Zoning District Arlington International Racecourse
Chapter 29 Subdivision Regulations Text Amendment

Attendees: Susan Dawson, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Terry Ennes, Plan Commissioner
Bill Enright, Assistant Director Planning and Community Development
Charles Witherington Perkins, Director of Planning and Community Development

---

Background

On May 3, 2021 the Village Board adopted Resolution R2021—016, directing the Plan Commission to conduct a public hearing to consider recommendations to the Board relating to an overlay zoning district for the 326 acre Arlington International Racecourse. The first step in the process to consider text amendments is a meeting of the Ordinance Review Committee.

Meeting Discussion:

B. Enright called the Roll Call: Commissioner Green: yes; Commissioner Jensen: yes; Commissioner Ennes: yes; Commissioner Dawson: yes. Commissioner Drost was not present. 4 of 5 members of the Committee are present so we have a quorum.

Commissioner Green read the covid statement/disclosure into the record.

B. Enright indicated that Commissioner Drost was in the past the Chair of this committee, but it's time to appoint a new chair. Is there a motion to appoint?

Commissioner Green made the motion to appoint Commissioner Jensen as Chairperson; Commissioner Ennes seconded the motion.

Roll Call: Commissioner Green: yes; Commissioner Jensen: yes; Commissioner Dawson: yes; Commissioner Ennes: yes. The motion passed 4-0.

B. Enright indicated that there are no minutes to approve nor old business items, and one new business item. Commissioner Jensen asked staff to present the staff's report.

B. Enright stated that the Ordinance Review Committee is a subcommittee of the Plan Commission and consists of 5 members, 4 tonight, of the 9 Plan Commissioners. The ORC purpose is to consider amendments to Chapter 28 zoning and Chapter 29 Subdivision regulations. Tonight specifically the proposed amendments relate to Arlington International Racecourse.

On May 3rd the Village Board acted in response to the announced sale of the racecourse by adopting Resolution 2021-016 directing the Plan Commission to hold a public hearing to consider an overlay zoning district and amendments to the subdivision regulations related to the Arlington International Racecourse property. The first step in this process is a public meeting of the ORC, who would make a recommendation to the full Plan Commission, who would hold a public hearing. The public hearing of the Plan Commission is scheduled for June 9, at 7.30pm. the Plan Commission would then make a recommendation to the Village Board, who have final authority on approving the amendments.

The overall purpose of the overlay zone is to ensure that the whole racetrack site is developed as part of a comprehensive master plan rather than subdivided and developed piecemeal. In addition, the overlay zone expressly prohibits certain uses the Village sees as not conducive to good, high quality development that we want to see at this important site. The current B-3 zoning allows for auto related uses and is not conducive to promoting mixed use development. A second phase would expand on the overlay to include setting development bulk standards for height, density, setbacks among others, taking into consideration potential future uses and development concepts. It is important to note the this overlay zone does not preclude the racetrack from continuing to operate under current or new ownership.

There are several components of the proposed overlay:
a) requiring that the site develop subject to a Planned Unit Development to ensure that the property develops in a comprehensive manner and would also require a public hearing process to consider any development to be approved by the Village Board;
b) that certain uses allowed in the B-3 zone are not permitted at this site; said uses are listed in the staff memo;
c) that developer's preserve natural site features such as Salt Creek, and that transit oriented mixed use development is desired within 1,300 lineal feet of the Metra train station;
d) the requirement that the division of land shall only be permitted as part of a master planned development;
e) that impact fees and land dedication for public services will be required as part of the planned unit development;

f) a requirement that sustainable development features are provided such as energy efficient buildings, electric vehicle chargers, bike access among others.

Regarding item 'c' the Village would like to encourage that the area within 1,300 lineal feet of the Metra station develop for Transit Oriented Development including a mix of uses such as residential and commercial. The standard for TOD development is ¼ to ½ mile from a transit station, and 1,300 feet represents ¼ mile, which is very similar to downtown Arlington Heights.

B. Enright presented a graphic depicting the boundaries of the proposed overlay zone which indicates that all 326 acres of the racetrack property is included in the overlay.

Exhibit B depicts the proposed text amendment to Chapter 29 Subdivision Regulations and the proposed amendment would add a subsection 'd' to Section 29-104. The new section recommended reads as follows: "d. Arlington International Racecourse Property: The division of any of the 326 acre Arlington International Racecourse property shall only be permitted as part of approval of a master planned unit development for the entire property. Exempt subdivisions per 29-104c are prohibited."

B. Enright indicated that the Village Board has reviewed these amendments and directed the Plan Commission to hold a public hearing to consider these amendments. In summary the recommended amendments to chapter 28 and chapter 29 of the Municipal code are initial, important steps in guiding possible future development at Arlington International Racecourse, and would not preclude the track from operating as a horse racing facility in the future. However, if additional development or redevelopment of the 326 acre site is proposed, the Village will be better prepared with these amendments to ensure that the property is developed in a master planned, high quality development benefitting the Village and region.

Two specific recommendations are suggested: a) to amend Chapter 28 to establish an Overlay Zoning district for Arlington International Racecourse; and b) amending Chapter 29 subdivision control regulations relating to future subdivision of Arlington International Racecourse.

B. Enright concluded staff's presentation.

Chairman Jensen then opened the floor to questions from the Commissioners.

Commissioner Ennes asked about the Off Track Betting and restaurant, and the backstretch area and how they would be impacted. Does staff know if any backstretch buildings are leased to businesses?

B. Enright said he was not aware of any backstretch area being leased. Any existing uses could remain with adoption of the overlay zone.

C. Perkins added that the OTB is tied to the racing license and the restaurant is allowed per the special use, so the restaurant could continue.

Commissioner Ennes asked if the overlay would require LEED certification for sustainable development?

B. Enright indicated that the overlay is worded more generally to encourage sustainable development but that it would not require LEED certification.

Commissioner Ennes asked if the Village has taken into consideration the current owner's ability to sell the property and the legal impact of these new restrictions?

B. Enright indicated that a lot of what we are doing is setting up standards to try and ensure good, quality development such as higher density, mixed use transit oriented development. Some uses are listed as prohibited but any developer could seek a variation to allow for a use listed as prohibited if that use makes sense via a variation or amendment process. Staff does not see many of these uses driving development. Warehousing could be considered as part of a master plan on a limited basis.

Commissioner Ennes: I don't see that as highest and best use for that property.

Commissioner Ennes mentioned that with the apparent indication is that there will be no continuation of racing if its sold by the current owners…they don't want it. Obviously, they've got their OTB somewhere else and they would like to move the track somewhere else, so it appears that's their intention. So there isn't going to be a going concern in what the use value would be out there - what he's got is to sell it for alternate development.

B. Enright: I don't know what the future is for the racetrack whether it will continue to be operated as a track. Certainly Churchill Downs has made their intentions clear. It remains to be seen who will bid on the site and put forth proposals so it's premature to even speculate on that.

C. Perkins added that the Village informed Churchill downs and their real estate brokerage firm of the proposed amendments prior to the Village Board discussing May 3rd.

Commissioner Ennes added that it could be a benefit for them.

C. Perkins agreed.

Commissioner Dawson asked if the site was one tax parcel or are there multiple tax parcels?

B. Enright stated he did not have that answer, however tax parcels are certainly separate from subdivided parcels.

Commissioner Dawson asked if they were going to sell off in pieces, it would have to be subdivided, correct?

B. Enright answered not necessarily as the site could be sold off via meets and bounds and then they come back later to subdivide. We can't control how they sell the site but the Village is making

it clear that with the overlay that any redevelopment has to be master planned for the whole 326 acres and subdivision is only allowed as part of a master planned development.

Commissioner Dawson stated that she saw this amendment as not having a big impact and the fact we are saying that it has to be part of a master plan she didn't think that is much of a change as it would be required anyway.

B. Enright indicated that there are exempt subdivisions and its possible that the site could meet the exempt requirement and not require a public approval process through the Village.

Commissioner Dawson asked what if they wanted to sell for a sporting facility such as football or soccer, could those uses be allowed?

B. Enright indicted that a stadium would require a special use from the Village which requires a public hearing of the Plan Commission and Village Board approval.

Commissioner Green stated that his questions had been asked and answered.

Chairman Jensen asked if the list of prohibited uses is definitive or would more be added. Also does recommended section 29-104 say that only one PUD is allowed or could there be multiple PUD's for the site.

B. Enright said the list is definitive and no additional uses are suggested at this time. Variations could be sought in the future to allow any listed use. As for one PUD versus multiple, it would likely be one master PUD for the whole site. It's possible a developer could seek multiple PUD's if coordinated and planned, but not likely.

Chairman Jensen asked if there were questions from the public?

B. Enright indicated that no public attendee had clicked on the raise hand icon, therefore no questions from the public.

Chairman Jensen asked for a motion.

Commissioner Dawson made the following motion: **To recommend to the Plan Commission approval of the following:**
a) An amendment to Chapter 28 Zoning Regulations creating an Overlay Zoning District for Arlington International Racecourse; and
b) An amendment to Chapter 29 Subdivision Control Regulations related to future subdivision of Arlington International Racecourse.

Commissioner Green seconded the motion.

Roll Call:
Commissioner Dawson: Yes

Commissioner Green: Yes
Commissioner Ennes: Yes
Chairman Jensen: Yes

Motion passed 4-0

Chairman Jensen asked for a motion to adjourn.

Motion to adjourn made by Commissioner Ennes
Seconded by Commissioner Dawson.

Roll Call:
Commissioner Ennes: Yes
Commissioner Dawson: Yes
Commissioner Green: Yes
Chairman Jensen: Yes

Motion to Adjourn passed 4-0.

The meeting adjourned at 6:30pm.

Lynn Jensen, Chairman
Ordinance Review Committee
Bill Enright, Recorder