

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>PC 16-019</u>	P.I.N.# <u>03293460371007</u>
Petitioner: <u>KEVIN MCCASKEY</u>	Location: <u>111 WEST CAMPBELL STREET</u>
<u>106 NORTH KASPAR AVE</u>	Rezoning: _____ Current: _____ Proposed: _____
<u>ARLINGTON HEIGHTS IL 60005</u>	Subdivision: _____
Owner: <u>AMERICAN BANK AND TRUST CO</u>	# of Lots: _____ Current: _____ Proposed: _____
<u>1542 SOUTH RANDALL ROAD</u>	PUD: _____ For: _____
<u>GENEVA IL 60134</u>	Special Use: <input checked="" type="checkbox"/> For: _____
Contact Person: <u>KEVIN MCCASKEY</u>	Land Use Variation: <input checked="" type="checkbox"/> For: <u>NO KITCHEN</u>
Address: <u>106 NORTH KASPAR AVE</u>	Land Use: _____ Current: _____
<u>ARLINGTON HEIGHTS IL 60005</u>	Proposed: _____
Phone #: <u>847-507-7941</u>	Site Gross Area: _____
Fax #: _____	# of Units Total: _____
E-Mail: <u>MCCASKEYKEVIN@YAHOO.COM</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

(Petitioner: Please do not write below this line.)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

1. _____ VILLAGE BUILDING CODE
2. _____ PRESENT ZONING USE
3. _____ REQUESTED ZONING USE
4. _____ SUBDIVISION REQUIRED
5. _____ SIGN CODE

6. GENERAL COMMENTS:

THE SAFE EGRESS CALCULATED MAXIMUM OCCUPANT COUNT FOR THE WHOLE FLOOR, INCLUDING OUTSIDE PATIO, IS ABOUT 313 TOTAL. THIS MAX. OCCUPANT COUNT IS SUBJECT TO FURTHER REFINEMENT / RECALCULATION BASED ON OTHER CODE AND SAFETY REQUIREMENTS. FOR EXAMPLE THE WOMENS TOILET COUNT, USING THE ILLINOIS PLUMBING CODE TABLES, WILL LIMIT THE MAXIMUM FLOOR OCCUPANT COUNT TO A SUBSTANTIAL NUMBER UNDER 300 TOTAL. YOUR ARCHITECT/DESIGN PROFESSIONAL MUST CALCULATE OCCUPANT COUNTS FOR EACH SPACE AND THE FLOOR AS A WHOLE. ADDITIONALLY THE ROOF SPACE/AREA MUST BE DESIGNED TO COMPLY WITH I.B.C FLOOR CONSTRUCTION/MATERIAL BASED ON TYPE OF CONSTRUCTION.

CHARLEY CRAIG 8-1-16
 Director A.B.O. Date



Village of Arlington Heights, IL
Building Services Department
Fire Safety Division

33 S. Arlington Heights Rd., Arlington Heights, IL 60005
(847) 368-5560 · FAX (847) 368-5975 · www.vah.com
email: firesafety@vah.com

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

P. C. Number 16-019 Round 1

Project Name Arlington Ale House

Project Location 111 W. Campbell St, Unit # 301

Planning Department Contact Sam Hubbard, Planning and Community Development

General Comments

- 1. Waiting or standing area (683 SF) is not permitted to encroach upon the required means of egress. (Sec. 12.1.7.2 NFPA 101, Life Safety Code, 2000 Ed.)
2. A fenced outdoor assembly occupancy shall not have less than 2 widely separated means of egress from the enclosure. (Sec. 12.2.4.2. NFPA 101, Life Safety Code, 2000 Ed.)
3. Auditorium type occupancies shall provide an egress route so that any individual is able to move without hinderance at any time from an occupied space to an exit. (Sec. 12.2.5.4.2 NFPA 101, Life Safety Code, 2000 Ed.)
4. Access and egress routes shall be maintained so that crowd management, security and emergency medical personnel are able to reach any individual at anytime. (Sec. 12.2.5.4.3 NFPA 101, Life Safety Code, 2000 Ed.)
5. Travel distance to exits shall not exceed 200 ft. (IFC).
6. An approved fire safety and evacuation plan shall be prepared and maintained. Sec. 404.2 IFC
7. All current building, fire, and life safety code currently adopted would be required to be followed.

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date 08-2-16 Reviewed By: [Signature]

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Scott T. Shirley, Director of Public Works
Date: August 15, 2016
Subject: 111 W. Campbell St, Unit 301, P.C. #16-019

With regard to the proposed Land Use Variation, I have the following comments:

Internal Buildout

No comments

Roof/Garden Buildout

1. Roof drainage flows south to scuppers. Provision needs to be made for drainage. Perhaps a raised surface. The roof is sloped. Will play area be sloped also?
2. Green roofs are heavy. A structural engineer needs to review loading, how the proposed improvement will affect the roof and parking garage access.
3. Access into parking garage is confusing. Will this be a fire exit only? If this will be an entrance, how will access be controlled?
4. How do we insure that theater does not experience sound transfer?
5. Is the current roof design the best design for this type of planned use?
6. How will roof be inspected and maintained going forward, if the patio is installed as proposed?
7. Will garage access be ADA compliant if floor plates do not match up?
8. Will the catwalk be closed in the winter?
9. How will the catwalk be drained?
10. How will the catwalk and patio allow for snow removal?
11. Catwalk must be properly lit.

Thank you for the opportunity to comment on this permit application.

C: Tom Kuehne, Director of Finance
Cris Papierniak, Assistant Director of Public Works
Steve Mullany, Services Coordinator
Robin Ward, In-House Counsel

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 16-019
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106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Owner: AMERICAN BANK AND TRUST CO
1542 SOUTH RANDALL ROAD
GENEVA IL 60134
 Contact Person: KEVIN MCCASKEY
 Address: 106 NORTH KASPAR AVE
ARLINGTON HEIGHTS IL 60005
 Phone #: 847-507-7941
 Fax #: _____
 E-Mail: MCCASKEYKEVIN@YAHOO.COM

P.I.N.# 03293460371007
 Location: 111 WEST CAMPBELL STREET
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: For: _____
 Land Use Variation: For: NO KITCHEN
 Land Use: _____ Current: _____
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1. PUBLIC IMPROVEMENTS REQUIRED: **YES NO COMMENTS**
- a. Underground Utilities
 - Water X _____
 - Sanitary Sewer X _____
 - Storm Sewer X _____
 - b. Surface Improvement
 - Pavement X _____
 - Curb & Gutter X _____
 - Sidewalks X _____
 - Street Lighting X _____
 - c. Easements
 - Utility & Drainage X _____
 - Access X _____
2. PERMITS REQUIRED OTHER THAN VILLAGE:
- a. MWRDGC _____ b. IDOT _____
 - c. ARMY CORP _____ d. IEPA _____
 - e. CCHD _____

- | | YES | NO | COMMENTS |
|--|--------------------------|-------------------------------------|--------------------------|
| 3. R.O.W. DEDICATIONS? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 4. SITE PLAN ACCEPTABLE? | <input type="checkbox"/> | <input type="checkbox"/> | <u>N/A</u> |
| 5. PRELIMINARY PLAT ACCEPTABLE? | <input type="checkbox"/> | <input type="checkbox"/> | <u>N/A</u> |
| 6. TRAFFIC STUDY ACCEPTABLE? | <input type="checkbox"/> | <input type="checkbox"/> | <u>NO STUDY PROVIDED</u> |
| 7. STORM WATER DETENTION REQUIRED? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 8. CONTRIBUTION ORDINANCE EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |
| 10. WETLAND EXISTING? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ |

~~GENERAL COMMENTS ATTACHED~~ NO FURTHER COMMENTS AT THIS TIME.

PLANS PREPARED BY: HKM
 DATE OF PLANS: 7-29-16

John J. Marshall 8/3/16
 Director Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Arlington Ale House – PC# 16-019
111 W. Campbell #301
Special Use Permit/Land Use Variation

Round 1 Review Comments

08/08/16

- 1. Character of use:**
The character of use is consistent with the area and is not a concern.
- 2. Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights code.
- 3. Present traffic problems?**
There are no traffic problems at this location.
- 4. Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.
- 5. Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.
- 6. General comments:**
 - Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
 - Scheduled events, such as live entertainment, may cause noise complaints from nearby tenants and should be addressed.

ofc C Regilio ⁻¹³⁰¹

Carrie Regilio, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

RECEIVED *(JRM #54)*

Supervisor's Signature

AUG - 9 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

[Print Form \(To Mail\)](#)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

No

Yes

Phone number:

Alarm Company Name

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1. GENERAL COMMENTS:

See the attached accessibility comments.

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Sean Freres, LEHP  8/3/16
 Environmental Health Officer Date

James McCalister  8/3/16
 Director Date

Plan Review

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Address: Arlington Ale House
111 W. Campbell Street – Unit 301
Special Use Permit to allow a Restaurant,
Land Use Variation to allow a Restaurant without a kitchen
P.C. #16-019 Round 1

Submitted to: Sam Hubbard, Planning & Community Development

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

Date: August 2, 2016

Re: Illinois Accessibility Code (IAC), Effective April 1997
<https://www.illinois.gov/cdb/business/codes/Pages/IllinoisAccessibilityCode.aspx>

Proposed Modifications Sheets

1. Dining Counter and Bar

Counters and Bars. Where food and drink is served at counters and bars exceeding 34 inches in height for consumption by customers, a portion of the main counter and bar measuring a minimum 60 inches in length shall be provided in compliance with Section 400310(w) or service shall be provided at accessible tables in the same area. IAC Sec. 400.320(L)(2).

(See National Restaurant Assoc.'s "Restaurant Design Requirements" illustrations attached.)

Accessible counters, bars and accessible tables are those that provide;

Clear knee space measuring:

- A. At least 27 inches high measured from the floor to the bottom edge of the table, bar or counter.
- B. At least 30 inches wide, measured between table legs or table supports
- C. At least 19 inches deep, measured from the table edge to the table leg or table support. And
- D. Table top heights of 28 to 34 inches high.
See IAC Sections 400.320(l)(1 and 2) and 400.310(w)(1-4).

2. Access Bridge

The addition of the Access Bridge will require Reserved Parking Spaces to be located in the closest proximity to the Access Bridge Entrance per IAC Section 400.310(c)(1-7).

Restaurant Design Requirements

Fixed or Built-in Seating or Tables

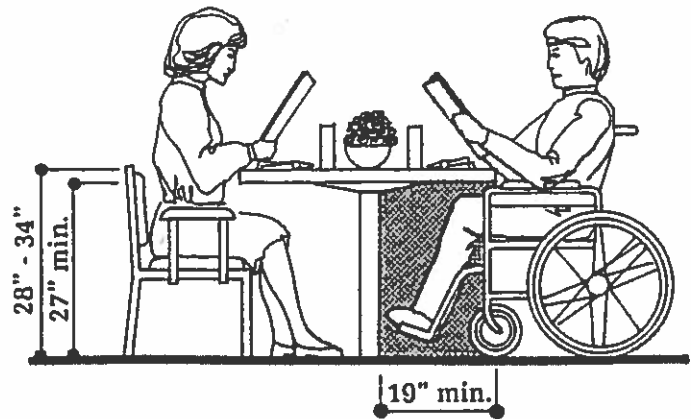
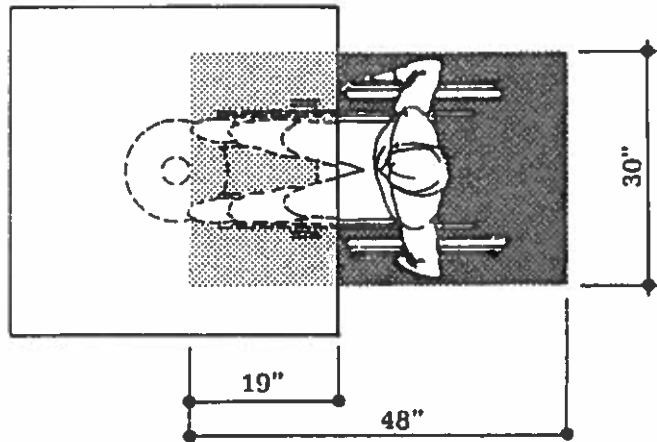
Number and Distribution [ADAAG 5.1]

Where fixed tables (or dining counters where food is consumed but there is no service) are provided, at least 5%, but not less than one, of the fixed tables (or a portion of the counter) must be accessible (requirements are listed below).

In restaurants that have separate smoking and non-smoking sections, the required number of accessible fixed tables (or counters) must be proportionally distributed in both sections. In new construction, and wherever feasible in alterations, accessible tables must be distributed throughout the space or facility.

Clear Floor Space [ADAAG 4.32.2]

If seating spaces for people using wheelchairs are provided at fixed tables or counters, a clear floor space of 30 inches by 48 inches must be provided. This clear floor space must not overlap with knee space by more than 19 inches.



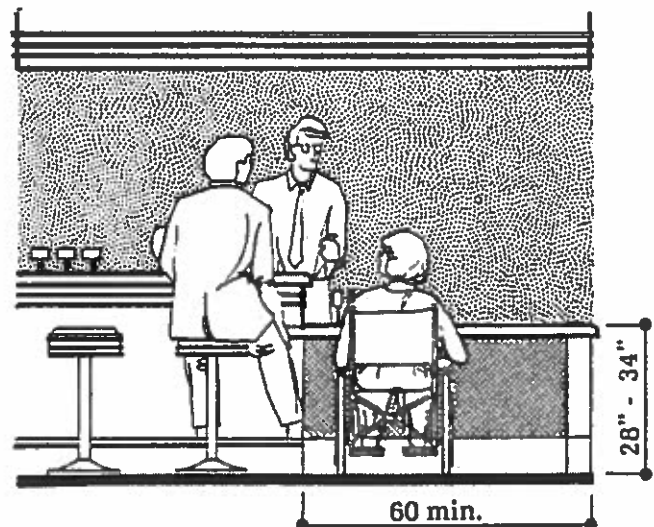
Knee Clearance [ADAAG 4.32.3]

If seating for people using wheelchairs is provided at tables or counters, knee spaces at accessible tables or counters must be at least 27 inches high, 30 inches wide, and 19 inches deep.

Table or Counter Height [ADAAG 4.32.4]

The tops of accessible tables and counters must be from 28 inches to 34 inches above the finished floor or ground (see illustration).

Counters and Bars



Height and Knee Clearance [ADAAG 5.2]

Where food or drink is served at counters that are more than 34 inches in height, a portion of the counter must be provided which is at least 60 inches in length, from



Planning & Community Development Dept. Review

August 10, 2016

REVIEW ROUND 1

Project: 111 W. Campbell St., Unit 301 – Kevin McCaskey
Arlington Ale House

Case Number: PC 16-019

General:

7. All signage must comply with the provisions of Chapter 30 of the Municipal Code and will be reviewed separately as part of a signage permit application. Please contact Steve Hautzinger at shautzinger@vah.com for information on the signage approval process
8. The presence of 8 amusement devices (3 ping pong tables, 1 baggo table, 4 pool tables) classifies this aspect of the use as an "Amusement Arcade, Small". Since "Amusement Arcades, Small" are not a permitted or special use within the B-5 Zoning District, a Land Use Variation is required. Please provide a separate response to each of the three individual Variation approval criteria as summarized at the end of this review, as they relate to the Land Use Variation request for a "Amusement Arcade, Small".
9. The underlying PUD that approved the Metropolis development has a condition of approval that limits deliveries to between the hours of 7:00am – 3:00pm on Monday through Saturday, and prohibits deliveries on Sundays. Please provide information on expected delivery schedules to determine ability to conform to this restriction.
10. Capacity for the entire space will be restricted by the occupant load calculations as governed by the Building Code and Illinois Plumbing Code. Please provide plumbing fixture maximum occupancy calculations based on the existing bathrooms to determine how this may restrict overall capacity of the space.

Exterior Patio Area:

11. The exterior patio area is subject to annual permitting and review based on the "Outdoor Eating Cafes on Private Property" regulations within Section 5.1-14.2c of Chapter 28. Please confirm that you will follow all restrictions of Section 5.1-14.2c.
12. The patio must be shortened so that it does not encroach past the vents on the southern end of the rooftop area. Please revise the patio area to show a layout that does not encroach south of these vents.
13. Please provide detailed information on the screen enclosure that will surround the patio (height, how it will be anchored to the roof, materials, etc.). Please provide a catalog cut sheet of the proposed screen. Please clarify if the screen will enclose the entire patio area or just portions of the patio area.
14. Please provide additional information on the "green roof". Will the area be grass? Other landscaping? How will the green roof be constructed?
15. Please clarify if any exterior speakers or music is proposed for the outdoor patio area.
16. Will any exterior lighting elements be proposed for the patio area? If so, please provide details on these elements.

17. Please provide details on the proposed patio furniture, including catalog cut sheets for the tables, chairs, and lounge furniture. Will these items be stored inside overnight? Will they be anchored to the roof to ensure that they will not blow over? Where will they be stored during the winter?

18. Please clarify if any railings are proposed on the edges of the roof.

Parking:

19. The parking requirements for the site are shown below:

SPACE	CODE USE	SEATING AREA (SQ FT)	NUMBER OF SEATS	PARKING RATIO (1:X)	PARKING REQUIRED
Auditorium	Theater	1,665	127	(1 per 4 seats)/2	16
Interior Seating Area	B-5 Restaurant	4,103	N/A	250	16
Exterior Patio Area	Exempt from Parking Requirements	N/A	N/A	N/A	0
Total Required					32
<i>Total Provided</i>					32*
Surplus / (Deficit)					0

* No on-site parking is provided within this development. However, Section 11.3-3 of Chapter 28 allows all uses within the B-5 Zoning District to provide parking within 1,000 feet of the use served. The Vail Street public parking garage can provide the 23 required parking spaces for the proposed use.

However, the petitioner should make arrangements with the Village to provide monthly employee parking permits (which can be purchased from the Village at a reduced rate) for the Vail Street Parking Garage for all full time employees.

20. Section 6.12-1 requires submission of a traffic study and parking analysis prepared by a qualified profession engineer. A Variation from this requirement is needed. Please provide a separate response to each of the three individual Variation approval criteria as summarized at the end of this review, as they relate to the a Variation request to waive the parking/traffic study requirement.

Justification Criteria for Variation Approval:

- That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- The plight of the owner is due to unique circumstances.
- The variation, if granted, will not alter the essential character of the locality.

Prepared by: 

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LANDSCAPE & TREE PRESERVATION:

	<u>YES</u>	<u>NO</u>
1. Complies with Tree Preservation Ordinance	<u>N/A</u>	_____
2. Complies with Landscape Plan Ordinance	<u>N/A</u>	_____
3. Parkway Tree Fee Required (See below.)	_____	<u>X</u>

Comments:

NO COMMENTS



 Coordinator 8/10/16 Date