

MEMORANDUM

TO: Randy Recklaus, Village Manager
FROM: Charles Witherington-Perkins
Director of Planning and Community Development
DATE: September 28, 2016
SUBJECT: **Arlington Ale House - Plan Commission #16-019**

At the Plan Commission meeting on August 24, 2016 both Staff and the Plan Commission recommended approval of the Arlington Ale House subject to a number of conditions. Several of these conditions entailed providing additional capacity analysis regarding the maximum number of individuals that may be permitted to occupy the space. Also, additional information was requested regarding the proposed operation of the Arlington Ale House, including status of arrangements with potential Downtown restaurants to provide food service and response to delivery and security related issues.

Since the aforementioned Plan Commission hearing there have been a series of meetings, both with the petitioner and internally amongst appropriate departments to discuss this matter in detail. The result of these meetings, discussions, and additional information is a Staff recommended modified set of conditions.

The following is a summary of some of the key elements that have been modified or additional information provided since the Plan Commission hearing.

Revised Floor Plans

On September 12, 2016 the petitioner provided revised floor plans.

Plan Option A, is a floor plan with the existing outdoor patio and no expansion of the outdoor patio. Mr. McCaskey has indicated his intent to open and operate the Arlington Ale House with the existing patio.

Plan Option B, is an expanded outdoor patio substantially consistent with the plans submitted for Plan Commission review. Mr. McCaskey has indicated that this is a long term concept that may occur at some future date depending upon how the business grows and will remain subject to the many conditions outlined in the Staff modified conditions.

Both plans include slight modifications to the interior spaces. In particular, two existing offices that were originally proposed to be converted into a table tennis active space are being removed and will remain as existing offices. The existing third floor Metropolis space has been built out with three bars and existing auditorium space. However, the two existing stair towers in the building allow for a building code maximum occupancy of 313 persons, including employees. The attached modified condition 1a, for Plan Option A, outlines Staff's recommended condition to ensure that the maximum occupancy does not exceed that permitted by the building code for the safety of the occupants.

Plan Option B, would only be permitted if an additional qualified means of egress is provided in compliance with the building code and subject to Village approval. In addition, the conditions previously outlined for the Plan Commission regarding the requirement to obtain Metropolis Condo Board approval and provide the appropriate structural and design review remain in place.

Request for additional information

Attached is correspondence from the Village to the petitioner requesting additional information. In particular, information was requested regarding their arrangements with Downtown restaurants to provide food service. Also, attached are a series of emails from the petitioner addressing and responding to these questions. In particular, the following Downtown restaurants have provided preliminary written statements of support and willingness to partner with the Arlington Ale House:

- Armand's
- Elegante Cuisine
- Mago

Other restaurants have also been approached by Arlington Ale House.

Revised Conditions

As previously noted, there are a series of revised conditions that are provided in a highlight and strikeout format for easy reference. In addition to the capacity discussion referenced above, Staff is also recommending some additional restrictions to minimize potential impact on adjacent neighbors. These include:

- Prohibiting live entertainment on the outdoor patio.
- Requiring the petitioner to renew the outdoor eating café permit annually for compliance with the applicable criteria.
- Requiring the interior space closest to Metropolis Loft condominiums on the western side of the space, to have mechanisms installed to prevent the ability to open these windows during normal operation.

Conclusion

The third floor Metropolis space has been built out as an existing facility by Labatt Brewery but has been vacant for approximately 10 years. This space represents a hidden asset that could be valuable in the growth of Downtown Arlington Heights as a restaurant, dining and entertainment destination.

Attachment

CW-P:Imp