



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com

September 6, 2016

Kevin McCaskey
MBM Realty LLC
553 S. Arthur Ave.
Arlington Heights, IL 60005

RE: 111 W. Campbell St - Unit 301, Arlington Heights, IL

Dear Mr. McCaskey:

In response to the concerns raised at the Plan Commission meeting and subsequent to that meeting, we wanted to provide you some specific feedback on your presentation and the Village's expectations during the Village Board approval phase of the review. We have prepared a list of additional information that we would like you to provide prior to our forwarding of your application to the Village Board for consideration. We believe that the Village Board will expect detailed and specific answers to the questions outlined as part of any presentation made to them in consideration of your application.

Please provide answers to the following questions. We recommend that you incorporate these answers into a consolidated document (similar to a business plan format) for presentation to the Village Board in order to provide a detailed explanation of your business. This consolidated document should also incorporate the previous information that was provided to the Plan Commission in your market study, business description, and food service description.

Food Service:

1. Please provide Letters of Intent from each of the restaurants that you will be partnering with. We understand that formal agreements may not be available at this time. However, we believe the Village Board will be interested in the feasibility of the business concept you outlined during the liquor classification discussion as evidenced by conceptual interest by area restaurants. Given that this is a new concept, the Board will want to understand how the logistics of the food aspect of your business model will work.
2. How will each of the establishments get their food delivered to your space i.e. will they employ food runners to do it?
3. Will any food be delivered via automobiles? If so, where will these cars park to deliver the food?
4. Will your staff come in contact with the food at any point during the transaction?
5. How will food be ordered i.e. through staff at your establishment or will the customer call directly to the restaurant of choice?
6. How will the delivering entity know where/who/what table to bring the food?
7. How will the food be packaged?
8. Please provide the proposed hours of operation for your establishment, along with the hours of operation for each of your restaurant partners.
9. Please provide a sample menu of items offered by each restaurant partner. Will these items be offered at all times or will there be a late night menu? How will you provide food if your partner restaurants are closed during the late evening/early morning?

Exterior Patio:

1. What measures will you take to mitigate any noise issues that may arise from use of the exterior patio?

Occupancy:

1. How will you regulate occupancy to ensure that the occupant limit of 313, which is based on safe egress, will not be exceeded?
2. Will the auditorium space be used during times when the other parts of the Ale House will be used?
3. Please have your architect provide a written opinion as to how the bridged exit to the garage can qualify as an additional means of egress. Additionally, please ensure that this opinion addresses Section 7.5.1.7 of the Life Safety Code which does not permit exit access travel to be through an area of increased hazard.

Garbage:

1. How will garbage be transported to the dumpster?

We look forward to meeting with you this week to discuss the occupancy related issues surrounding the use of this space. Please provide, no less than 10 days prior to Village Board consideration, the information as specified above. Upon receipt and review, the Village will determine which meeting is appropriate to place this item for Village Board consideration. Also, please notify me as to when you anticipate providing this information to the Village.

We look forward to your response.

Sincerely,



Sam Hubbard, Development Planner
Department of Planning and Community Development