

APPROVED

PLAN

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

COMMISSION

RE: THE MOORINGS - INDEPENDENT LIVING EXPANSION
811 EAST CENTRAL ROAD - PC #24-008
PLANNED UNIT DEVELOPMENT AMENDMENT, HEIGHT VARIATIONS,
PARKING VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 14th day of August, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

APPROVED

(Gavel pounded.)

ACTING CHAIRPERSON WARSKOW: All right, calling the Plan Commission meeting to order.

Would everyone please rise for the pledge?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: Can we have roll call, Sam?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

(No response.)

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: And Vice Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

So, we have approval of minutes next on the agenda.

Do I have a motion to approve the minutes from the last Commission meeting?

COMMISSIONER ENNES: So moved.

COMMISSIONER DAWSON: Second.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Okay, all those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

COMMISSIONER DROST: No, but I was not in attendance for the meeting.

ACTING CHAIRPERSON WARSKOW: Okay, the motion passes.

All right, so we will get to our first petition on the agenda, which is The Moorings of Arlington Heights.

Sam, have all public notices been given?

MR. HUBBARD: They have.

ACTING CHAIRPERSON WARSKOW: Okay, anyone who will be speaking on behalf of the Petitioner, if you could please come forward to the podium?

First, I'm going to ask you to swear in. So, raise your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON WARSKOW: Great. So, who will be giving -- all right, wonderful. Before you get started, I just want to ask if you've looked over the conditions of approval that Staff provided, and if you're in agreement with those conditions?

MS. VANDERMARK: We did look over the conditions of approval and we are in agreement.

APPROVED

ACTING CHAIRPERSON WARSKOW: Excellent. All right, so go ahead and give your presentation.

MS. VANDERMARK: Am I on? Do I need to be on? Can you hear me?

ACTING CHAIRPERSON WARSKOW: Yes, it sounds like you're on.

MS. VANDERMARK: Okay, my name is Lisa Vandermark; I'm the Executive Director of The Moorings. I'm joined tonight by members of our Moorings staff as well as Moorings residents. The Presbyterian Homes President and CEO Nadim Abi-Antoun and the professional partners will introduce themselves as they come up to the podium.

Presbyterian Homes has been in existence since 1904 and we acquired The Moorings in the year 2000. Since that time, we have been investing in the community and enhancing the amenities that we have in addition to the existing site. In 2005, we added 22 villa residences, and in 2015 73 assisted living apartments, and on the site of the old assisted living building 20 additional memory support assisted living units.

Tonight, we're seeking approval of the 70-unit expansion of our independent living community. This is in response to market studies that show there is a continued demand for senior living, and also to support our mission which is to create communities that foster a sense of security, joy, wellness and independence. I'm not biased or anything, but I think we do a pretty good job of that.

We appreciate the relationship that we've had with the Village of Arlington Heights throughout this time. We have sought to be good neighbors, not only outside of our immediate area, the white fences, but also in the greater Arlington Heights community. We thank you for the opportunity to present the proposed plan tonight.

With that, I'll turn the microphone over to Scott Freres from the Lakota Group.

ACTING CHAIRPERSON WARSKOW: Before you get started, could I ask you to just say and then spell your last name first?

MR. FRERES: Sure. Scott Freres, F-r-e-r-e-s.

ACTING CHAIRPERSON WARSKOW: Okay, thank you.

MR. FRERES: Thanks so much, Madam Chair, Commissioners. Appreciate the opportunity to be before you this evening. My name is Scott Freres, I'm the President of the Lakota Group. I've had the good pleasure of working with the Presbyterian Homes folks for the last 20 years on a number of their initiatives at all their campuses but most notably The Moorings which you'll hear before you this evening to seek your approval on an addition to the campus that will provide additional independent living, a new independent living wing to the existing facility that's at the site along Central Avenue.

Before I start speaking on the planned topics this evening, I want to point out other team members that you will be hearing from this evening. First and foremost is Perkins Eastman. You're going to hear from Drew with regards to the specifics of the project, the design, the architecture of the site. You're going to hear from Lakota Group, our firm represents the land planning and the landscape architectural components of the firm. You're also going to hear from our civil and traffic engineer, and that is Eriksson Engineering.

I'll say that each of these members of the team have had a long history working with Presbyterian Homes and on this campus on a number of initiatives. That's important to recognize because we've been here before you before on other initiatives that we'll talk about, special use and amendments to the PUD. Our process, I would want to point out that we've had a journey over the last year putting this together and it started back in September of

APPROVED

last year at this time with really an informal discussion with staff and moving our way through the process.

I would want to highlight in kind of the orange colors that you see are important milestones of communicating not only with our residents on the vision that we have but also our neighbors. This is indicative of the process we went through on previous efforts, and that is reaching out to our neighbors on all three sides of us. So, as you know, part of our property is adjacent to Arlington Heights, but also the east side of the property is adjacent to Mount Prospect. So, we recognize making sure that the residents are aware of what we're doing, hearing their concerns and addressing those are an important of this public process.

A little bit about our site in specific and what we've highlighted before you are three specific areas of the campus. They represent investment from 2005, 2015 and our current process. In 2005, on the northwest corner of the campus, additional independent living villas were built back in 2005-2006. Those were new additions to the overall site of campus. Those are one-story additions to the property.

In the kind of peach color that you see, back in 2015, we sought your approval to build an assisted living facility, a memory care unit, and there's a small chapel connector back to the main complex of independent living. There were also improvements made to the site landscaping, the stormwater detention area, and what I would call our path network system that are a part of the overall circulation on the campus.

Today, before you, we ask for your approval of the northeast corner of the site, the greenish color area. That is the location of our project that will be before you this evening and the independent living proposal.

Just to give you a sense of what it looks like in reality the area that we're talking about, we're really talking about improvements made to the arrival sequence to our campus that is off of, our main entrance is off of Central Avenue. We are fronted on the west by Douglas. We have an emergency access point that's located at that area, a controlled access gate that you can't get in and out of. There's also a secondary access point, controlled access point along Central Avenue to the west of the main entrance that you see.

The site of our request this evening occurs on what is the existing parking lot on the campus today. So, on that lower left-hand photo, you'll see an area that's open parking and the entrance to our existing independent living. That is the location of the new facility that you're going to see presented to you this evening.

The statistics, what we call the vital statistics of our plan, very simply were asking for your approval for 70 additional independent living units in this building. That brings the total of living units, or the beds on the campus to 521. As part of that, there's also 70 structured parking, inside parking spaces that's part of this, for a total of 621 parking spaces on our campus. This building is a five-level building. It matches the existing building heights that are out there, the building levels that are out there. It is 67.5 feet in height. Now, I point that out, and I also point out our building coverage and our FAR because our building coverage and FAR still are far below the minimums allowed on this site.

We are asking for three components of this plan variations. As you heard Lisa mention, we are in full compliance with the conditions that were set forth this evening by Staff and your Plan Commission. Those three requests are for a building that's 67.5 feet tall, five stories, two 6.5-foot tall elevator overruns above the height of the proposed building, and a total parking count of 621 spaces down from the required 636 parking spaces.

I'm going to turn it over to Drew Roskos who is going to talk about the

APPROVED

architectural aspects of our plan.

ACTING CHAIRPERSON WARSKOW: Once again, if you could state your name and spell your last name, please.

MR. ROSKOS: My name is Drew Roskos. That's spelled R-o-s-k-o-s. Good evening, Commissioners. It's a pleasure to present before you.

Thank you, Scott, for the introduction.

This slide layers on top of the scope of work that we're proposing. What's important to note about this slide is we're representing the number of levels that are existing on the site. So, you'll see that we have five levels at the existing independent living building, and also four stories at the IL site side, and also on the assisted living portion.

One of the key components within the goals of the project is to not increase the travel distance that the residents currently have on site. So, you'll see on the aisle portion, there's a little note that says 455 foot travel distance. That's important to the client because they don't want to provide a building that increases the current travel distance for their residents. So, what we have proposed is a smaller footprint, and therefore, a taller building.

The proposed site plan and proposed building is five levels, matching the number of levels adjacent on the existing building. Can I point with this? Yes. So, on the top right of the image, you can see the site entry, it's the only entry on to the campus. We are, in our building design, we are respecting the Round Barn that is existing on site, and we are maintaining the building entry. So, the main entry that exists today will be the main entry that will be done at the completion of the project.

The other point that we want to make is that we're enhancing the arrival experience as you come on to the site and you arrive at the building. We think that, through the requirements and the way that we have designed the footprint of the building, we have created an enhanced version of what the arrival sequence is.

Quickly, I'll just note that we are taking cues from the existing buildings to inform the architecture or the design of our building. So, the levels and the setbacks on our existing building are giving cues on when we are turning or modifying the proposed building. We are also matching our materiality to the existing building. So, on the bottom image, you'll see where that red dashed-in area, our material is brick, responding to the brick that's on the existing building. Then in that blue area, we're using materials that respond to the Round Barn. We're sort of blending or interlocking those facade designs to create a cohesive facade around and having five-sided architecture where each facade responds to the element around it.

This is a closer version of the ground floor plan and the surrounding site. So, again you're coming, you're arriving on the site and you're coming in on the east boundary and then moving in towards the main entry if you're arriving by car to visit or do a drop-off. The access points for residents is that they will, you know, be coming in through the main building entry. There is also a connection point through the proposed building so that residents can access the area around the Round Barn and their existing garden.

The loading zone which is on the left side of the image is an existing loading zone that serves the existing building to the left of the screen. So, we're matching or mirroring that activity by putting a loading zone on that side.

I'm going to hand it back to Scott to talk about the landscape design. Thank you.

MR. FRERES: Do you need me to recite my name again or it's actually once one and done?

APPROVED

Very quickly on the landscape, important to note that landscape is a very important feature of this overall arrival sequence. The new building is the focal point upon coming in and a significant amount of effort has been put into providing for a new experience from a landscape standpoint, from the pondage standpoint, some of the features as part of this whole arrival sequence to the building. Also, inherent in this is a little bit more focus and celebration on the Round Barn itself and using that as a feature for perhaps a patio and integrating it into the active programming and use on the site.

So, we thought about the opportunity here of really enhancing the brand experience upon coming to this new building and coming to the site. That's inherent in this overall site landscape plan, the character of which mirrors the efforts and design intent that's been completed at the assisted living facility and the new pond that's already been done in the campus. So, with each of these requests, with each of these improvements or investments, we have upgraded the landscape experience and the overall character to be much more connected and sympathetic. This plan shows an investment in walking, in pedestrian mobility which is one of the highlights of the campus but an important element that everybody wants to have, and that is the ability to move safely throughout the site from an accessible standpoint.

What you see before you is a series of connected walkways. The dark blue represents the existing system as part of our plan. The orange lines and colors are the areas of improved pedestrian experience and connectivity throughout the site.

As we spoke, there is an opportunity here to enhance that arrival sequence and improve our lighting, our pedestrian street level lighting, improve that walking experience. Thinking about the landscaping, one of the conditions that was before us this evening that we've already started to address is understanding the landscape buffering of our neighbors to the east. Presbyterian Homes has made a significant investment early this spring and already beginning to plant along the eastern edge of our property with evergreens, deciduous plant material which will grow over the time before we even start this project.

As part of that, our plan and as part of our discussion with city Staff, we have identified additional plantings along our parking area, this parking area that's shown on the northwest corner, as able. There's existing trees there. We want to make sure that we're doing everything we can to save the existing trees but infill the planting where possible.

Signage will be a part of this component. We've presented the signage to Design Review Commission and they gave us their concerns and thoughts. We have adjusted those, they were based on the height and scale of the signs that you see before you.

Essentially, there's three signs as part of this package, one that is going to run perpendicular to Central Avenue. Today they run parallel, you can't see them when you're driving by at 35-40 miles an hour. This will run perpendicular, the top one called the entry monument sign. We have way-finding signs, so that will be part of a masonry pier and they're helping our visitors and our residents navigate the campus of where they're going and where the front doors and entrances are. The bottom sign is an entry identity sign at kind of the focal point when you come into the site at that first pond at the front of the building.

These blow-up areas show our entry courtyard area. As Drew mentioned, you come into this courtyard, you come into the entry behind the building. So, that experience is important to make sure that it's clear and definable with the two ponds that we're creating out there. We're also creating the idea or the illusion of a faux bridge that you come in and really putting the effort into taking advantage of some of the opportunities that are inherent with this building configuration, this unique configuration.

APPROVED

With that, I'm going to turn it over to Chris Fish with Eriksson Engineering to talk a little bit about the stormwater management on the site.

MR. FISH: Thank you, Scott.

ACTING CHAIRPERSON WARSKOW: State your name and spell your last name, please.

MR. FISH: Chris Fish, last name F-i-s-h, the animal. All right, thank you. I just want to briefly go over the stormwater and sewer site improvements that we're planning on making for this project.

The Moorings campus already has a comprehensive stormwater management system in place. It was first designed in 1987, it's been updated subsequent times since then. The campus has five existing detention basin areas and two separate watersheds. In the image on the screen, the shaded area is tributary to the southeast portion of the campus where it connects to a 72-inch Mount Prospect storm sewer. The unshaded area goes to an existing sewer in Central Road.

To accommodate the runoff from the proposed improvements and to accommodate increased rainfall data that we now use today to model our stormwater systems, we'll be improving on two existing detention basins in the northern section of the campus, the two near Central Road. We'll also be adding a new detention basin, a sixth basin, on the east side of the, just east of the new addition. This will allow for the campus to discharge a net zero amount of stormwater off site.

I also want to talk briefly about the grading and utilities around the campus. It's very important for the residents of the campus to have first floor continuity throughout the building for ease of movement. So, we'll be meeting the existing first floor elevation of the building. All access entryways into the building, sidewalks, walkways will be ADA accessible. We will have one location where we will be providing an ADA accessible ramp to meet the difference in grade that is brought about by the change in elevation.

Sanitary and water infrastructure relocations will be required where they conflict with the new addition. Outside of those relocations, we don't see the need for any major improvements for sanitary and water on the campus.

With that, I'll hand it over to Steve Corcoran to talk about traffic and parking.

MR. CORCORAN: Good evening. My name is Steve Corcoran, C-o-r-c-o-r-a-n. I'm Director of Traffic Engineering at Eriksson Engineering and prepared a report in your packet. That report actually has like three sub-studies, excuse me: a traffic impact study, we also looked at a traffic signal need study, and then we did our traditional parking demand study.

Traffic impact study. We went out at The Moorings' entrance which is opposite Dryden Road on Central Road and counted for 13 hours. We found two sets of peak hours, that we have the traditional commuter peak hour, you know, in the morning and the afternoon, or evening, and then we also picked out the peak arrival order, dismissal traffic at the entrance coming in and out of The Moorings, so basically the two peak hours of Mooring-related traffic. Of course, as I always say, seniors are smarter than us because they don't travel during rush hour, that's why their peaks are in the middle of the day.

We also collected crash data for the intersection as a whole. The report covered the years 2017 through '22 and found, you know, just over one crash per year at the intersection. Since then, we've collected some additional years worth of data, including the 2023 which was just released, and the numbers basically don't change that much. It goes from

APPROVED

1.34 to 1.2. So, it's definitely a low crash intersection.

We estimated the amount of traffic that was going to be generated by the 70 new independent living units. Depending on which peak hour you looked at, we're adding 14 to 21 trips in and out of the development for the independent living units.

We also then looked forward to the year 2030 to do our analysis to project future traffic. We included the independent living unit traffic. We also added in the Dryden School Kindergarten addition traffic, which is not open, to the study, and then we added regional birth rates on Central Avenue.

In essence, it's probably no surprise what our reports are. Basically, the intersection at Dryden, Central and The Moorings operates well except for one movement. At times, coming out of The Moorings going northbound, it can be, you have to wait a little bit in order to make your left turn. That's not unusual on a state highway. During rush hour, for people to make a left turn, you have to wait a little longer, but since we have lower volumes coming out of The Moorings, the queues are short also.

In response to concern about being able to get in and out of The Moorings, we also did a signal warrant study. A warrant is basically a test that we have to look at in order to see if it meets the minimum requirements to install a traffic signal. There are nine warrants in total, we just have to meet one in order to warrant a signal, but based on the study, we don't meet any warrants and a traffic signal is not warranted.

Then parking, you've heard most of these numbers already, 636 required, 621 provided, so we need a small variation of 15 spaces. Then accessible parking, we exceed the required 13 by providing 18.

So, who's next?

MR. PENNY: Good evening. My name for the record is Brendan Penny, last name P-e-n-n-y. Again, thank you for your time, and it's a pleasure to be here before you this evening.

I just wanted to conclude by running through our request for relief. Naturally, we are requesting approval to amend the PUD to allow for the development that we've walked through this evening. We are also requesting three variations which Scott mentioned earlier and I'll just summarize again for you now, which is to increase the maximum building height to 67.5 feet and five stories whereby your zoning ordinance would normally allow a maximum of 45 feet and four stories. We are also requesting approval for two 6.5-foot elevator overruns to be constructed on top of the height of the building, and then also approval for a variation to reduce the required parking by 15 spaces from 636 to 621.

Now, we have also, along with our submissions, submitted detailed responses to the land use variation criteria. They are somewhat lengthy responses, so I won't go through them in turn, but if you did have any questions or concerns with respect to those, we're here and available to answer any questions you have.

With that, I will turn it over to you and answer any questions you have. Thank you so much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, now Staff's report, please.

MR. HUBBARD: Sure.

All right, so the subject property as you heard this evening is The Moorings campus that's located at 800 East Central Road. The zoning of the site as existing is I which is the Institutional Zoning District. That's the appropriate zoning district for a facility such as

APPROVED

The Moorings. Additionally, it is classified as 'institutional' on our Comprehensive Plan which aligns with the existing zoning and aligns with the existing and proposed uses on the site.

The technical zoning action that's being requested this evening is an amendment to the original PUD that governs the site. That original PUD was approved in 1985 and has been amended eight times since then, most recently, as you heard, in 2015 to allow for the assisted living addition and memory care building on the property.

The Petitioner is also requesting three variations as you just heard, and I will be touching on those briefly throughout this presentation.

So, here's an aerial of the site showing the existing campus and the proposed building addition generally shown by the yellow box on the graphic. North is on the top of this aerial, Central Road is bounding the site to the north. To the east and south are single-family homes within Mount Prospect, and to the west is Douglas Avenue bounding the site on the western side.

Access to the site comes from three different points. There is one access point on Douglas Avenue at the west, and there are two access points on Central Road. The first one would be the western access point, and then the other one, the eastern access point at Moorings Drive which is opposite from Dryden Place. The Central Road western access and the Douglas Avenue access are closed for traffic. They're only for emergency services. So, all site traffic comes through the eastern access point on Central Road.

Additionally, I would like to point out the Wheeler-Magnus Round Bard, this is one of three structures in Arlington Heights that's on the National Register of Historic Places. Currently, it's an amenity for The Moorings but maybe not quite utilized to the fullest capacity. Currently, right to the west of it is an existing trash compactor, and then there is some material storage in that area as well, and then it abuts the service court delivery and loading zone on the western side.

Last thing I would point out is, as you can see and as was mentioned in the Petitioner's presentation, the existing building is going to be located on an area that's currently used for parking by visitors and residents of The Moorings. On the south of the site, there is an existing one lane, one row of parking lot that will be expanded as part of this project. We'll touch on that more a little bit later.

Here's a perspective aerial of the site. This kind of shows more of the scale of the existing buildings within the campus, and the proposed location again is going to be extending up here and then over here into the existing parking area. Again, this is the existing single row parking lot to the south of the existing independent living facility. It has just one single row of parking and will be expanded as part of this project.

Here's the overall campus plan again. The Petitioner has worked with Staff pretty extensively throughout this process to design a site plan that works well with the existing drive aisles and is proposing a building that's centrally located more or less within the campus to keep it outside of the perimeter. In preliminary discussions that we had with The Moorings, they were interested potentially in a more intense land use, a larger development, a larger building addition, perhaps two buildings. But, you know, ultimately, in working with their constraints and through communications with Staff, they settled on this proposed alternative for a 70-unit building that again harmonizes pretty well with the existing site.

I want to point out the enhancements to the Wheeler-Magnus Barn which is right under this red pointer. There's going to be a small patio area added to the site of the Wheeler-Magnus Barn that can now be used for programming for some of the residents

APPROVED

within The Moorings. They're going to be adding a little retaining wall here, and they will be removing the previous storage and trash compactor components that were in close proximity to the barn, relocating those a little bit farther south and more to the interior of this kind of a loading and service maintenance courtyard. They will be enhancing this area as well with landscaping, so this will definitely be an improvement to this existing amenity feature on the site.

They are requesting three variations. The first one is for the elevator overrun that's going to be located in two components on top of the building. You can see them here shown in red, and that's on the site plan, and then circled again here in red on the roof plan.

The Staff Development Committee is supportive of these two variations, and we note that these are very small components of the building. Each are about 67 square feet, so they are relatively minor compared to the overall scope of the building. They are set back six feet on this side from the edge of the building and 12 feet on the other side, so they're not right up against the edge of the building in a more prominent visible location. They are only 6.5 feet maximum in height, so we believe that these are appropriate. They meet the standards for approval. We note that elevator service for a senior living facility is necessary for the reasonable use of the property.

They are requesting a building height variation to allow a 67.5-foot tall, five-story building where within the I District maximum building heights are limited to 45 feet and four stories. We are supportive of this variation as well. We would note that in 2015, during the last PUD amendment, they were approved for a height variation for the proposed assisted living building at that time to allow a 50-foot tall approximately building.

We do support this variation for the following reasons. Again, it is centrally located in the site. It's not up against the perimeter, so it clusters the intensity towards the interior of the site. It is generally compatible with the existing building locations. That area highlighted in red is a five-story building, and again the area in blue is the assisted living building that was constructed in 2015-2016 at approximately 50 feet in height. It is set back approximately 180 feet from the closest property line abutting single-family homes. The proposed height, as you've heard from the Petitioner's team, it allows for more preservation of the green space on the site rather than a longer building with less stories. It allows for preservation of green space and reduces those corridor widths within the building for access and circulation by the residents within. So, we are supportive of this height variation as well.

Relative to the landscaping, The Moorings does a really good job already with the site landscaping, and their proposal here matches the quality of the existing landscaping on site. They did make, as you heard, some initial investments in improving the landscape buffering back in the spring of this year to allow those to begin to grow and fill in some of the spaces on the eastern property line. The proposed addition is bounded in red and you can see the landscape plan here. It does conform to all requirements for screening and for parking lot landscape islands as well.

We are recommending a condition of approval, however, relative to this parking area at the northeast corner of the site. There are some opportunities potentially for further densification of the landscape screening in the eastern property line to better comply with code requirements. We're deferring that until the end of this project to determine, you know, how well the trees here in this location survived, to what extent the existing trees that were planted in May have been able to grow and infill some of the gaps in landscaping, but if upon completion of the site work in this area it's determined by the Village that additional landscaping is needed to comply with code requirements, there is a condition of approval for the Petitioner to work with us

APPROVED

and add that landscaping in.

One of the additional conditions of approval related to alternative configuration to the site plan. The Village of Arlington Heights currently goes by the 2018 International Fire Code, and per that code, there is a full fire lane required on the south and southeast sides of the building that goes all the way up like this. Had the Village adopted the 2021 or 2024 International Fire Code, this fire lane would not be required in this location provided that the building meets certain construction standards which the Petitioner has indicated they are likely to conform to. So, they have initiated a request with the Building Code Review Board to basically amend the Village Code to allow for this exception to waive the fire lane requirement in this location, and that would allow for this alternative configuration here.

The Staff Development Committee is supportive and prefers this orientation here. It allows for more green space in close proximity to the building. It increases the parking supply here by seven parking stalls. It decreases some of the impervious surfaces. Here you have just one single entry point, here you have two drive aisles in kind of a one-way circulation fashion, and then it would allow for elimination of the fire lane proposed on the east, kind of northeast of the building and replace that with just a better walking path with more landscaping. So, one of our conditions of approval that we're recommending is that if the Village Board does adopt the exception to the 2018 Code to allow implementation of that waiver via the 2021 or 2024 Code, that the Petitioner be required to implement this configuration of the site plan.

Relative to traffic, we did analyze the traffic analysis submitted by the Petitioner. All of the intersection study within that analysis were projected to operate no less than a level of service D with, again as you've heard, exception to The Moorings entrance/exit drive and the southbound Dryden Place intersection at Central Road. But again, queuing here would be minimal and there are very few trips during peak times that would be attributed to this development. They did perform, as you've heard, the signal warrant analysis for this intersection and determined that even with the projected traffic volumes, the warrants wouldn't be met. But it is important to note that as part of the 1985 PUD approval, there is a condition that requires The Moorings to pay for design, construction and maintenance of a signal at that Moorings entrance drive should the warrants ever be met. So, if for some reason the traffic is much worse than anticipated and warrants are met, The Moorings would be responsible for implementing that traffic signal.

Relative to parking, again, they are proposing a variation to reduce the parking requirements by 15 stalls, allowing 621 stalls where 636 are required. The Staff Development Committee is supportive of this variation as well. I would note the following that back in 2015 when they received a PUD amendment, they were granted a 40-space parking deficit as part of that project. The 15-space deficit in this instance would be improving on that situation, and the villa units which are essentially, you know, attached single-family homes all providing at least a one-car garage, some with two-car garages, really account for a pretty large extent of this variation.

The villa units require 148 parking stalls and they provide 109 parking stalls, so that's about a 39-space deficit. So, they're really responsible for a large part of the overall deficit on the site. The villas actually each provide a driveway space that, technically from a code standpoint, is not included in the parking supply, but from a practical need standpoint can provide an additional parking should there ever be a need for each of those residents.

During the parking survey that the Petitioner did for the independent living units, they found that demand was at about 0.83 cars per unit. The villas exceed that

APPROVED

requirement, providing at least one car/one parking space per unit. Overall, upon completion of the project, considering the other independent units, the development would provide about 0.93 parking stalls per unit. So, it would exceed what they have found demands to be based on a survey of the existing residents and car ownerships within The Moorings.

Relative to staff parking, again they will be providing additional areas for staff parking. So, the Staff Development Committee is supportive of the variation and recommending approval.

That being said, we are supportive of the overall project, recommending approval of the application subject to the conditions as outlined in the Staff report and summarized here. I'm happy to answer any questions on those conditions or any additional questions from the Plan Commission. That would conclude our presentation.

ACTING CHAIRPERSON WARSKOW: Thank you very much, Sam.

Do I have a motion to include the Staff report in the record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRPERSON WARSKOW: Is this roll or voice?

MR. HUBBARD: Voice is fine.

ACTING CHAIRPERSON WARSKOW: Voice, okay.

All those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: All those opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: Okay, motion carries. Thank you.

I'll start with initial questions from the Plan Commissioners before I turn it to public comment.

So, starting with Commissioner Jensen?

COMMISSIONER JENSEN: I don't have any questions at this point. I'd really like to hear what the public has to say.

ACTING CHAIRPERSON WARSKOW: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Drost?

COMMISSIONER DROST: Nothing at this point.

ACTING CHAIRPERSON WARSKOW: Commissioner Ennes?

COMMISSIONER ENNES: I'll wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: Commissioner Sigalos?

COMMISSIONER SIGALOS: I'd like to wait to hear the public comment.

ACTING CHAIRPERSON WARSKOW: And Commissioner Dawson?

COMMISSIONER DAWSON: Same.

ACTING CHAIRPERSON WARSKOW: Same.

Okay, so we will open it up to public comment. A few notes here before we get started, we certainly want to hear from everyone who has something to say about this development. Just as the Petitioner did, when you come to the podium, if I could ask you to clearly state your name and spell your last name? It is optional to provide your address. I would ask that you keep your comments to a reasonable time period and be mindful of what others in front of you have already said, so that any comments that you make are not just repeating those that have already been given.

APPROVED

So, having said that, I'm going to start on this side of the room with the front row. Is anyone in the front row wanting to speak? All right.

PUBLIC COMMENTARY - PC #24008

MS. PHILLIPS: Good evening. Jennifer Phillips, P-h-i-l-l-i-p-s, resident to the west on the Arlington Heights side off of Douglas. I appreciate the time to learn more about everything today from the Plan Commission and all the partners, and that there are needs for additional senior resources in our community and the thoughtfulness of this plan.

My items are twofold. One, throughout the traffic studies, the maps and the comments, as well as prior development things back to 2015, we have been assured that the emergency exit on Douglas will remain an emergency exit on Douglas. So, as we balance the needs of The Moorings and the community there, we ask to continue to balance the needs of the neighbors to the west, our safety, our health and well-being and our quality of life, and continue to make that an emergency exit, please, and thank you, as has already been discussed and promised in prior meetings.

The other thing I'll say is as you just look at the trend of the height of the buildings overall, just a comment, not a question, we've seen there was a variance by about plus 25 percent on the height that's supposed to be approved for a building in that space when the 2015 addition was made. Now, with the 2024 plan, we're up to 50 percent higher than that area is generally allegedly supposed to be. So, not a question but just comment, that things have continued to get higher and higher and higher, and approved, approved, approved. Thank you for listening.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in the front row? All right, moving to the second row? Anyone who would like to speak? No, okay, behind them in the third row, anyone? All right, moving to the fourth row, anyone? Please come forward.

MR. BABICZ: Good evening, I'm Ted Babicz. I'm at 1124 South Douglas Avenue in Arlington Heights, and I'm directly across from the emergency exit as I'm going to speak to and Jen, you know, addressed that issue also.

I'm here on behalf of our neighbors in the 1000-1100 block of South Douglas Avenue in Arlington Heights. We're looking for the Village of Arlington Heights Plan Commission to work and support both The Moorings personnel as well as the residents of Douglas Avenue. We want to keep this as a residential street.

First, I need to say The Moorings have been and are good neighbors. They take good care of their property and they have worked very closely with the residents to resolve issues and problems, and have done them very quickly. You know, I don't know if some of you folks but, you know, The Moorings is integrated within a quiet neighborhood, all sides of the property with residents owning single or two-story homes. Some of the residents have been on Douglas for a long time, 10 plus years, or been there when they were raising their children as well as taking care of their properties.

In 2015 and after the initial stages of The Moorings' assisted living construction, I've actually been with the, I've lived now on Douglas for 47 years, so I've seen the progressions all the way along, I developed a good working relationship with Nancy Tolland who was the Director of Facilities of the Presbyterian Homes and Jim Martin, the Project Manager for the 2015 project. We worked together to resolve issues, support each other, as well as the

APPROVED

neighbors of South Douglas Avenue. As I do not see their names in the documentation, I'm assuming that they are no longer, you know, part of the, you know, this development. What I'd like to do is to build the same relationship with the new management that is running this project.

A bit of history, this is from the minutes of the Village Board meeting on October 19th, 2015 and these are taken directly from the notes. It started out with Trustee LaBedz asked for, sorry, elaboration on the fire access on Douglas. Mr. Perkins said that there is an emergency exit onto Douglas which also provides fire access to some villas. Trustee Sidor asked about sensitivity to the surrounding neighbors during construction. Nancy Tolland, Director of Facilities for Presbyterian Homes, said contractors will comply with work time constraints and there will be penalties for those who don't. There will be no contractor parking on any streets outside of the community, and they will provide outside parking and bus people in when necessary. She said they will comply completely with all noise, delivery and parking restrictions.

Later in the meeting, I presented to the Board, he, Ted Babicz, asked the Village to require The Moorings to install a sign for No Commercial Vehicles on Douglas to keep the street residential. He asked that no trucks or workers park on Douglas during the construction. He asked for commercial traffic only to go through Central Road. Ms. Tolland's response said that all construction delivery will occur off Central Road, the gate at the fire access remains locked, no vehicle access would go in and out of there. They will adhere to restricted hours of delivery both during and after construction per the Village requirements.

Mr. Babicz also asked that a sign be posted For Emergency Exit Only, which has been done off of Douglas. It's worked very well. People see it and take off for Central Road.

President Hayes said that if Mr. Babicz sees this exit being used for construction, to call the Village and they will enforce the non-construction use stipulation. So, we've been through some of this in the past.

We're asking to keep the same rules and regulations of the 2015 project to be in place. It's already set a precedent and, you know, it's part of the previous project. What we're looking for is the emergency entrance on the 1100 block of South Douglas be kept as an emergency exit and entrance that is gated and blocked. It has been in the past and currently in place. South Douglas Avenue will not be open to any Moorings traffic at any time unless due to an emergency. No Moorings personnel, guests or construction equipment will be allowed on or along Douglas Avenue.

The previous project, they had staging of supply trucks, concrete trucks and the like, and I worked with the folks to resolve that issue. No construction workers will be allowed to park on Douglas Avenue. Use Central Road for all access, now and in the future.

Douglas has become, I guess, a fairway between Golf Road and Central Road; many semis that supply stuff to The Moorings, Sysco, box trucks, all kinds of things all day long. At 5:00 o'clock in the morning the bread trucks come in with their deliveries, so it's kind of goofy. But I'm kind of hoping that now and in the future all commercial vehicles serving, supplying goods and services, including Moorings personnel, not use Douglas Avenue for the convenience of parking or access to The Moorings property. All Moorings business will be conducted via the Central Road access. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, anyone else from that row?

MS. GATES: Hi, my name is Jane Gates, and I live at 18 Audrey Lane. We've been there since 1994. The Moorings has always been great neighbors to us, but we

APPROVED

have some concerns regarding, we heard at the first meeting over at The Moorings, regarding sight lines and landscape buffering. Now, like we're exactly across from where I live, there's going to be a five-story building? I just want to know if like these trees don't actually grow in, if that's going to be literally what I can see in my backyard.

The last time they did a project, it was enormously disruptive and loud for two summers where there was so much construction traffic. We couldn't even like have any of our windows open or conversation in our house because it was so loud.

But overall, you know, I think this design plan looks awesome, and I think there is a need for this in the community. I know several people who live at The Moorings and are looking very forward to this new structure going in place. But, you know, just know that people that live right directly across from where it's going to take place, that it is going to be very disruptive for a minute. So, perhaps we could have some more specific ideas of what it's going to look like and, you know, how long it's going to last and things. I think that would be very helpful for neighbors, not in Arlington but in Mount Prospect. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else in that row? All right, moving to the next row, anyone who want to speak there? Anyone else on this side?

No, okay, moving over to this side, I see we have Petitioners in like the first two rows, so going to the third row, would anyone like to speak? Okay, come forward please.

MS. STEWART: Good evening. Thank you. My name is Connie Stewart, S-t-e-w-a-r-t. Arlington Heights is known as the Village of Good Neighbors. I have lived here for over 40 years and I have raised three children here. This community has a wonderful reputation of schools, parks, recreation areas, dining areas, shopping areas, and housing options for all in this community.

Arlington Heights is known as good neighbors of many ages. Many older neighbors wish to retire here in Arlington Heights after living here for so many years and experiencing a wonderful family life. I am one of those persons. I have retired here in Arlington Heights. I have retired at The Moorings four years ago. One of the reasons I did retire and choose to live at The Moorings is because of their mission projects, their service to the community, and how they feel faithful in what they do for the community in which they reside.

We can continue to be good neighbors to each other. We can be good neighbors to all who want to live independently, including our older citizens in this community. The Moorings has responded to the need for having multi-generational persons being able to live in the community of Arlington Heights. They have responded by offering new independent living residences for all.

I encourage the Commission to support The Moorings project. Keep Arlington Heights a village of good neighbors, of good neighbors who live multi-generationally with each other. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Would anyone else in that row like to speak? All right, moving on to the next row, anyone there? All right, and then I believe the last row? No. One last call, anybody who would like to come forward and speak?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, so I am closing the public commentary for this petition. That means even though you might hear something for which you

APPROVED

want to ask a question or make a comment, that time period is closed. So, now will just be a discussion between the Commissioners, Staff and the Petitioner.

Okay, going back to the Commissioners, we'll start on this side this time with Commissioner Dawson.

COMMISSIONER DAWSON: I just would like some clarity on the height. Who is talking to the height of the building? I just want to get this on the record. You keep talking about a five-story building, but --

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: -- the adjacent five-story building is going to be, well, you asked for 67 feet, so it's 17 feet smaller than this five-story building, correct?

MR. ROSKOS: Yes.

COMMISSIONER DAWSON: So, I would just like to get that on the record, that we're really putting in a six-story building which is only five stories. Okay, yes, I mean, it's a five-story building, but it's, but we can't keep talking about a five-story building that's next to a five-story building when this building is going to be 17 feet higher, and then there's the elevators on top of that --

MR. ROSKOS: Sure.

COMMISSIONER DAWSON: -- and we're in an area where the maximum height set is 45 feet. It's just interesting to me that none of the Commissioners brought up that just two weeks ago, that same logic was used to strike down a proposal. Just putting that out there. I think it's very interesting and enlightening. This one is actually higher than the other proposed one that was struck down for the same reason that is being requested here.

I was also curious, just again fresh off of two weeks ago, I didn't hear any comments about what kind of criminal background checks we're doing on the residents. That was a big hot topic two weeks ago. What kind of criminal background checks are we doing? Do you have any, I didn't see any in the presentation.

MR. ROSKOS: I can speak to the building height, but I can't speak to the criminal background.

COMMISSIONER DAWSON: All right, yes, okay. Again, I just noticed that none of the Commissioners asked about criminal background checks of these applicants whereas that was a huge hot topic two weeks ago.

That's it. Those are all the only questions I have that I wanted to get out there. Thanks.

COMMISSIONER SIGALOS: I would just like to continue with what Sue Dawson was just bringing up about the height. You have two five-story buildings. Why is this one 17 feet taller than the adjacent five-story building? What is the difference? The design or why?

MR. ROSKOS: Sure, I can help try to expand on why it's taller. There are a number of factors. One is where a more current building where market demands for a floor-to-floor height is different from when the building was originally built, and so there's an increase there. The other portion is that the building, as was mentioned earlier, we're trying to continue the existing first floor elevation of the existing building. The building grade falls off as you go north on the site, and so the way that the building height is defined in Arlington Heights is that it's the average grade. So, we're maintaining our first floor level on the campus and the grade falls down, and so we're starting to count below the first floor level. So, that is factored into the overall building height.

APPROVED

So, there are a number of factors that play into why the building is taller. Those are just a couple of them.

COMMISSIONER SIGALOS: You also mentioned due to marketing, that there's a marketing request or requirement for taller. I mean, what are we talking about; 10-foot, 12-foot ceilings in the spaces?

MR. ROSKOS: Nine-foot-six in the apartment.

COMMISSIONER SIGALOS: And the adjacent five-story building is what, eight-foot ceilings?

MR. ROSKOS: I believe so, yes. Seven-foot-six.

COMMISSIONER SIGALOS: Seven-foot-six?

MR. ROSKOS: Between seven-foot-six and eight feet.

COMMISSIONER SIGALOS: I mean, seven-foot-six is low, but eight-foot as a minimum I would think would suffice. Maybe that would help reduce the height of this building.

MR. ROSKOS: Market demand, in my experience, eight-foot ceiling heights are less desirable to people looking to live in an apartment.

COMMISSIONER SIGALOS: I don't necessarily agree with that. I'm not a designer, but I mean, as a homeowner, the homes I've always lived in are eight-foot, 8.5-foot ceiling heights and they've been perfectly fine. To me, most people look for square footage of area to live in rather than increased ceiling height. So, I would think that maybe that's something you could look at to help reduce the height of this building and not have it be 17-foot taller than an adjacent five-story building.

Other than that, I'm in favor, but I think it's, you know, a good location for this. I like what you're doing with the barn there, but I'd like to see you maybe address that ceiling height a little bit. That's all I have.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. You can stay up here, thank you, since you were answering those. And you might want to defer to one of your other people, but with 0.93 parking spaces per resident, where do guests and visitors park? There isn't that kind of demand, there isn't one-car parking requirement per resident?

MR. ROSKOS: There are different requirements for the type of individual, but there are areas for staff parking and there are areas for non-resident visitor parking.

COMMISSIONER ENNES: But those are included in that total 0.93 parking spaces?

MR. ROSKOS: Yes.

COMMISSIONER ENNES: Per resident.

MR. ROSKOS: Yes. Can I, Steve, can I ask you to respond?

ACTING CHAIRPERSON WARSKOW: Sam is shaking his head, I can see.

MR. HUBBARD: No, in addition to that. The 0.93 is just for residents, and then they have multiple areas of visitor and employee --

COMMISSIONER ENNES: In addition to the 0.93?

MR. HUBBARD: In addition, correct, yes.

COMMISSIONER ENNES: Okay, that answers my question.

MR. ROSKOS: Okay.

COMMISSIONER ENNES: In regard to the flood plain, your engineer, if you could come up? I believe he's, yes. Are you aware of any flood issues, flooding issues on the property?

APPROVED

MR. FISH: No, I'm not.

COMMISSIONER ENNES: Okay, that's all I have. So, the systems that you have in place, there will be no new flood plain systems built with this additional permeable surface coverage?

MR. FISH: Correct.

COMMISSIONER ENNES: And nothing required, and you don't think and Staff doesn't think that this will create any flood --

ACTING CHAIRPERSON WARSKOW: Isn't there a new detention pond?

MR. FISH: There is a new detention pond, yes.

COMMISSIONER ENNES: Oh, there is a new detention pond.

MR. FISH: Yes.

COMMISSIONER ENNES: Okay.

MR. FISH: No new, when you say like flood plain, there's no new flood plain or wetlands is what I was thinking.

COMMISSIONER ENNES: Okay, but it's a detention pond to retain stormwater?

MR. FISH: Yes. To retain stormwater, yes.

COMMISSIONER ENNES: Okay, let's see. I think I have one other question. Oh, in regard to the addition in the height and to Audrey Lane, how many feet is it from the building to the residences on Audrey Lane?

MR. FISH: I think Sam had noted it was approximately 180 feet to the closest property.

MR. HUBBARD: Property line, yes, and then farther if you account to the actual structures/homes there.

COMMISSIONER ENNES: Okay, I also agree, I think that it's nice you want to maintain this first floor lot elevation or occupancy elevation, but I would prefer to see these properties more in line with the existing additional variance we've already added.

ACTING CHAIRPERSON WARSKOW: All right.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON WARSKOW: Thank you.

Commissioner Drost?

COMMISSIONER DROST: Yes. First of all, I want to at least make a disclosure that I had served as a past board member of the Presbyterian Homes so that all of you know for transparency purposes. But I have just a few questions, and maybe Lisa Vandermark can address the concerns of the neighbors, the ones that were raised by Jennifer Phillips about the emergency exit and the use of the fire exit, Mr. Babicz and the communication that will go on when there is construction, and the progress reports for Ms. Gates, if those could be answered?

ACTING CHAIRPERSON WARSKOW: Yes, if you could step forward, please?

COMMISSIONER DROST: Or if you don't want to do it, find somebody else, Lisa.

MS. VANDERMARK: Except nobody is racing me up here.

COMMISSIONER DROST: Yes.

MS. VANDERMARK: Appreciate the neighbors, and Mr. Babicz, I've heard the name, it's nice to meet you in person, and I know we did have conversations during the 2015-16 project. I am not aware that we would open up that emergency entrance for anything. We've

APPROVED

kept it closed and I believe if we did have situations where there were contractors parking there, you notified us and we cleared them out, and so we would have that same policy going forward.

As for Ms. Gates, I know that she attended the meeting that we hosted in May for our neighbors. We did show, I believe we showed a view from Audrey Lane and what that person would see at the height we are proposing for the building. It was, Scott, correct me if I'm wrong, but I think it was trees. So, even though I can appreciate that Ms. Gates can see the drawing and think that it's going to be right in her backyard, I don't believe it will be based on the studies that we've done, but it doesn't mean that it won't be noisy and dusty and dirty for, you know, the length of the project.

COMMISSIONER DROST: And while you're up there, just nod your head, is that satisfactory to at least some of the issues that you have been asking about?

Going to the marketing report or the survey that you had updated, and we'll address one specific item, eight-foot ceilings for units. I think the demographics, if we read into the marketing report, is that the type of resident that you will be getting or you anticipate getting is ones that would like a higher finish to their units if that is a correct interpretation, and that the type of facility that The Moorings is, although there's comparables, it's called a CCRC which is a continuing retirement community, and its model is a little bit different than the competitors that were identified in that marketing report. Do you want to address those?

MS. VANDERMARK: I want to use the lifeline please and I'll --

COMMISSIONER DROST: Yes, so, no, and this is a very good time to use the tag team, but --

MS. VANDERMARK: Thank you very much.

COMMISSIONER DROST: -- we have to swear him in.

ACTING CHAIRPERSON WARSKOW: Yes.

MR. ABI-ANTOUN: I did sign my name though.

ACTING CHAIRPERSON WARSKOW: Okay.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: If you could state your name and spell it?

MR. ABI-ANTOUN: Yes. Nadim Abi-Antoun, last name is A-b-i-A-n-t-o-u-n. I'm the President and CEO of Presbyterian Homes.

Just to respond to some of the questions about the height, it really is very market-driven for the type of product that we're building. We've got to ensure that we have demand and that we're able to attract seniors to come live with us. Also, for a community like Presbyterian Homes, similar to our other communities, we want to make sure that the design lasts.

We've been here for 30 plus years. Some of our other communities have been around for 100 years. So, we're really not just building for the next 10 years but we're building for the next 50 years. So, while we don't know what the demand is going to look like down the road, we have to make sure that we account for more scenarios because we plan on being at The Moorings hopefully for the next 50 years as well. We want to make sure our buildings continue to stay relevant in the marketplace.

Our market, we did a lot of market studies, a lot of market demands. We've talked to competitors in the area. What we're proposing is really what has become standard in our industry, in what we design, and we understand the concerns about height, but we also want to balance demand and really long-term this building being viable for the community

APPROVED

and adding value to the Village as well.

COMMISSIONER DROST: Yes, thank you. I think that's helpful to, you know, at least clarify, you know, at least where this is going. It's not to try to ruin sight lines or whatever, it's basically to try to meet that market, not for today but going into the future. That is it for me.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. ABI-ANTOUN: Thank you.

COMMISSIONER DROST: Thank you.

ACTING CHAIRPERSON WARSKOW: All right, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I really have no questions for anybody. I think it's a pretty good project, well thought out. I liked the responses everybody had.

The only general comment I have is, again, going to the height, the code is set at a certain height for a reason. The reason we're exceeding them makes sense, but the code is the code and we should meet and obey it once in a while.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I am in favor of the project, too, but I would like one clarification. When you indicated that part of the apparent height of the building is due to the grade, can you give me a sense of how much of that apparent height is due to the grade? Is it eight feet or whatever? Which may make the building seem a little less tall because you're adding in some non-building height there.

MR. ROSKOS: Yes, bring it up, on the end of the appendix to our presentation.

Yes, so on the right-hand of the image, you can see that the proposed building is measured at 62 feet and six inches. The line at the bottom of that dimension is the site average elevation, so that's the proposed average grade. So, that's where our building height starts being counted, below the first level, because again the grade falls off and so there is a slope on the site that we need to account for. We are also adding feet to anticipate the unknown unknowns. If there are changes in the proposed grade or if there are necessary construction changes, we are adding in a buffer.

COMMISSIONER JENSEN: So, you still need a pretty good size variance but not quite as high as what you have to ask for given the way that this is calculated. So, it looks like there's about six feet that is due to the grade if I'm reading that correctly, and then you said that the building, if things go as you hope, it won't be 67 feet, it will be 62.5 feet?

MR. ROSKOS: Correct.

COMMISSIONER JENSEN: Okay, thank you. I don't have any other questions. I think it's a good project.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

I am also very supportive of the project. Actually, my mother at one point in time applied to be a resident in The Moorings, so I became very familiar with the property and the services and think it's wonderful.

My question is, because you are talking about raising, you know, the style, the finishes, will you be charging a higher deposit on these particular units in the new building? Can someone come forward and answer that?

MR. ABI-ANTOUN: Do I need to state my name again?

ACTING CHAIRPERSON WARSKOW: No. No.

MR. ABI-ANTOUN: No, okay, thank you. So, we are still in the process of

APPROVED

assessing, you know, construction costs and what the cost of this project is going to look like. We do anticipate that this is a newer product and it will have a different price point than our existing product, but we need to understand what the total expense is and what is available for us from a funding standpoint to determine what the final entrance fees or the monthly service fees will look like for this new product, but we do anticipate a difference.

ACTING CHAIRPERSON WARSKOW: For your current product, do you have currently a waitlist for that product?

MR. ABI-ANTOUN: So, we offer multiple products at The Moorings.

ACTING CHAIRPERSON WARSKOW: Right.

MR. ABI-ANTOUN: And for some of our product, we do have a waitlist.

ACTING CHAIRPERSON WARSKOW: Well, for the assisted living, or not the assisted, the independent living apartments, is there a waitlist?

MR. ABI-ANTOUN: Yes, independent living, even within the independent living, we look at our villas, our cottages differently from our apartments. Even within our apartments, we look at two-bedroom apartments versus one-bedroom apartments. So, for some of our larger units and some of our cottages and villas, there is a waitlist, specifically on some types of units as well. Some of our one-bedrooms that are smaller do not have, we have some vacancy in those, and some of them have much shorter waitlists depending on the size and what the prospects are looking for.

ACTING CHAIRPERSON WARSKOW: Okay, in working with my mother, I'm finding a place for her, we did come across some situations where there isn't enough demand and causes a problem with the continuity of care situation where people are not getting their deposits back if they leave the community, or their descendants are not getting the deposit back. So, I want to ensure when you're building this building of 70 units, that you do have the demand for it.

MR. ABI-ANTOUN: We have done market studies, actually we've done three market studies. We've been looking at, all of our communities get a market study every three years, and so we're always trying to assess the demand for the market. The initial study that we did about 2.5 years ago was confirmed with another study about a year-and-a-half, and we just did this one this January. This is a significant investment for Presbyterian Homes and we want to make sure that the demand is there and what we have, the number we're proposing is lower. I think there is demand for about 120, maybe 130 units similar to what we're proposing, and this building has 70 units in it. So, we know there is still more demand than what we're even supplying, but we want a balance.

I do want to, if I'm up here, if I may add just one more comment on the height? I think it was mentioned earlier in the project that we do look at travel distances for seniors. So, having the higher elevation helps on longer walking distances, also having the higher elevation helps with more green space on campus so that we're not taking up more of the landscape that we're going to maintain for our residents. As I was reminded by the team as well, that some of the newer HVAC systems do require higher ceilings and don't allow us to sort of remain within the eight-foot height that we have.

So, I just want to make sure, I know this was a concern that was raised and I want to make sure we just provide the answers or at least the why for what we're proposing.

ACTING CHAIRPERSON WARSKOW: While you've opened the door there, when we're talking about HVAC systems and all, what is the design imperative in terms of

APPROVED

energy efficiency?

MR. ABI-ANTOUN: I think there are smarter people here that may have answers on that. I think it's still a work in progress. There's a couple of different options that we're looking at. Obviously, the entire approach for this project does account for energy efficiency and the systems that we're using and obviously whatever is available now. I'm not sure we've fully really decided yet on where, we have to take, every one of these lovely folks here costs a lot of money, so we're trying to also preserve the how much.

You know, there is a sequence and a cadence for how things occur and we have not quite gotten there yet. But that is on our, we've done energy efficiency projects at The Moorings. We do them constantly.

ACTING CHAIRPERSON WARSKOW: Okay, well, yes. But I'm talking beyond LED lighting and, you know, caulking kind of things.

MR. ABI-ANTOUN: Yes.

ACTING CHAIRPERSON WARSKOW: So, I would love if you would consider some of the newer HVAC technologies that are beneficial for many reasons.

COMMISSIONER DROST: Yes, and I think for the record, too, Presbyterian Homes has other locations, one is in Lake Forest and then one is in Evanston, The Westminster.

MR. ABI-ANTOUN: Correct.

COMMISSIONER DROST: And this is again ongoing; there is a lot of experience in those areas in, you know, LEEDs and climate and environmental aspects. So, that's a good point. I'm just supporting that theme that you have here.

ACTING CHAIRPERSON WARSKOW: All right. Okay, thank you.

MR. ABI-ANTOUN: Absolutely, so are we.

ACTING CHAIRPERSON WARSKOW: All right, do I have any more questions from the Commissioners?

(No response.)

ACTING CHAIRPERSON WARSKOW: Are we at a point where someone can make a motion?

COMMISSIONER ENNES: I would make a motion.

A motion to recommend to the Village Board of Trustees approval of an Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

This recommendation is subject to the following variations:

- 1. Section 10.4, to reduce the number of required off-street parking stalls from 636 to 621.**
- 2. Section 5.1-8.5, to allow a 67.5-foot tall, five-story building where building heights are limited to 45 feet and four stories.**
- 3. Section 6.10, to allow two 6.5-foot tall elevator overruns to be constructed above the maximum building height permitted in the I District.**

This recommendation is subject to the following conditions:

- 1. Prior to issuance of a building permit for demolition of the existing parking areas**

APPROVED

within the location of the proposed 70-unit building, the Petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the south parking lot ("future lot") as generally depicted on the campus parking exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the future lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a certificate of occupancy for the proposed 70-unit building should the Petitioner adequately demonstrate to the satisfaction of the Village that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

2. The Petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2A.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon site work completion. All landscape improvements must be installed prior to issuance of a certificate of occupancy.
3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the Petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24) for final review and approval by the Village.
4. An MWRD permit shall be required.
5. Compliance with the July 9, 2024 motion by the Design Commission shall be required.
6. School, park, and library contributions ("impact fees") in accordance with the Municipal Code shall be required prior to the issuance of a building permit.
7. The Applicant must comply with all federal, state, and Village codes, regulations, and policies.

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: Roll call, Sam.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: And Vice Chair Warskow.

APPROVED

ACTING CHAIRPERSON WARSKOW: Yes.

All right, well, congratulations. You have --

COMMISSIONER DAWSON: Comments.

ACTING CHAIRPERSON WARSKOW: Oh, sorry. Go ahead.

COMMISSIONER DAWSON: First, I just want to apologize to the Petitioner for putting you on a spot for making a point that had nothing to do with your petition, but I do again just want to reiterate that I would presume that this assisted living facility will be accommodating disabled individuals and veterans, and yet you received unanimous approval on a higher height variation when two weeks ago the same was denied by the same individuals simply because the word affordable was in the motion. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, now I will say you have --

COMMISSIONER DROST: No, I've got one.

ACTING CHAIRPERSON WARSKOW: Please.

COMMISSIONER DROST: My comment is basically a response to Commissioner Lorenzini's statement about following the rules and basically the requirements that our Village Code requires. The point is going to be to the Trustees, that we are in a dynamic environment and things change maybe faster than our legislation to monitor these things. We've had this conversation before and we have to adapt if we're going to compete and basically continue to be the Village of Good Neighbors.

ACTING CHAIRPERSON WARSKOW: All right, thank you. I think that's everybody, okay.

You have a unanimous recommendation for approval from the Plan Commission, so congratulations on that. Is there a date for the Board?

MR. HUBBARD: I think we're tentatively thinking September 3rd, but we'll communicate to the Petitioner's team and we'll confirm that date.

ACTING CHAIRPERSON WARSKOW: All right, thank you very much.

(Whereupon, at 8:56 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

PLAN

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

COMMISSION

RE: SPENT GRAIN BREWING - 17 NORTH VAIL AVENUE - PC #24-009
SPECIAL USE PERMIT FOR A BREW PUB IN THE B-5 DISTRICT

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 14th day of August, 2024 at the hour of 8:56 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

APPROVED

ACTING CHAIRPERSON WARSKOW: All right, well, we have another Petitioner here. So, if I could ask them to come forward for the Spent Grain Brewing? Hello, good evening. All right, so I'm going to ask you to swear in.

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: All right, excellent. Have you read the Staff report and the conditions of approval, and do you agree with them?

MR. LAMKINS: We do with one exception, regarding the recommendation for parking for employees. We'd like to discuss that.

ACTING CHAIRPERSON WARSKOW: Okay. All right, so go ahead and give us your presentation.

MR. LAMKINS: Okay, obviously the name is Spent Grain Brewing. We are looking to take over the space that once had Bangkok Thai. Thought we'd just throw up a quick definition of what is spent grain, that comes up a lot. It's part of the grain process when making beer. I'm not going to read it, I'm just going to kind of paraphrase there for now. Spent grain can be utilized after the brewing process is done, and today we actually utilize a lot of it in our own house. Bigger breweries tend to donate to farms where they feed it to pigs and cattle, it can even be reutilized as fertilizer.

Quick introduction to who we are. I am a 15-year resident here, married to my wife Heather for 14 years. We're local business owners. I've owned my company Stone Soup 3 Creative here in town for 15 years. We're co-owners of the Kilwins here in downtown for the last five years. We're beekeepers, we have a company called Beelife Apiary. We actually have four different apiaries throughout town with 16 hives where we produce honey. Well, they do the honey, we just harvest it. I have had 20 years experience in restaurants and brewing for about 23 years now.

Anything else do you want to add to that?

MRS. LAMKINS: No, we're good.

MR. LAMKINS: She's good, all right. So, Spent Grain Brewing is a nano-brewery. A lot of us hear terms like micro-breweries or larger breweries. So, a nano-brewery, essentially what we will be doing is producing one barrel of beer which is 30 gallons of beer at a time. The idea would be that all the beer would be brewed on site by us. We're not looking to bring in bottled or canned beer or even keg beer from other providers, strictly on-site beer production.

We're going to provide a fine wine selection, a menu that includes appetizers, soups, salads, dinners and entrees, all made using spent grain whenever possible. We're also offering a whiskey tasting selection, so that would be hard-to-find unique whiskeys, where you would be able to purchase a glass and try something that maybe you'd like to try but don't want to spend \$120 a bottle.

We will have a small dining area with mixed casual seating and a large bar, which we will get to in a second.

Okay, part of our plan with this is to work with the community and be part of the community. If any of you have been to our Kilwins, we already offer a month of giving where we work each month in selecting local charities to give back to. So, part of that is going to come back into Spent Grain as well. We've already been working with the Historical Museum, so we will be selling, instead of selling Coke or Pepsi, we're actually going to sell the Arlington Club beverages as our service selection. We're also looking to carry a Berliner Weisse which basically

APPROVED

there was at one time Berliner Weisse produced here in town by Muller. So, we're going to do that and actually take the proceeds and give that back as part of the donation to the Historical Museum to help raise money for them. We're also going to be offering Zingabrew which is brewed by a local member here in town.

Let's see here. We're working with a wine shop in town to have them actually make the wine selections that we'll sell so that we can offer in our menu that the recommendations can be purchased at their wine shop.

We're going to do a little bit different as far as the walls in the store. They're going to be actually blank canvasses for other artists. A good example is here in City Hall, used to be for COVID you'd come down and there was, you know, presentations by the Arlington Heights Photo Club and that art was here. So, what we're actually going to do is offer quarterly offerings to local artists to have their art shown in our bar so it is a way to, again, you know, hey, this is, you know, the Arlington Heights Photo Club this month or this quarter and you can see their artwork on our walls.

The other things we are looking to do is something a little more unique. Obviously being a home brewer, you know, unless you know me and you come to my house, you probably have never had a beer I've made. So, one of the opportunities here is we'll work with other home brewers. If somebody says, hey, I have a beer, it's really cool, we can brew their recipe for them and have it on tap and let it, you know, be known that Jim Smith of Arlington Heights has been a home brewer for 12 years, this is his pour, you know, and kind of introduce other people's home brews to more than just your neighbors and friends.

As I mentioned, we're taking over the Bangkok Thai's space, so just kind of like a concept of what the outside is going to look like. We're looking to do, similar to Cortland's, we'll have garage doors that open with screens that come down. Currently, that is a two-unit location, 17 and 19 North Vail, which if you've been out there recently you'll know there's two doors. We're actually going to relocate the door to the far right to give us a better use of the space inside, because if you've been in there it gets a little chopped up because of that double door.

Then, let's see, we'll get to the floor plan here. So, kind of a rough idea of what the inside is going to look like. We're looking at dining in the north, oh, there's a pointer here. The red button can do pointing?

MS. NICHOLAS: Yes.

MR. HUBBARD: Keep in mind that the Commissioners won't be able to see it, but you can.

MR. LAMKINS: Oh, that's true.

COMMISSIONER DAWSON: It's okay, we can look.

MR. LAMKINS: Okay, so we're looking at doing, we're just skipping that, dining on the upper end left side of the drawing. The lounge area which you see coming down and around the space is basically going to be more like couches, tables and chairs, comfortable chairs, and not necessarily dining tables. The bar is going to seat 14.

As far as our hours, we're looking right now just preliminary because of staffing and, you know, when we're going to be open, Wednesday through Thursday from 3:00 to 10:00, Friday-Saturday is 11:00 a.m. to 11:00 p.m., and Sundays 11:00 to 8:00 p.m.

As far as the brewing and everything else goes, the brewing system is actually in the kitchen in the back right side which is the three circles. All of the fermenting and all of the storage of beer would actually be down in the basement. So, the beer gets brewed

APPROVED

upstairs and then transported downstairs as part of the process.

Let's see. That's it, a little shorter.

ACTING CHAIRPERSON WARSKOW: All right, thank you.

COMMISSIONER DROST: What did you want to discuss on the parking?

MR. LAMKINS: So, in regards to the parking, there is a notice that requires that we'd purchase employee parking permits for all employees at the parking garage. So, twofold thing, I live one block away, so I don't need a parking pass, nor does she. We do have one parking spot allotted to us behind our unit as well, so I do have an opportunity to give an employee parking behind our building. Likewise, most of our hours take place after the top floor of the garage is open for free parking, so there wouldn't be a need for any employee to have to pay for parking, or for me to pay for a parking pass when the parking is available to them otherwise. So, that's the only one that we've questioned.

ACTING CHAIRPERSON WARSKOW: Okay, I'm sure Staff can address that in their report. All right, thank you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Now we'll have the Staff's presentation.

MS. NICHOLAS: All right, thank you.

So, the subject property is located at 17 North Vail Avenue on the southeast corner of Vail Avenue and Davis Street. The property is zoned B-5, the Downtown District. The Comprehensive Plan designates this property as appropriate for mixed use land uses, and the Petitioner is requesting a special use permit to allow a brew pub as well as a variation from the requirement to provide a traffic and parking study from a qualified professional engineer.

This is an aerial of the subject property in which the subject unit is part of a multi-tenant building with some of the co-tenants being the LaTasca Tapas Restaurant and the Domain on Vail Apartments.

Here is the proposed floor plan. As the Petitioner also shared, the unit is approximately 2,500 square feet along with an approximately 520 square-foot basement. The main floor would include a dining area, bar and kitchen, while the basement would contain the storage and brewing area.

They are also proposing an outdoor dining area as shown here. They propose four tables, each with two chairs. This dining area would be offered possibly year round and also during the Arlington Al Fresco season. The Petitioner is aware that they would need to work with the Planning Staff to pursue license agreements in relation to any outdoor dining that they plan to offer with their business.

Additionally, as the Petitioner mentioned, their business operations would include brewing beer products, cooking food, serving food and alcohol. Their hours of operation would be 3:00 to 10:00 p.m. on Wednesday and Thursday, 11:00 to 11:00 on Friday and Saturday, and 11:00 to 8:00 on Sunday. They anticipate to have around 10 to 16 employees.

As for the parking on site, since this is a downtown business, off-street parking requirements can be met through provisions of spaces within Village-owned parking facilities such as the Vail Avenue parking garage. The Staff Development Committee is requesting a condition of approval for the project that would require the Petitioner to purchase employee parking permits for parking within the Village-owned garage system for the maximum

APPROVED

number of employees working on the subject property during the largest work shift. This would be in order to guarantee that there is adequate parking available for customers to the site, so that the employees will be parking on public parking garage as opposed to the street parking adjacent to the site.

The Petitioner is requesting a variation from the requirement to provide a traffic and parking study from a professional engineer. Since the proposed use would be occupying a former restaurant space with similar seating capacity, Staff is supportive of their requested variation and does not anticipate traffic generation from the proposed use to be a significant issue. So, this table includes the parking requirements for the business which is similar to that required for the previous tenant of the subject property.

Moving along, the Petitioner has provided responses to the criteria of approval for the special use permit and variation requests. This shows the summary of the Petitioner's responses to the special use permit criteria. In summary, it mainly discusses the lack of a brewery in the Village and how the proposed business would fill this gap in the local market. Here are their responses to the variation approval criteria which Staff has also found sufficient.

Overall, the Staff Development Committee recommends approval to this petition with the conditions of approval as outlined during the presentation. That concludes the Staff presentation. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Do I have a motion to accept the Staff report into the record?

COMMISSIONER DAWSON: So moved.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, the motion carries.

All right, so does any of the Plan Commissioners have any initial questions before we -- Commissioner Dawson?

COMMISSIONER DAWSON: I just want more information about the parking, and it's really more for Staff than Petitioner. Do we frequently waive this? Is this something that is never waived? What's the waiving, how often does that happen?

MR. LYSICATOS: So, I think I can, are you talking about for the customers or for the employees?

COMMISSIONER DAWSON: For the staff, the staff.

MR. LYSICATOS: The staff. We don't normally waive, in the downtown, we don't normally waive it. The reason is that the free parking that's in the garage is supposed to be reserved for visitors and customers coming to the downtown. There are other spots that are designated for the employees that we arrange for purchase. That's the reason for that.

We can work with the Petitioner on the number that we would require. They can say, well, we only have six people driving to the site in that peak hour. We can work with that number, but that is why we do that.

COMMISSIONER DAWSON: Okay, I think that, I'm glad to hear we can work with them maybe on the number, and the fact that we really don't waive it is helpful to me. I would also just point out to the Petitioner that I respect that you live a block away now, but I can't

APPROVED

control where you'll live in a year or six months, I'm sorry.

MR. LAMKINS: No, can I come up?

COMMISSIONER DAWSON: No, if you want to come up, sure, you can come up and address that. I'm just, it doesn't really matter what you say to me.

MR. LAMKINS: I understand.

COMMISSIONER DAWSON: I can never control where you're going to live in six months.

MR. LAMKINS: Well, I don't plan on --

COMMISSIONER DAWSON: I know.

MR. LAMKINS: My main business is one flight down from my bedroom, and when my wife opened up her business, we maybe walk three blocks. So, we aren't planning on moving from Arlington Heights unless we sell our businesses.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I respect that, but the reality is we have room on our driveway for six cars and our house is closer to the business than the parking garage is.

COMMISSIONER DAWSON: I understand.

MR. LAMKINS: So, I would still tell you I'm not going to, I would prefer not to pay for a parking pass when they could park on my driveway closer. I guess to your point, if I decided to truly sell my house and move from being this close to where I'm working, I would then have to, you know, voluntarily say yes, I need to buy parking passes at that time, but I don't, the truth is I'm going to be living here in that house until --

COMMISSIONER DROST: You go to The Moorings.

MR. LAMKINS: Well, I'm kind of thinking Wisconsin when I retire. I think that would be my answer there.

MRS. LAMKINS: The one thing I would like to say to that effect is opening the store in Kilwins, we were not required to do this at that time. Currently, because I have staff, they all work part-time, he'll have the same thing. My staff work two days a week. I have 26 team members. The parking pass for the fifth floor for daytime is \$15 a person. That's a lot of --

COMMISSIONER DAWSON: Is that a monthly?

MRS. LAMKINS: It's a monthly, yes.

COMMISSIONER DAWSON: Okay.

MRS. LAMKINS: So, I can't afford for 26 employees to have \$15 per employee per month. Most of my staff parks in the parking garage, the fifth floor is never full. So, that's just my response to that.

MR. LYSICATOS: We can work with you on the amount that's actually needed.

MR. LAMKINS: Okay.

MR. LYSICATOS: It's not going to be a max number. We would look at that peak hour shift, see how many people are working, how many you think will be driving to the site. The previous tenant had I believe four or five passes that they purchased from the Village.

MRS. LAMKINS: But the passes are not sharable. How do you get around that?

MR. LYSICATOS: I don't know exactly how Finance sells them, whether it is or isn't.

MRS. LAMKINS: Well, I can tell you that.

MR. LYSICATOS: So, like I said, we will work with you to come up with a

APPROVED

number that we think will suffice.

MR. LAMKINS: Okay.

MR. LYSICATOS: So, that's why we don't want to put an exact number --

MR. LAMKINS: Right.

MR. LYSICATOS: -- because we know you're still staffing up, working with your shifts.

MR. LAMKINS: Right, because I mean, the number of employees definitely is not the number of people we're going to have on shift.

MR. LYSICATOS: Right. We also want to work with our Finance Department to find out how many of those passes are available and kind of work it in an equitable way.

MR. LAMKINS: Okay, great, thank you.

MR. LYSICATOS: All right.

COMMISSIONER DAWSON: Great, thanks. I hate to see additional burden on small business owners because I know it's a struggle. I also know the Village feels the same way, but there is a very valid reason for the way, the reason this was implemented. So, I'm glad for that dialogue. That's very helpful. That was really my only question, thank you.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: No, I really don't have any other questions. My one was just answered with the employee parking arrangement. I think it's a great use of the space. I'm glad to see it hopefully going forward. So, I'm in favor of it.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a question. Could we go to the aerial? Is their space going to be that whole property or just a suite in that property?

MS. NICHOLAS: No, so their space is units 17 and 19 on Vail. I can try to, so these two units here, right? Oh, these two corner.

MR. LAMKINS: So, the one in the corner, right. See where the corner bumps out a little bit?

COMMISSIONER ENNES: 15 and 17?

MR. LAMKINS: That's the two units.

COMMISSIONER ENNES: That's what I thought.

MR. LAMKINS: Yes.

COMMISSIONER ENNES: It would have been easier for me to just see that space highlighted, because all of a sudden I'm thinking wow, there's a lot of businesses that are going to be gone. Okay, that's all I have. I think it's a good idea. Great use down there, I'm sure you're going to have a lot of visitors, especially if you have good high end wine samples.

COMMISSIONER DROST: Yes, I mean, I'll wait for public comment.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Sam, is food required to be served on site here to meet code?

MR. LYSICATOS: Yes. So, the Village doesn't permit bars, so we allow restaurants that serve alcohol. So, they have provided their menu to us which we found acceptable. So, there will be food to go along with the beer.

COMMISSIONER LORENZINI: Okay, all right, thank you.

ACTING CHAIRPERSON WARSKOW: Commissioner Jensen?

COMMISSIONER JENSEN: I'll wait until public comment.

APPROVED

ACTING CHAIRPERSON WARSKOW: Okay, all right then.

COMMISSIONER ENNES: Can I just ask a question about that?

ACTING CHAIRPERSON WARSKOW: Yes.

COMMISSIONER ENNES: I've heard different comments over the years about whether bars have to serve food. We have bars in town that can't prepare food, but you can order within or something, but is that, what actually is the --

MR. HUBBARD: There's a special I think liquor license created for one of our restaurants, but you do have to provide food service. It doesn't necessarily have to be cooked on the premises, but --

COMMISSIONER ENNES: Okay.

MR. HUBBARD: -- you do have to provide food service.

COMMISSIONER ENNES: So, that was a special provision?

MR. HUBBARD: I believe it was a special liquor license classification that maybe happened around 2016. I may be mistaken on that, but I know that the, you know, you do have to provide food service. It doesn't necessarily have to be cooked on site.

COMMISSIONER DROST: Yes, that's on the third floor of the Metropolis Performing Arts Center building.

COMMISSIONER ENNES: Correct.

COMMISSIONER LORENZINI: That's why I asked the question.

ACTING CHAIRPERSON WARSKOW: Okay, I'm going to open it up to public commentary. So, let's start on this side this time. Do you wish to speak on this petition? No, okay. Going on this side, anyone on the first row?

PUBLIC COMMENTARY - PC #24-009

MR. DRAPALA: Hello, Commissioners. Jason Drapala, D as in David, r-a-p-a-l-a. I'm entirely unprepared for this, so I appreciate you accommodating me.

I live directly across the street from the proposed brewery, and I'm a little concerned about, I just have a tiny little bit of anxiety about the garage doors and the noise level. Zooming through the presentation, I think I saw the word 'noise' in there once or twice. But if anyone has been to Bird's Nest, it's absolutely deafening in there, right? I'm just concerned that the noise levels would have an impact.

So, I would just appreciate some consideration of the noise level and efforts to mitigate it. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

All right, second row?

MR. RIDLER: Good evening. My name is John Ridler, R-i-d-l-e-r. I serve as the Executive Director of the Arlington Heights Chamber.

I'm just questioning your requirement for the parking. I'm not sure if that's a new code that's for the downtown. Is that going to be for all of the restaurants in the downtown?

MR. HUBBARD: It's part of the special use permit requirement. It's not, you know, not a standard requirement for any restaurant. It's something that, you know, the Village enacts when it's part of the special use permit and part of the zoning entitlements, yes.

MR. RIDLER: So, it won't be enforced for any of the other businesses in the downtown?

APPROVED

MR. HUBBARD: Unless they're going through a special use permit process.

MR. RIDLER: Okay, would not the, so the Chamber brought ideas to the Village several years ago, they adopted one. So, downtown businesses can actually get a parking permit for half price for their employees. Would that not be enough incentive for them to get their employees to park in the Vail Garage with the half price permit without the requirement?

MR. LYSICATOS: I mean, it's possible. Again, we would have to work with our Finance Department to find out actually what's available in the parking garage to begin with. As you know, parking isn't solved, it's managed because it changes, our demands, especially on some of our summertime events. During Thursdays, we have a really high demand for those parking spots, weekends. So, it's a matter of getting a sense of what the need is for the business as far as employees, what kind of demand we have in the spaces so we can start accounting for those things. It's I think about predictability when it comes to how parking is utilized.

MR. RIDLER: Sure. My understanding, in the last parking study the Village did, they said there was enough parking in the downtown because the fifth floor was never over-utilized which is actually free after noon. So, my daughter works at Kilwins, she comes to work, she parks on the fifth floor and doesn't need a permit but doesn't take up parking for customers because it's really never full according to the Village study; is that correct?

MR. LYSICATOS: Well, the study was in 2018, so one of the issues with the study is it's pre-COVID. So, a lot has changed since then. We've had a lot of change in utilization. We're looking at potential kind of new scenarios for how we utilize our parking, and part of that is to account for what's being used. So, like I said, it's flexible. We didn't put a number on it because we have to kind of work through it with Finance. We don't have an exact number of employees yet, so we're trying to figure out where that sweet spot would be.

MR. RIDLER: Yes, I understand. I'm not supporting the required part. I think they're going to do right by their staff, they're going to do right by the Village. I think it's difficult for the Village to say it's required when during Al Fresco they block off how many parking spots on the street to allow for the downtown. So, I'm, you know, as a chamber, I think we probably shouldn't be requiring it at this point. If it's going to be a universal thing for businesses, I think you'd probably have to approve it at that point, but I'd encourage you not to make that one of the conditions tonight. Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else from that row? Okay, come forward.

MR. MANNO: My name is Paul Manno, my last name is spelled M-a-n-n-o. I live at 14 West Campbell Street. I've known Eric and Heather for six years, and they are very responsible individuals. They're my tenant. I own the building that Kilwins is in.

I've been in Downtown Arlington Heights for 38 years and I've seen a lot of change in that span of time. These two individuals are individuals that have a lot of good qualities about them. They're responsible individuals and the type of people that have made this downtown area what it has become over the years, and I encourage you to accommodate them. I'd really appreciate it, thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

Yes?

MR. MEERSMAN: Hello, my name is Donald Meersman. I've been an Arlington Heights -- M-e-e-r-s-m-a-n. I've been an Arlington Heights resident for 43 years. I live in the 400 block of West Wing.

I'm encouraging you to grant their request. I'm not an expert but I am

APPROVED

a witness to my neighbors' consideration for their staff and their management at Kilwins. They do a very good job. I encourage you to grant their request. I think it will be to the benefit of everybody in Arlington Heights. We are all neighbors, but this is literally my neighborhood, I live a couple of blocks away from there and I think their management of the property will benefit all of us. Thank you very much.

ACTING CHAIRPERSON WARSKOW: Thank you.

Anyone else? Okay.

MR. CLARK: Hello, my name is Dave Clark, C-I-a-r-k. I have worked at Tuscan Market for about 12 years; I think some of you, we've had some pizzas and drinks together. I currently work at Ale House.

I'm a little confused on the employee parking. Working at Tuscan again for the last 12 years and now working at Ale House, I've never been given an employee parking badge ever in the 14 years that I've worked here. I also live at 315 North Salem which is right behind the post office, so I can walk here but there are times when I come from my full-time job to my secondary job and I don't have the time to park and then walk over this way. So, I'm a little confused on the employee parking thing and when this came into effect and how employees, which I have employees that are currently working at Ale House that don't live in Arlington Heights and don't have the luxury of walking to work, where are those employee parking passes for us?

ACTING CHAIRPERSON WARSKOW: Okay, does Staff want to address that or would that be --

MR. HUBBARD: Yes, I mean, we'd have to talk to your operator and owner of that site. I would assume, and I believe it was the case when they got their approval they were required to purchase the parking passes, too.

MR. CLARK: That's never been an option to us ever in my 14 years I've worked there.

MR. HUBBARD: I mean, again, that's a Village requirement. That may be is between you and them and maybe we need to have a conversation with the owner. I'm not saying you're wrong, I'm just saying maybe it's not happening and it should be.

MR. CLARK: Understood. No, and do those grant us, as employees, do those grant us accesses to levels 2, 3, 4?

MR. HUBBARD: It would be for the merchant parking areas.

MR. CLARK: So, 1 and 5 or where in the parking garage is that going to grant us access, too?

MR. HUBBARD: The exact levels, yes, I can't say off the top of my head, yes.

MR. CLARK: Okay, no, I understand, because, and again, 1 is always access to us, 4 and 5 are always access to us, but I think it's 2 and 3 where we also see, you know, a lot of parking spaces that aren't utilized and are permittable I think, you know, those are all permittable parking spaces.

MR. LYSICATOS: One of those are on permit, yes.

MR. CLARK: Yes, and going through there, having to go then find a parking space, I can go through there. So, 2 and 3, there's no cars on there ever and they're always empty, you know. So, I think those are available parking spaces that should be used for, not only employees, but also people that want to come to Arlington Heights and enjoy the downtown area. Thank you.

APPROVED

ACTING CHAIRPERSON WARSKOW: Okay, anyone else on this side?

MS. ARDEN: Hi, my name is Gayle Arden, A-r-d-e-n, and I live in the 44 Vail building across the street from where the brew pub will be opening.

I'd just like to build on something Jason said, not because he's my son but simply because he's brought up a good point. The noise that comes from opened garage door windows, I know we already have Cortland's on that side which also produces its own level of noise. My question, and I don't know, Eric, if you're planning on any like light music or any music coming out from the premises, but my question for all of you is, is there some sort of decibel level that businesses are required to adhere to?

MR. HUBBARD: I mean, their hours of operation that they're required to adhere to, you know, there are standards in the Illinois, you know, State Codes for maximum decibel levels, and the Village has adopted those regulations as well but, you know, that will be something that our Health Department would have to look into if there are concerns over noise generated from it.

MS. ARDEN: Okay, so there are decibel levels that are in state law you said?

MR. HUBBARD: Yes, they're state law.

MS. ARDEN: Okay, all right, that's fine. Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, one last time, anyone else?

MR. LAMKINS: You want me to address the noise thing now or later?

ACTING CHAIRPERSON WARSKOW: Why don't we close public commentary, and then I'm sure we'll bring it up with one of the Commissioners? So, I'm going to go ahead and close public commentary for this Petitioner and go back to the Commissioners.

Anyone have any questions?

COMMISSIONER JENSEN: Yes, I have one question. In the spirit of what Michael, you were talking about as we discussed the parking, should we be changing that requirement to read something like the Petitioner shall be required to work with Village Staff to determine the number of employee parking permits within the Village-owned parking garage that will be needed? I'd like to change it, rather than requiring it to be the maximum number of employees. So, I wouldn't want to approve it the way it's written now.

MR. LYSICATOS: I mean, I think we could put something in there, but I think we still want to say work with the Staff to see what will be required because it is going to be a Staff requirement.

COMMISSIONER JENSEN: Yes, I think we should put that in there, but I don't think it should say for the maximum number of employees.

MR. LYSICATOS: Yes, and we've used that. That's not, it's a metric pulled off one of our other restaurant approvals that we've worked with, that's why we used that language. We can alter it since there are some considerations of where the business operators live and things of that nature, although those aren't static as Commissioner Dawson has mentioned, but we are close to a train station, we are close to transit assets. We do want to take those things into consideration, and we take that into consideration when we look at any transit-oriented development as well.

So, yes, we can ask them to coordinate with Staff to find out how much parking would be required based on staffing needs.

COMMISSIONER JENSEN: I would feel better if it were worded that way. Something, the wording I had was, and you may want something different, but the Petitioner --

APPROVED

MR. LYSICATOS: I'd prefer we keep the "what would be required" because we will have something, and if we say nothing is required, nothing is required. If we say 10 is required, that's, we want to have that, so that way when it goes to the Board --

COMMISSIONER JENSEN: Well, saying you're required to work with Staff, isn't that enough? That you're required to work with Staff to determine the number of employee parking permits within the Village-owned parking garage system? If they're required to work with Staff --

MR. LYSICATOS: I'm going to ask that that will be required, I would ask that be at the end because it says we're still coming up with a number, but instead of --

COMMISSIONER JENSEN: I'd stay away from the maximum number of employees, because I think --

MR. LYSICATOS: That's what I'm saying, we're changing it to coordinate with us on what will be required instead of the metric that we're required to follow.

COMMISSIONER JENSEN: That would be great. I think that should be fine.

MR. LYSICATOS: So, we can understand it better, sure.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: I have a question for the Petitioner. Would you come up, please? Just briefly, what type of menu are we looking at here?

MR. LAMKINS: Okay, we're looking at, right now, somewhere between four to eight appetizers. Probably two soups, a French onion and then a seasonal soup. Possibly three salads, but definitely two salads for sure right now. Then our entrees are looking to be about six to eight entrees.

COMMISSIONER LORENZINI: All right, and what's your ideal schedule for opening up?

MR. LAMKINS: As far as like construction/when we can open?

COMMISSIONER LORENZINI: Yes.

MR. LAMKINS: Well, depending on how this hearing goes, and then I think I have one more to go, and then if everything goes quickly, I'd love to be open before the end of the year, but I mean, I can't really put an official date until we get permits approved. So, that will come together when we kind of finalize that.

COMMISSIONER LORENZINI: Yes, everything you've said that you wanted to do sounds great, and if you achieve all that, I think it's going to be a pretty fascinating business for you.

MR. LAMKINS: Thank you.

ACTING CHAIRPERSON WARSKOW: Okay, anybody else?

COMMISSIONER DROST: Yes. First of all, I want to sort of reiterate what my neighbors, Gayle Arden and Jason Drapala, have said because we're in the same building. Usually the solution is calling 847-368-5200 and, you know, bring somebody from Public Safety out to tone it down. But I think it would be basically self-regulating, I would think; if it got too noisy, people wouldn't come. If there is a problem, I think we get into what Michael was relating to the ambient noise levels. There is always going to be some noise, there is energy in the community. We love it, we just don't want to get it abused where it goes on past the 11:00 o'clock closing time. I'm pretty sure you're aware of that, too, Eric, aren't you?

MR. LAMKINS: Correct. Yes, I mean, I'll address it now real quick if that's okay.

APPROVED

COMMISSIONER DROST: Yes.

ACTING CHAIRPERSON WARSKOW: Please do.

MR. LAMKINS: So, a couple of things to keep in mind. We have residents directly above us, and so per the landlord, I'm going to be required to have basically all the guests out at 11:00 o'clock on Fridays and Saturdays, meaning last call is going to be 10:50, which means that the doors are closed and the staff are cleaning. There's no customer base in there at that time.

Part of the design of our bar is, I mean, this is Arlington Heights, we love it here. We're offering a brewery which, you know, breweries have a certain air to it and the Daily Herald kind of talked about it a little bit when we first brought this here which is we're trying to make it a little bit different than breweries. I mean, I love breweries, my wife likes to travel and to see breweries, but they're always concrete floors with stainless steel and Metallica cranked as loud as you can get it. I like Metallica but I don't feel like everybody brewery has to be that way, and I don't think it makes sense to make a brewery in Downtown Arlington Heights that way.

So, we're not planning on having loud music. If we did it, it would be a single guitarist in the back corner unplugged, you know, not amped. There is no need for that I don't think. As far as like the concerns, like you're right, Bird's Nest is loud. They're a concrete floor with brick walls with a steel ceiling. We are a wood floor, dry walls, it's, you know, a different environment.

Then, lastly, you know, again, you've pointed out to it, Cortland's is right across the street, Peggy's. Our footprint compared to all of our neighbors is probably half, if not less. LaTasca has probably four times the minimum of outside dining than we'll be allowed. So, the reality is I don't think my noise will ever compare to the noise around us, even if we wanted to be louder, just because by volume, we're going to be so many less people. I think if you're going to hear noise, it's not going to be coming from us, it will be the noise around us, even with the garage doors open.

Again, I appreciate the comments about that, but it's also, again, we're looking to be, you know, a little more lounge. We're not looking to bring in the college kids. It's not, you know, kids aren't going to come in and buy a glass of, you know, a \$20 whiskey on the rocks to try. We're not going to have wild drinks, we're not going to have mixed drinks. I mean, it really is, you know, a fine glass of wine or whiskey that's already a different customer base than what you might find at Ale House at 11:00 o'clock.

COMMISSIONER DROST: Yes, so you're going to resemble more like a Shakou which has got the --

MR. LAMKINS: A little bit I guess, yes. Although I've never thought of it that way, but I guess you could say that, yes. It's definitely just a different, we're not, we don't want people to think that it's going to be this big brewery that's --

COMMISSIONER DROST: Yes, I mean, and there's a model there and we've all, you know, at least some of the Commissioners who have had some time here, we've endorsed that open window concept, you know, to really kind of bring in the street to the clientele that you have and to create that ambience that I think has been created and kept a really nice balance. Being a prior and owner of Kilwins, you went through the pandemic and, you know, you thought curtains, but you made it which is good history. I mean, the fact that you, you know, had the perseverance to do that.

Then I look at this as an opportunity for Mr. Ridler, John Ridler, you know, this is a great time to talk about the parking issues and employee requirements for parking.

APPROVED

That's another, you know, item for the Trustees. So, and you know, you can handle this one on this individual basis but there's a broader issue which needs to be looked at so that, you know, you can balance people, if you can get them, find them to work and then serve the clientele.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments? Commissioner Dawson?

COMMISSIONER DAWSON: I have a question. I was just, so one quick question before on the, back on the parking. Along with Commissioner Jensen's recommendation, if we added something to the degree of if it becomes an issue or if there's complaints, then we can revisit the number of parking, would that help minimize the parking requirement? I mean, I agree we're going to, we shouldn't waive it all together. I understand your plight, I really do, but if we're not waiving it for others, we shouldn't waive it for this situation, but I think we can work with you, but if it becomes a problem, the Village should have the right to go back and say this has become an issue, we need to revisit it.

MR. LYSICATOS: Yes, I think we can craft a condition. First, I think that the language, we appreciate the language and we appreciate the spot small businesses are in, to coordinate with the Staff to find out what needs to be required so that we can kind of revisit this and figure out exactly the dynamics. We have still to do a little more research and we can research the historical use in our parking garage. We have sensors throughout the parking garage. We can actually find out exactly how much is being used at different times.

So, we can kind of revisit that to determine, but we can add second step that talks about, because you're going to have to make a recommendation, you know, that it could be at the discretion of the Village to revisit the requirement, you know, if there's issues, yes.

COMMISSIONER DAWSON: Great, okay.

MR. LYSICATOS: Because we do that with other conditions.

COMMISSIONER DAWSON: Exactly, right.

MR. LYSICATOS: We do that with, you know, that is at the discretion of the Village to require that.

COMMISSIONER DAWSON: And that might allow us to start with a much lower number --

MR. LYSICATOS: Correct.

COMMISSIONER DAWSON: -- because we can go back and revisit if it's an issue, but from everything you're saying, I doubt that it will ever been an issue and there we go.

MR. LYSICATOS: And that goes to the point of softening the comment to have a hard requirement at this point to coordinate this, find out what their perfect number is, and then I appreciate that. We can talk about that, you know, Staff can revisit the issue, you know, at the discretion of the Village if there's any reported issues.

COMMISSIONER DAWSON: Okay, great. Then really more of a side question, are you going to be serving hop water? Because I'm totally into this hop water phase at the moment, I was just curious.

MR. LAMKINS: I haven't crossed that bridge yet. So, I've never made it yet, it's not to say that I won't get invested into the idea of trying to make it. One of the other things that's on there is to possibly make seltzers but real seltzers.

COMMISSIONER DAWSON: That was the other thing I was going to ask.

MR. LAMKINS: So, like Humble Forager is something I would strive to be able to produce. That's to me a real seltzer, I definitely don't want to go down the avenue of a

APPROVED

White Claw.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: So, but those are all things that are a future plan.

COMMISSIONER DAWSON: Yes.

MR. LAMKINS: Just because, obviously, we've got to get, you know, get up and running first before I worry about playing a lot with what we put on tap.

COMMISSIONER DAWSON: Well, hop water is non-alcoholic, in case anyone doesn't know what it is --

MR. LAMKINS: Right.

COMMISSIONER DAWSON: -- and it has a beer flavor to it so it's a great option for if you have a designated driver with you or if you're just, you know, you don't want a lot of beer, but you still want that taste. So, I'm just obsessed with hop water at the moment. Seltzer, yes, I was going to ask about that, too.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: I don't know if you're familiar with Second Salem Brewery up in White Water?

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: It's one of my favorite, favorite places, and they're seasonal. My son goes to White Water.

MR. LAMKINS: Okay.

COMMISSIONER DAWSON: Yes, I don't drive up there just for funsies.

MR. LAMKINS: Actually we have.

COMMISSIONER DAWSON: Okay, I would.

MR. LAMKINS: I totally would drive up for beer.

COMMISSIONER DAWSON: I totally, I would drive up there just to go there because that's how much I enjoyed it. Their seasonal seltzers are amazing.

MR. LAMKINS: Yes.

COMMISSIONER DAWSON: So, I'm really excited about the business coming in, I think it's a great addition to the downtown. So, thank you.

MR. LAMKINS: Thank you.

COMMISSIONER ENNES: Can I just make a comment? My understanding of the original intent of the parking permits for staff employees downtown was to keep all of those cars from parking on the street in the street parking spots.

MR. LYSICATOS: Right.

COMMISSIONER ENNES: Right, and that's why that program was set up.

ACTING CHAIRPERSON WARSKOW: Any other questions, comments?

COMMISSIONER DAWSON: No, it sounds like Lynn has an idea for a motion?

COMMISSIONER DROST: No, I'll do the motion. If that's okay?

ACTING CHAIRPERSON WARSKOW: Yes.

A motion to recommend to the Village Board of Trustees approval of a Special Use Permit to allow a brew pub in the B-5 District.

This recommendation is subject to the following variation:

APPROVED

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.

This recommendation is subject to the following conditions:

1. The Petitioner shall coordinate with Village Staff on the number of required employee parking permits to be purchased within the Village-owned garage system. However, should there be any parking issues encountered in the future, the Village shall revisit the required number of parking permits at their discretion.
2. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER DROST: I just had a question as to whether we require the maximum required parking?

COMMISSIONER JENSEN: I would avoid that language if I could, but I think we just had the Staff to --

COMMISSIONER DROST: Okay, we'll take it as such.

MR. LYSICATOS: So, I'll say that I think, correct me if I'm wrong, it would be to coordinate with Staff on the number of required parking spaces.

COMMISSIONER DROST: Yes, that's what I was thinking, yes.

MR. LYSICATOS: And then the second part of it would be if any, you know, if there are any parking issues that are encountered, that additional parking could be required at Village's discretion.

COMMISSIONER DROST: Yes, the Petitioner shall coordinate with Staff, is that okay?

MR. LYSICATOS: For the first part, yes.

COMMISSIONER DROST: On the amount that will be required.

MR. LYSICATOS: We will just make it a coordination on what is required, and then if there are any issues in the future, the Village will be able to revisit that requirement at their discretion.

COMMISSIONER DROST: Yes, and they promise not to be noisy, okay.

COMMISSIONER ENNES: I'll second that motion.

ACTING CHAIRPERSON WARSKOW: All right, roll call.

MS. NICHOLAS: Okay, Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. NICHOLAS: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. NICHOLAS: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. NICHOLAS: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. NICHOLAS: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MS. NICHOLAS: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. NICHOLAS: And Chair Warskow.

APPROVED

ACTING CHAIRPERSON WARSKOW: Yes.

No comments, so I can go right ahead and say congratulations, you have the unanimous recommendation from the Plan Commission.

Any date for going to the Village Board or is that still to be decided?

MS. NICHOLAS: To be decided.

ACTING CHAIRPERSON WARSKOW: To be decided, okay.

They will coordinate with you, but best of luck to you.

(Whereupon, at 9:35 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

PLAN

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

COMMISSION

RE: PLAN COMMISSION BUDGET - 2025

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 14th day of August, 2024 at the hour of 9:35 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
GEORGE DROST
TERRY ENNES
JOHN SIGALOS
SUSAN DAWSON

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Deputy Director of Planning and Community Development

APPROVED

ACTING CHAIRPERSON WARSKOW: All right, do we have anything else on the agenda for today?

COMMISSIONER LORENZINI: Budget.

COMMISSIONER DAWSON: The budget.

ACTING CHAIRPERSON WARSKOW: Oh, we have the budget on the agenda for today?

COMMISSIONER DROST: They going to raise our salaries?

COMMISSIONER DAWSON: They're doubling it, George. You're supposed to ask for our salaries to get doubled.

COMMISSIONER DROST: I know we do.

ACTING CHAIRPERSON WARSKOW: Every year.

MR. HUBBARD: We don't have a motion sheet, but unless you have a different proposal for the budget, we would propose to keep it as it's been for the last several years.

COMMISSIONER ENNES: I would make a motion you double our salaries.

COMMISSIONER DAWSON: Do you just want a motion to approve the existing budget?

MR. HUBBARD: Yes, the budget. Yes, as presented.

COMMISSIONER DAWSON: I will make that motion.

COMMISSIONER JENSEN: I'll second.

ACTING CHAIRPERSON WARSKOW: Roll call or all in favor?

MR. HUBBARD: You can do a voice vote.

ACTING CHAIRPERSON WARSKOW: Okay, all in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, budget carries. Excellent.

COMMISSIONER DAWSON: A doubled salary, woo-hoo!

COMMISSIONER DROST: Oh, yes.

MR. HUBBARD: I do have some other news. This will be my last meeting with the Village of Arlington Heights.

COMMISSIONER DAWSON: What?

MR. HUBBARD: I've taken a position with the City of Evanston where I live. So, thank you all for your hard-hitting questions over the years. It's kept me on point and I never thought that I wouldn't outlast you all, but this is an amazing group of volunteers with some longstanding members. So, eight-and-a-half years I've been here and no one has left. So, you know, thank you all for your service as well.

COMMISSIONER DAWSON: Thank you.

COMMISSIONER SIGALOS: We're going to miss you, Sam.

COMMISSIONER DAWSON: We'll miss you, Sam.

COMMISSIONER ENNES: Sam, we'll miss you.

COMMISSIONER SIGALOS: We'll miss you. Thank you for doing a great job.

COMMISSIONER DROST: Yes.

COMMISSIONER ENNES: And good luck.

APPROVED

COMMISSIONER DAWSON: You've put up with us so well.

COMMISSIONER JENSEN: You were a tremendous resource.

MR. HUBBARD: Thank you.

ACTING CHAIRPERSON WARSKOW: Thank you.

COMMISSIONER ENNES: You're hard to replace.

ACTING CHAIRPERSON WARSKOW: I just notified Sam today, I'm sharing with you all, that in the next few months I will be moving out of Arlington Heights as well. So, I will no longer be a Plan Commissioner.

COMMISSIONER DROST: Can we annex your new location?

ACTING CHAIRPERSON WARSKOW: Can we annex? That would be geographically challenging.

COMMISSIONER ENNES: You'd be surprised what we can do.

ACTING CHAIRPERSON WARSKOW: Date still to be determined.

COMMISSIONER DAWSON: All right, you'll also be missed.

ACTING CHAIRPERSON WARSKOW: Thank you.

COMMISSIONER JENSEN: Yes, you will. Well, good luck, Sam.

MR. HUBBARD: Thank you.

COMMISSIONER LORENZINI: Thank you, Sam.

MR. LYSICATOS: Any other resignations? No. No more surprises.

COMMISSIONER DAWSON: Want a motion to adjourn? No, no more resignations, that's what you're saying, that's why I said motion to adjourn. Let's just stop those right where we're at.

ACTING CHAIRPERSON WARSKOW: Do I have a motion?

COMMISSIONER DAWSON: Yes, motion to adjourn.

ACTING CHAIRPERSON WARSKOW: Second?

COMMISSIONER SIGALOS: Second.

ACTING CHAIRPERSON WARSKOW: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, we're done.

(Whereupon, at 9:42 p.m., the public hearing on the above-mentioned petition was adjourned.)

APPROVED

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
I am a digital court reporter doing business in the State of Illinois; that
I reported verbatim the foregoing proceedings and that the foregoing
is a true and correct transcript to the best of my knowledge and ability.

RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2024.

NOTARY PUBLIC