

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**AUGUST 20, 2019**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

More Brewing

**POLICE & HEALTH, CHAIRMAN CARBONARO**

Senior Survey Analysis

**EXECUTIVE SESSION**

To Discuss Imminent Litigation Pursuant to  
Section 2(c)11 of the Open Meetings Act



# Agenda Item Executive Summary

Item Name	More Brewing	Committee or Board	Committee
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BUDGET IMPACT			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		

**EXECUTIVE SUMMARY**

The Petitioner proposes to construct an 8,063 square foot sit down restaurant on vacant property located at the southeast corner of Railroad and S. Oak Avenues (121 W Railroad Avenue). The Site Plan includes two (2) outdoor dining areas (first floor patio and second floor - roof top) with small batches of beer being brewed on the property and those products packaged for take away.

The Petitioner is requesting the following:

**Site Plan**

**Special Use Permits** to allow:

- Restaurant with alcohol service
- Outdoor seating
- Package liquor sales

**Variations** to allow:

- Reduction in number of required off-street parking spaces
- Reduction of required rear building setback
- Reduction of required corner side building setback
- Reduction of required landscaped open space area
- Increase in allowable building floor area ratio
- Elimination of off-street loading space requirement

**ATTACHMENTS (PLEASE LIST)**

CD Memo, Applicant Cover Letter, Development Application, Location Map, Development Plans and Downtown Parking Map

- ACTION REQUESTED**
- For Discussion Only – Review and forward to the Plan Commission and Zoning Board of Appeals for further discussion and to conduct the required public hearings.
  - Resolution
  - Ordinance
  - Motion

Staff: Roberta Grill, Planning and Development Services Director      Date: 8/12/19

**COMMUNITY DEVELOPMENT MEMORANDUM**

**19-127**

DATE: August 12, 2019  
TO: Paula Schumacher, Village Administrator  
FROM: Roberta Grill, Planning and Development Services Director *RBC*  
RE: **(#19-11) More Brewing**

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**PETITIONER**

Matt Cotherman, Principle Construction, on behalf of More Dusty, LLC

**SUBJECT SITE**

121 W Railroad Avenue (southeast corner of Railroad and S. Oak Avenues)

**REQUESTS**

**Site Plan Review**

**Special Use Permits** to allow:

- a) Restaurant with Alcohol Service,
- b) Outdoor Seating, and
- c) Package Liquor Sales

**Variations** to allow:

- a) A reduction in the required number of off-street parking spaces,
- b) A reduction of the rear building setback,
- c) A reduction of the corner side building setback,
- d) An increase in the allowable building floor area ratio,
- e) A reduction of the required open space, and
- f) Elimination of the required off-street loading space.

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>B-1</b>
North	Commuter Parking	Commercial	B-1
South	Private Parking	Commercial	B-1
East	Commercial	Commercial	B-1
West	Commercial	Commercial	B-1/P-1

**ZONING HISTORY**

This property falls within the original Village of Bartlett corporate limits and has been zoned for business use throughout the history of the Village of Bartlett Zoning Ordinance. The subject property is the site of the former Lucky Jack's business establishment. In 2018 The Village

acquired this property and in April of 2018, the Village Board contracted for the demolition of the building. The building was demolished and the lot currently stands vacant.

## **DISCUSSION**

1. The Petitioner is requesting a **Site Plan Review** to construct an 8,063 square foot building on the subject property. A sit down restaurant (More Brewing) will occupy the entire building. The building includes, along with functional areas such as kitchen and bathrooms; a first floor dining room, first floor patio, a mezzanine dining room, and an additional patio on the mezzanine level. The restaurant will serve food, alcohol, and locally brewed beer.
2. The Petitioner is also requesting **Special Use Permits** for a restaurant serving alcohol, the previously mentioned outdoor dining areas and package liquor sales. Periodically, the Petitioner is proposing to package their "new release" beer products and sell these on-site for off-site consumption. The Petitioner operates a successful restaurant in Villa Park with this same business model.
3. The proposed building architecture is a contemporary style that includes a glass overhead door along the Railroad Avenue façade which will incorporate an indoor/outdoor design element to the building. The primary entryway is proposed on the same Railroad Avenue façade and will be distinguished as such.
4. The Petitioner is requesting the following **Variations**:
  - a. A 100% reduction in the number of off-street parking spaces required (BMC 10-11-1-6 Spaces Required). The Zoning Ordinance requires 132 off-street parking spaces to accommodate this use. The requirement is based on providing one (1) space for each three (3) seats in the dining and patio areas, plus one (1) space for each three (3) employees at peak shift. The proposed floor plan indicates a total of 368 seats and the Petitioner anticipates a maximum of twenty-five (25) employees at peak shift. Due to the large amount of public on and off-street parking located nearby, the anticipated parking demand may be accommodated off-site. The attached map and data table illustrates the location and availability of public parking within close proximity to this proposed restaurant. Further, the mezzanine area, although counted toward the required number of parking spaces, will be used exclusively for private events and as an overflow waiting area when the restaurant is operating during peak dinner service. The patio seats were also included in the parking calculation; however, their use is weather dependent which reduces the parking demand during the winter months.
  - b. A 95% reduction in the building setback along the rear lot line (BMC 10-6A-7.B.3 Site and Structure Provisions). A twenty foot (20') rear building setback is required by ordinance. The Petitioner is proposing a one foot (1') building setback along the rear lot line. The south lot line is considered the rear lot line.
  - c. A 95% reduction in the building setback along the corner side lot line (BMC 10-6A-7.B.2 Site and Structure Provisions). The Zoning Ordinance requires a twenty foot (20') building setback along the S Oak Avenue lot line. The Petitioner is proposing a one foot (1') setback from the S Oak Avenue lot line. This lot line follows the inner edge of the existing public sidewalk pavement.

- d. A 40% increase in the allowable building floor area ratio (BMC 10-6A.7.D Site and Structure Provisions). The Zoning Ordinance allows a maximum floor area ratio of sixty percent (.6). The Petitioner is proposing a floor area ratio of approximately 1.08. The proposed building is one story with a mezzanine and upper and lower patios.
  - e. A 30% reduction in the amount of open space provided on the lot (BMC 10-11A-4.B Minimum Landscaped Open Space). The Zoning Ordinance requires that fifteen percent (15%) of the lot area be preserved as open or green space. The petitioner is proposing to provide five percent (5%) open space on the lot. This open space is located at the northwest corner of the property and will be maintained with natural grasses and an appropriate ground cover. The Petitioner further proposes to maintain large planters on the patios. These planters will be maintained with plant materials such as evergreen shrubs to provide interest throughout the year.
  - f. A 100% reduction in the number of required off-street loading spaces (BMC 10-11-2-5 Space Required). The Zoning Ordinance requires that an 8,063 square foot building provide one (1) off-street loading berth. The Petitioner is asking for a full waiver of this requirement due to the limited lot area of this parcel. The Petitioner anticipates that deliveries will be made through the door on the west side of the building. Delivery vehicles will use the S Oak Avenue right-of-way to stop for delivery service as was also utilized by the previous commercial entity. The Petitioner plans to schedule delivery services at times that will minimize any disruption of traffic on S Oak Avenue.
5. The Village of Bartlett in association with the Regional Transportation Authority has contracted with Codametrics to draft a Form Based Code applicable to the Downtown Bartlett area that focuses on regulating the appearance, placement and scale of buildings and their relationship to one another. Codametrics has completed a draft which will be presented to the Village Board Committee on September 17, 2019. Staff has had the opportunity to compare the Petitioner's proposed plans to the draft code. The following staff observations are noted:
- a. The draft code will greatly reduce the required number of off-street parking spaces. The draft code will require approximately 20 off-street parking spaces compared to the current Zoning Ordinance which requires 132 off-street parking spaces. The draft code reduces the requirement for off-street parking due to the substantiated concept that a property located near a transit station does not require the same parking ratio as a property located outside a public transit area.
  - b. The draft code will allow a building to be constructed up to a corner side lot line (S Oak Avenue in this case). The current Zoning Ordinance requires a twenty foot (20') setback along a corner side lot line. Building to the lot line is historically more evident within the Downtown Bartlett core.
  - c. The draft code eliminates the open space requirement in the core downtown area. The Zoning Ordinance applies a required fifteen percent (15%) open space minimum throughout the Village. The historic development pattern within the Downtown Bartlett core is to build lot line to lot line without preserving

open space on the lot. The reason historic downtowns may be relieved of this requirement is the location of public open space within close proximity.

### **RECOMMENDATION**

The Staff recommends forwarding the Petition to the Plan Commission and Zoning Board of Appeals for further review and to conduct the required public hearings for the Special Use Permits and Variations to allow for the building construction and establishment of a sit down restaurant at 121 W Railroad Avenue.

### **ATTACHMENTS**

- Location Map
- Letter dated July 16, 2019 from Sachin Patel, President More Dusty, LLC
- Village of Bartlett Development Application received August 8, 2019
- Compiled supporting Plans prepared by Harris Architects, V3 Companies, and Arrow Flow received July 19, 2018.
- Map of Available Downtown Parking

rwh/attachments

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# MORE

BREWING COMPANY

July 16, 2019

Mr. Kevin Wallace, Village President  
Ms. Kristina Gabrenya, Trustee  
Michael E. Camerer, Trustee  
Vince Carbonaro, Trustee  
Raymond H. Deyne, Trustee  
Adam J. Hopkins, Trustee  
Aaron H. Reinke, Trustee  
**Village of Bartlett**  
**228 S. Main Street**  
**Bartlett, IL 60103**

**Re: Development Application and Request for Special Use Permit and Zoning Variance for More Dusty, LLC d/b/a More Brewing Company – Bartlett; 117-121 E. Railroad Avenue, Bartlett, Illinois 60103**

Dear Mr. Wallace and Members of the Board of Trustees:

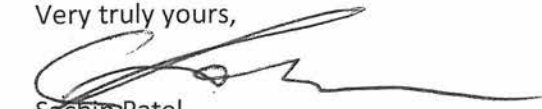
More Dusty, LLC is pleased to present its Development Application and requests for special use permit and zoning variance for your consideration.

As many of you know, this is an application for a satellite location of More Brewing Company, which currently has its operations in Villa Park, Illinois. The proposed use covered by this application will be an approximately 8000 sf brewpub and restaurant with a large outdoor seating and dining area. The building will be made with an exterior wood siding and will have a second floor private event/overflow room.

This application seeks a special use permit for a) a brewpub restaurant serving liquor, beer and wine; b) an outdoor seating and dining area; and c) package liquor sales limited to beer. It also seeks a zoning variance for parking and landscaping. Based on the size of the building relative to the size of the lot, on-site parking will not be available. Also, based on the size of the building relative to the size of the lot, the amount of in-ground landscaping and green space will be limited. However, the applicant does plan to provide greenery and other landscaping elements with planter boxes and other design elements of the building.

Thank you for your consideration. Please feel free to contact anyone from our team with any questions you may have.

Very truly yours,

  
Sachin Patel  
President, More Dusty, LLC

RECEIVED  
COMMUNITY DEVELOPMENT

JUL 19 2019

VILLAGE OF  
BARTLETT



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # 19-11

**PROJECT NAME** More Brewing

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Principle Construction, Matt Cotherman

**Street Address:** 9450 W. Bryn Mawr Rd, Suite 765

**City, State:** Rosemont, IL

**Zip Code:** 60018

**Email Address:** mcotherman@pccdb.com

**Phone Number:** 847-615-1515

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** More Dusty LLC

**Street Address:** 126 S. Villa Ave.

**City, State:** Villa Park, IL

**Zip Code:** 60181

**Phone Number:** 630-501-1519

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** 7/16/2019  
*(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)*

**ACTION REQUESTED** (Please check all that apply)

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): Approximately 8,000 SF Brew Pub restaurant with outdoor seating and a 2nd floor.
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: Sit down Restaurant serving liquor, Outdoor Seating, Package liquor sales
  - Variation: Parking, Landscaping . Floor area ratio exceeds 60%,  
Reduction in 20' Corner side yard setback,  
reduction in rear yard setback, and waive the 1  
on site loading stall requirement



**SIGN PLAN REQUIRED?** No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

**PROPERTY INFORMATION**

Common Address/General Location of Property: 117-121 E. Railroad Avenue

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-409-001

Zoning: Existing: B-1 Land Use: Existing: Vacant  
(Refer to Official Zoning Map)  
Proposed: B-1 Proposed: Mixed Use Business

Comprehensive Plan Designation for this Property: Village Center Mixed Use  
(Refer to Future Land Use Map)

Acreage: 7,164 SF

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

Attorney Tim Hoerman, email@timhoerman.lawyer  
323 N. Washington St.; Westmont, IL 60559  
630-443-1923

Engineer V3 Companies - Bryan Rieger  
7325 Janes Ave.; Woodridge, IL 60517  
630-729-6119

Other Harris Architects -Kasey Kluxdall  
4801 Emerson Ave, suite 210; Palatine, IL  
847-303-1155

**FINDINGS OF FACT (Standards)**

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

**\*\*PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY  
RELATE TO YOUR PETITION\*\***

Findings of Fact for **Site Plans**: Pages 4-5  
Findings of Fact for **Planned Unit Developments**: Pages 6-9  
Findings of Fact for **Special Uses**: Page 10  
Findings of Fact for **Variations**: Pages 11-12

**FINDINGS OF FACT FOR SITE PLANS**

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

Yes.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

Yes.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

Yes.

4. The site plan provides for the safe movement of pedestrians within the site.

Yes.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

Yes.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

There are no outdoor storage areas planned at this time. To the extent that outdoor areas may be incorporated into the site plan at a later date, they will be screened and in accordance with the standards specified by Ordinance.

**FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS**

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Not applicable.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

Not applicable.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Not applicable.



4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

Yes.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

Not applicable.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

Not applicable.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

Correct. The planned use will not not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Yes.

9. The plans provide adequate utilities, drainage and other necessary facilities.

Yes.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

Yes.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

Yes.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

Not applicable.

**FINDINGS OF FACT FOR SPECIAL USES**

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Yes. This will be a desirable, high quality, family friendly facility that will provide public convenience and will contribute and add to the welfare of the neighborhood and community.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The planned use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Yes.

## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Correct. Due to the size of the property, installation of parking spaces and/or a specific amount of landscaping will not allow the proposed structure enough area to be constructed as planned. Therefore, the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

Yes. The conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

Correct. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.



4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

Correct. The alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property. The difficulty or hardship is caused by the size of the lot in relation to the proposed use.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

Correct. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

Correct. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

Correct. The granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district. It is applicable only to this property at issue.

**ACKNOWLEDGEMENT**

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: \_\_\_\_\_

PRINT NAME: Sachin Patel \_\_\_\_\_

DATE: 7/16/2019 \_\_\_\_\_

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE **BILLED**: More Dusty , LLC c/o Sunny Patel \_\_\_\_\_

ADDRESS: 126 Villa Avenue  
Villa Park, IL 60181  
\_\_\_\_\_

PHONE NUMBER: 630-501-1519 \_\_\_\_\_

EMAIL: sunny@morebrewing.com \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: 7/16/2019 \_\_\_\_\_



# More Brewing

121 W. Railroad Ave.

PIN: 06-34-409-001



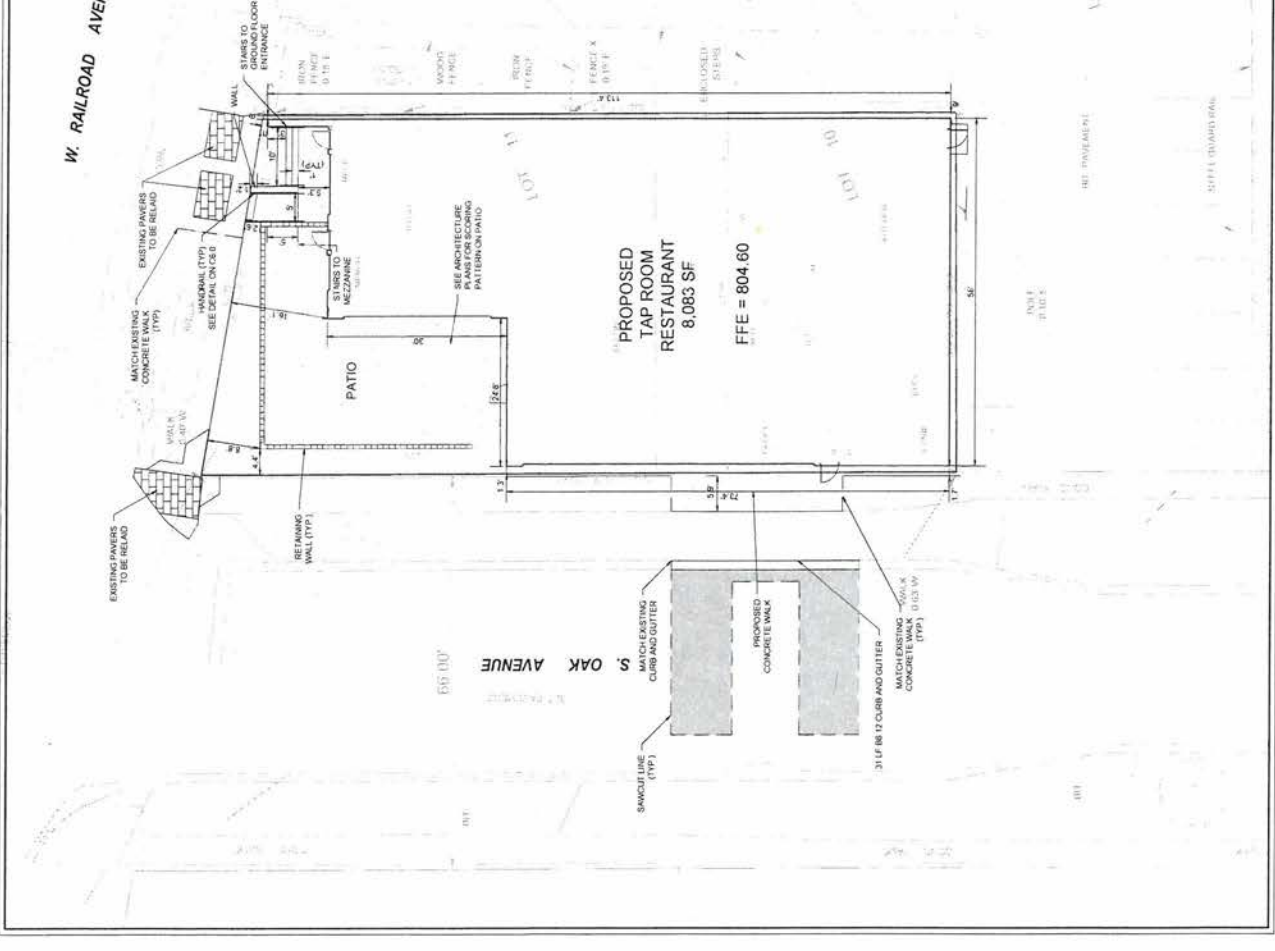
NO.	DATE	DESCRIPTION	BY	DATE

ORIGINAL ISSUE DATE: 07/10/2019  
 REVISIONS

**NOTES:**  
 1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.  
 2. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.  
 3. ALL CURB AND GUTTER SHALL BE 12 UNLESS OTHERWISE NOTED.



**SITE DATA:**  
 TOTAL AREA: 0.954 AC

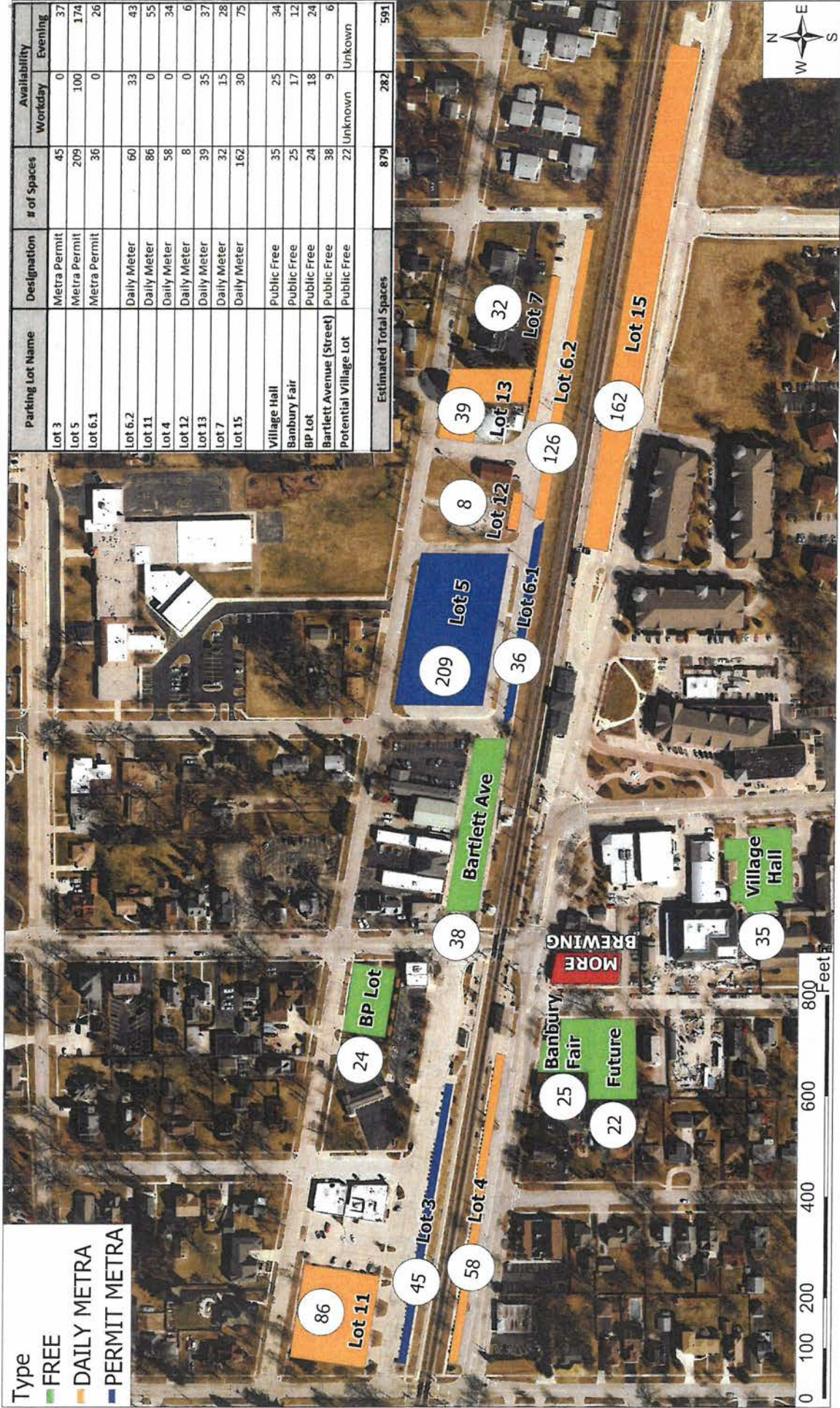








# DOWNTOWN PARKING







# Memorandum

**To:** Paula Schumacher, Village Administrator  
**From:** Joey Dienberg, Management Analyst  
**Date:** August 9, 2019  
**Re:** Senior Survey Results

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## **Introduction**

On March 18, 2019, village staff sent out a survey to all residents currently receiving the senior water bill discount. The goal of the survey was to receive input from the village's senior residents as to what savings or change in programs or municipal services would be most beneficial to them. It was stated that the information from the survey would be used by the Village Board to set both short and long term goals for the Village. Approximately 2,100 surveys were sent out, and the Village received 332 completed surveys (approximately 15% response rate).

The survey consisted of 5 Questions:

1. Can you identify specific issues/areas that are the most financially challenging for your household or are in need of attention or improvement in some other way?
2. As it relates to Bartlett seniors, what are/should be the top priorities for the village over the next 3-5 years
3. Rank the following in terms of which is your greatest concern? (safety, taxes, being able to perform home repairs, and mobility throughout the community)
4. What services or programs provided by the village or other agency do you find the most helpful in keeping your cost of living down?
5. Do you use a computer and take advantage of online services?

## Analysis

### *Question 1*

When looking at the key issues in question 1, nearly 20 different options were listed in their responses. The most frequently mentioned financial challenges were taxes (43.27%), utilities (18.91%), and home repair (17.09%)

<b>Can you identify specific issues/areas that are the most financially challenging for your household or are in need of attention or improvement in some other way?</b>	<b>Number</b>	<b>Percent</b>
Access to Health Care	2	0.73%
Association fees	2	0.73%
Cable/Internet	4	1.45%
Cost of Living	3	1.09%
Economic Development	2	0.73%
Fixed Income	3	1.09%
Flooding	3	1.09%
Garbage Service	3	1.09%
Home Repair	47	17.09%
Infrastructure	11	4.00%
Landscaping	11	4.00%
Mobility throughout the Community	2	0.73%
Mosquitos	2	0.73%
Snow Removal	5	1.82%
Taxes	119	43.27%
Utilities	52	18.91%
Other	4	1.45%
<b>Grand Total</b>	<b>275</b>	<b>100.00%</b>

### Question 2

When looking at the key priorities in question 2, nearly 20 different options were listed in their responses. The most frequently mentioned priorities were taxes (39.24%), utilities (10.76%), and safety (10.07%)

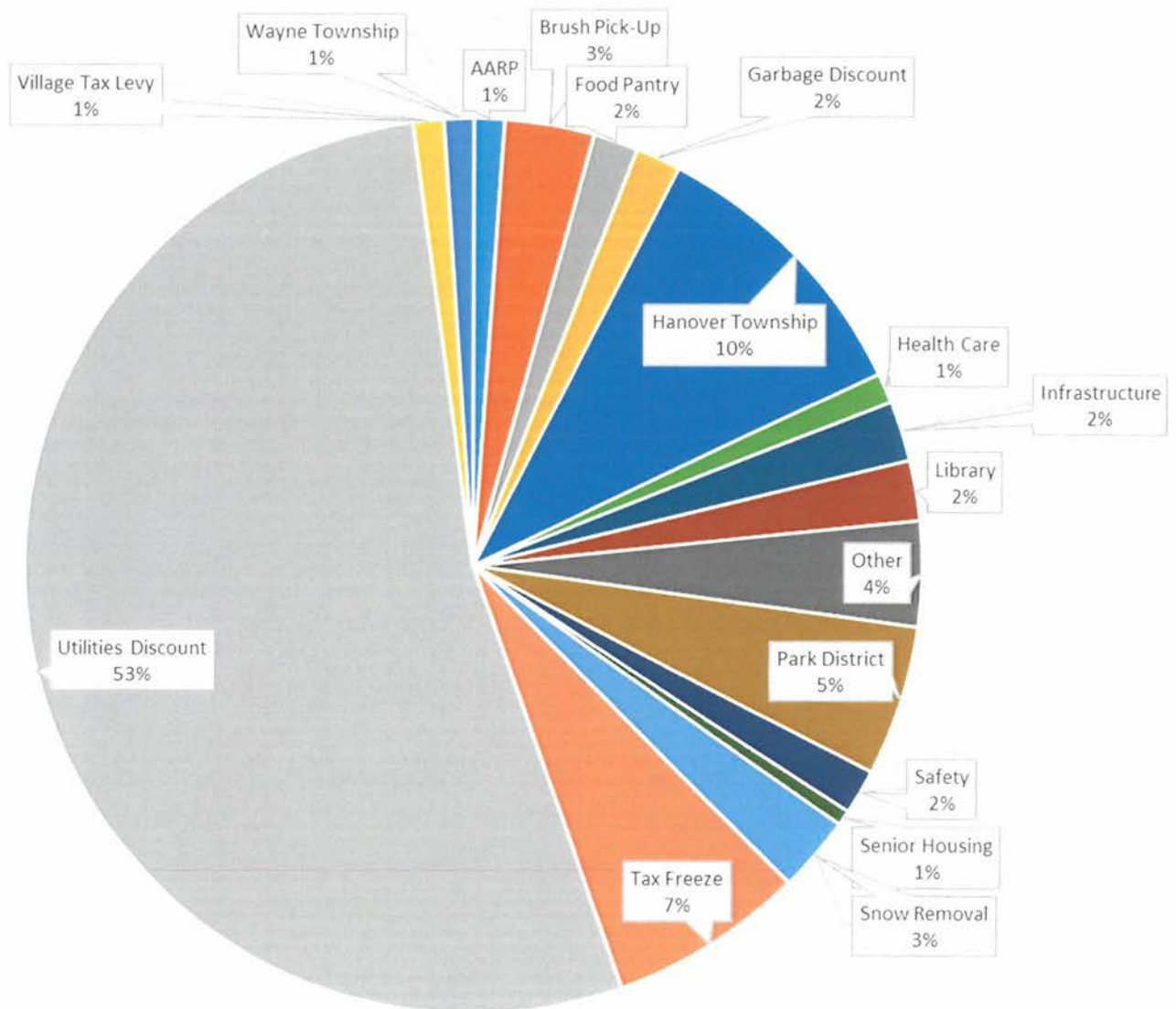
<b>What should the Village Prioritize in the next 3-5 years?</b>	<b>Number</b>	<b>Percent</b>
Brush collection	5	1.74%
Code Enforcement	2	0.69%
Cost of Living	8	2.78%
Discounts	6	2.08%
Economic Development	14	4.86%
Exit Tax	4	1.39%
Infrastructure	13	4.51%
Mobility through community	19	6.60%
Other	7	2.43%
Safety	29	10.07%
Senior Housing	7	2.43%
Senior Programs	16	5.56%
Service Awareness	4	1.39%
Snow Removal	6	2.08%
Taxes	113	39.24%
U46 Taxes	4	1.39%
Utilities	31	10.76%
<b>Grand Total</b>	<b>288</b>	<b>100.00%</b>

### Question 3

Residents were asked to rank in level of importance 4 different issues. From most important to least important they were ranked, on average; taxes, safety, being able to perform home repairs, and mobility throughout the community. (1=most important; 4=least important)

*Question 4*

This section represented the services that seniors find the most helpful. Far and away the top answer was the utilities discount at 53%. The chart below represents the almost 20 categories that responses came in at. Of the 332 surveys, only 184 (55%) responded to this question, some citing that they were not aware of other services. This is something that could be addressed by reaching out to seniors to let them know about services that the Village of Bartlett offers, as well as services and discounts provided by other agencies.



*Question 5*

When analyzing the online habits of senior residents, it is important to note that 33% stated that they do not use a computer. This information will help staff to more effectively communicate with residents through different mediums; i.e. Bartletter, mailings, etc.

