



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 22, 2024
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Spent Grain Brewing - 17 N. Vail Ave. - T1845
Special Use Permit for a Brew Pub in the B-5 District

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Conceptual Plan Review Committee
5/22/2024

Item: Spent Grain Brewing - 17 N. Vail Ave. - T1845

Department: Planning & Community Development Department

Requested Action

1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Recommendation

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a brew pub, and Variation to waive the requirement for a traffic and parking study, and is generally supportive of the use subject to the following conditions:

1. Provide a written justification to support the Special Use Permit approval criteria outlined in the Zoning Ordinance:
 - That said special use is deemed necessary for the public convenience at this location.
 - That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Provide a written justification to support the proposed variation as per the approval criteria in the Zoning Ordinance:
 - 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.

3. The existing water service to the building should be evaluated for material and to verify if it is of a sufficient size to accommodate the proposed use.

4. This building is in a combined sewer area. An overhead sewer is recommended, and should be evaluated further as part of the Plan Commission review process.

5. The sewer lines to the street should be thoroughly investigated for possible blockages, as there have been issues in the past.

6. The petitioner shall provide additional details on the grease trap and kitchen venting as part of the Plan Commission review process.

7. The petitioner must provide a market study.

8. The Vail Avenue parking garage must have sufficient capacity to accommodate the parking demand to be generated by the proposed development.

9. If outdoor seating is desired, a separate Outdoor Dining Café application will be required.

10. Changes to the exterior façade and signage will require Design Review.

11. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Floor Plan

Type

Board or Commission Report

Exhibits

Exhibits



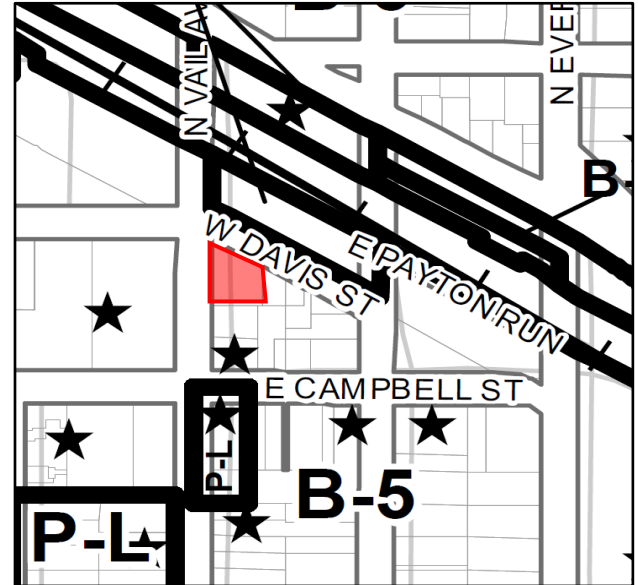
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1845
Project Title: Spent Grain Brewing
Address: 17 N. Vail Ave
PIN: 03-29-341-020

To: Conceptual Plan Review Committee
Prepared By: Hailey Nicholas, Assistant Planner
Meeting Date: May 22, 2024
Date Prepared: May 14, 2024

Petitioner: Eric Lamkins
Address: 501 W. Wing St
 Arlington Heights, IL 60005

Existing Zoning: B-5, Downtown District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Public Parking Lot	Government
South	B-5, Downtown District	Offices	Mixed Use
East	B-5, Downtown District	Professional Office & Restaurant (The Bakester)	Mixed Use
West	B-5, Downtown District	Mixed Use (Multi-Family Residential & Restaurants)	Mixed Use

Requested Action

1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background

The subject property is located within the Downtown District on the Southeast corner of Vail Avenue and Davis Street, and is part of a larger multi-tenant building with LaTasca Tapas and the Domain on Vail Apartments. The subject unit was formerly occupied by Bangkok Thai Restaurant, but is vacant at this time. The unit is approximately 2,509 square feet in size with access to a 520 square-foot basement. The petitioner, Eric Lamkins of Spent Grain Brewing, has executed a lease for the subject unit at 17 N. Vail Avenue to open and operate a brew pub business. The preliminary floor plan includes a dining area, bar, and kitchen on the main level with a storage area and kegs for brewing in the basement.

The business operations would include brewing beer products, cooking food, and serving food and alcohol. Hours of operation would be 3:00pm-10:00pm Wednesday and Thursday, 12:00pm-11:00pm on Friday and Saturday, and 12:00pm-8:00pm on Sundays. They plan to have about 10-16 employees in total. The business owner is licensed as a Class 3 brewer by the State of Illinois, and plan to obtain their Brew Pub license after receiving their liquor license from the Village.

Zoning and Comprehensive Plan

The subject property is zoned B-5, Downtown District. The proposed use is classified as a Brew Pub, which is allowed with a Special Use Permit in the B-5 District. Although the restaurant could qualify for a Special Use Permit waiver based on the size of the space (under 4,000 square feet in floor area), due to the unique pairing of restaurant and brewery, the restaurant is no longer eligible for the Special Use Permit waiver. There is an approved Special Use Permit for the existing restaurant within the space, however the inclusion of the brewery component also precludes Spent Grain from assuming this existing Special Use Permit. Therefore, the petitioner is required to obtain a Special Use Permit from the Village Board for a Brew Pub.

As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the three criteria necessary for special use permit approval, which criteria have been included below for reference:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan classifies this property as appropriate for "Mixed Use" uses, and the proposed brew pub is compatible with this designation. The former use of the site was a restaurant, which matches the character of the surrounding uses.

Should this project move forward, the petitioner will need to provide a full project narrative that provides a clear description of the proposed business, including all services, activities, and/or operations that would take place at the business. For example, will hard liquor be served on the premises? Will there be beer/alcohol tastings offered? Will there be brewing

classes? A liquor license will be required prior to serving or brewing any alcohol at the facility.

In order to demonstrate conformance to the criteria for Special Use Permit approval, a market analysis must be provided that analyzes the market demand for the proposed facility at this location.

Building, Site, and Landscaping

The petitioner has not proposed any changes to the exterior of the building or site at this time. Staff will verify the condition of the exterior as part of the special use permit review process.

As part of the Plan Commission review process, the petitioner shall be required to submit a detailed and to-scale architectural floor plan depicting the proposed interior buildout. Should the Village Board approve the application, the interior remodel will require a building permit. The petitioner should coordinate with the Building & Life Safety Department to determine compliance with building code regulations. Additionally, since this space was previously used as a restaurant, the Health Department does not have major concerns with the use but has encouraged the petitioner to reach out to them to determine what food service requirements will apply. The building is located in a combined sewer area, and an overhead sewer is recommended. If not currently present, a Knox box must be installed at the main front entrance into the unit. Finally, the buildout will require an update to all current Illinois Accessibility Code requirements.

Parking and Traffic

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. The petitioner has requested a variation to waive this requirement and must therefore provide written justification to the criteria for Variation 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.**

As the proposed use would be occupying a former restaurant space with a similar seating capacity, Staff is supportive of the requested variation. Additionally, the Downtown street network has capacity to handle additional traffic and staff does not expect traffic generation from the proposed use to be a significant issue. With regards to parking, patrons and employees of this business will be accommodated within on-street parking spaces and within the Village owned parking facilities in the Downtown area. As parking is essentially owned and provided by the Village, the Village and petitioner will need to assess the parking facilities to determine if sufficient parking capacity exists.

Additional details from the petitioner are needed to calculate the exact parking requirements for the proposed use. As outline above, since no on-site parking is provided, the on-site parking requirements for the proposed use will need to be met within the Vail Avenue garage (which is permissible by Code for uses within the B-5 District).

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a brew pub, and Variation to waive the requirement for a traffic and parking study, and is generally supportive of the use subject to the following conditions:

1. Provide a written justification to support the Special Use Permit approval criteria outlined in the Zoning Ordinance:
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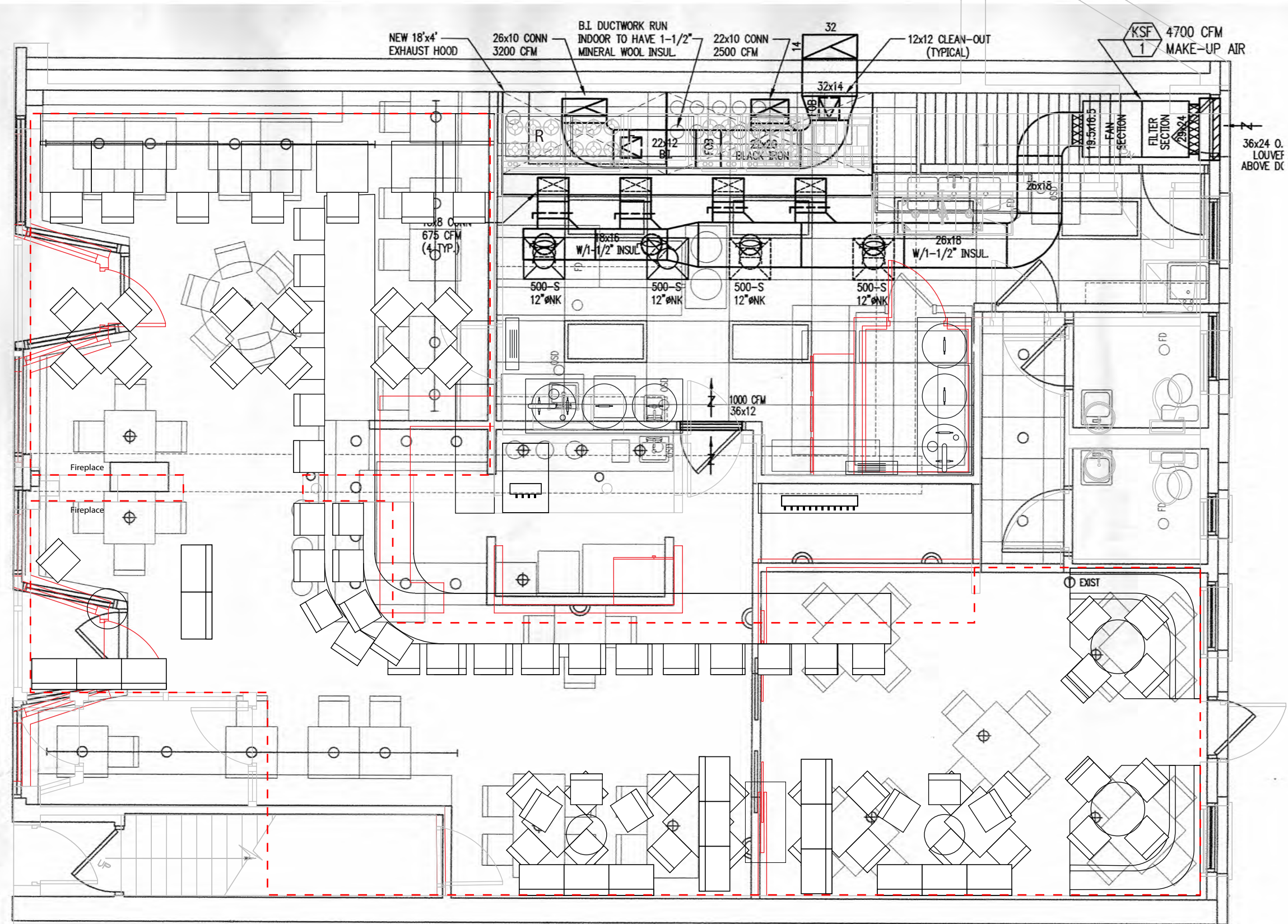
May 16, 2024.

Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1845

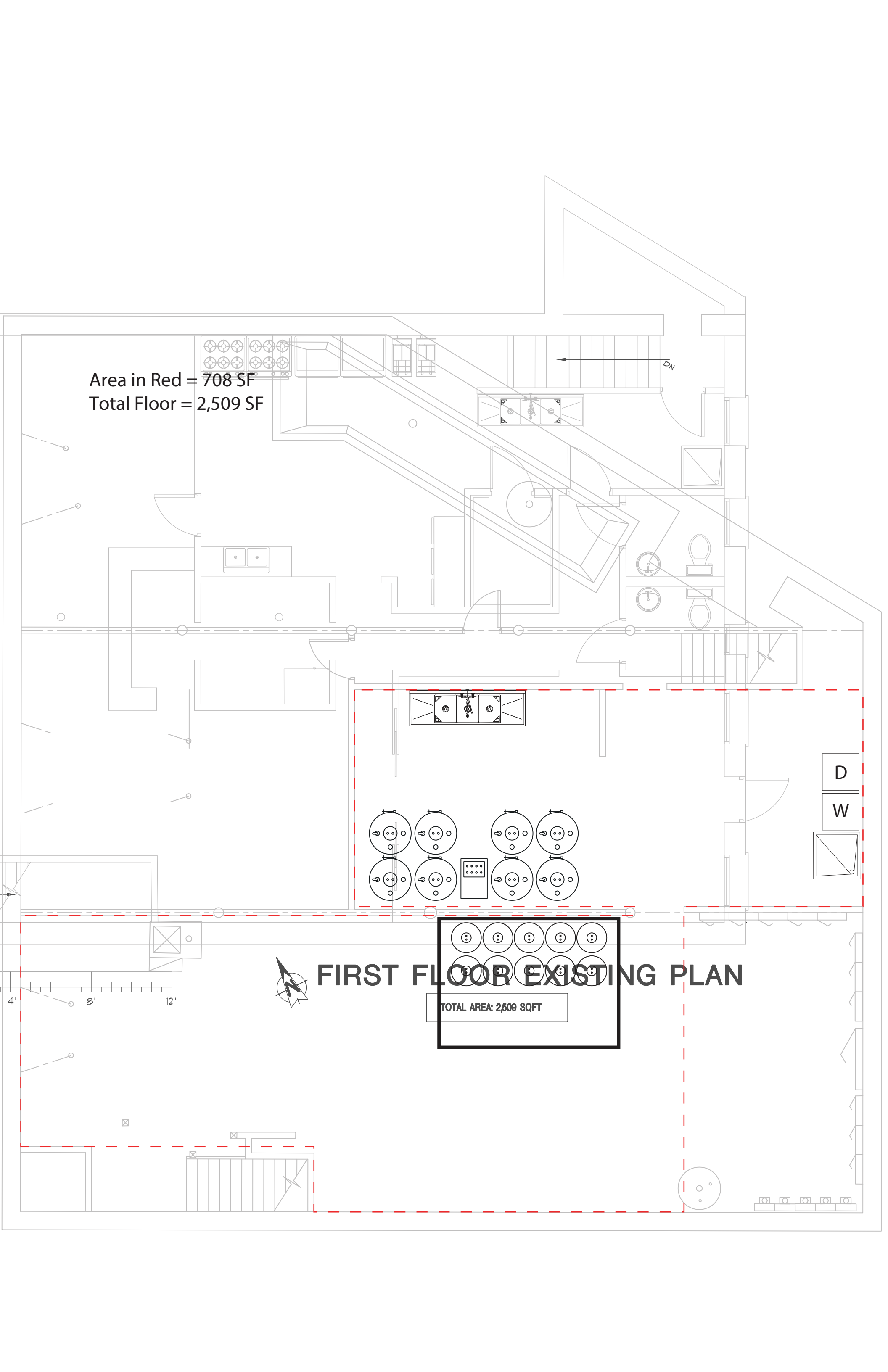


Area in Red = 686 SF
Total Floor = 2,509 SF



FIRST FLOOR EXISTING PLAN

TOTAL AREA: 2509 SQFT



Area in Red = 708 SF
Total Floor = 2,509 SF

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TOTAL AREA: 2,509 SQFT