



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Arlington Beer Company – Land Use Variation for a Microbrewery with 50% retail sales, Parking Variation
PC#: PC #14-023 – Round 4
Date: April 14, 2021

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

The applicant has demonstrated that the cost of providing access to the 2nd floor exceeds 20% of the cost of the renovation and therefore, the lift is no longer required.

The Round 4 submittal shows occupancy load calculations for both the first floor and second floor. However, the calculations are incorrect.

- The first floor shall use an occupant load factor of 15/net square feet per person, and the floor area of the tables and chairs shall not be included in the square footage.
- The second floor shall be classified as an Assembly space and use the same occupant load factor of 15/net square feet per person.

The second-floor area shall have attic access on each side of the space where the headroom is more than 30 inches.

I have no objection to the request for the Land Use Variation and Parking Variation.

The items above are for information only and will be part of the formal plan review for the interior alteration of the spaces.

RECEIVED
APR 15 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 4/14/2021

P.C. Number: 14-023 Round 4

Project Name: Arlington Beer Company

Project Location: 19 N Hickory

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Confirm that the means of egress under the stairs has a height of not less than 7'6" per Sec. 1003.2 IFC.
2. Confirm that proposed egress will handle cumulative occupant load per Sec. 1004 IFC.
3. Provide occupant egress plan showing compliance with Sec. 1007.1.1 IFC.

Date 4-14-21


Reviewed By: 
Fire Safety Supervisor

PLAN COMMISSION PC #14-023
Arlington Beer Company
19 N Hickory Ave
LUV for a Microbrewery with 72% retail sales, Parking Variation
Round 4

39. The petitioner did not provide a response to Comments 33, 35 and 38.

Traffic:

40. The petitioner's response to Comment No. 37 is not acceptable. The proposed parking agreement with the Park District does not address the issues previously raised regarding parking, an exhibit was not provided indicating what Park District parking would be designated for employees and customers, and information was not provided as to how customers will be made aware of where parking is designated for this site. An updated parking study is also required.

 4/21/21

Michael L. Pagonés, P.E. Date
Village Engineer

Plan Commission Accessibility Review

Address: Arlington Beer Company
19 N. Hickory Avenue
LUV for a Microbrewery with 50% retail sales, Parking Variation

P.C. #14-023 Round 4

Submitted to: Sam Hubbard, Planning & Community Development

Submitted by: David Robb, Disability Services Coordinator
(847) 368-5793



Date: April 16, 2021

Re: Illinois Accessibility Code (IAC), Effective October 23, 2018

The second floor Party Room, as a primary function area, requires an accessible path of travel to the area unless the cost of alterations to provide the accessible route exceeds 20% of the total cost of alterations. per IAC Section 202.4.

Petitioner's Response to Round 3 Comments states: "...Cost of alteration does not exceed \$200,000 and the cost of the Lift is \$41,240 plus..." This amount is \$4540 more than the DME Elevator & Lifts submittal dated August 16, 2020 of \$36,700 to furnish and install the Symmetry Vertical Platform Lift Enclosure Extending 80" above top landing with Roof."

A more detailed explanation of costs may be required at Permit to justify the exception.

Planning & Community Development Dept. Review

April 20, 2021



REVIEW ROUND 4

Project: 19 N. Hickory
Arlington Beer Company

Case Number: PC 14-023

General:

51. The responses to comments #40, 41, 43, 44, and 46-50 are acceptable.
52. There was no response to comment #42. Staff notes that valet parking at 3 N. Hickory is no longer proposed.
53. There was no direct response to comment #45. It appears that no survey of available street parking has been done since January 2019.
54. Staff has concerns with the offsite parking agreement doesn't appear to meet the comments from the Village Board as outlined during their Early Review of the project in 2019. The expiration of the parking agreement in 2022 does not represent a long-term solution to potential parking issues.

Prepared by:

Sam Lubarsky