



**VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS
AGENDA
228 MAIN STREET
September 5, 2019**

7:00 P.M.

- I. Roll Call
- II. Approval of the July 1, 2019 meeting minutes
- III. **(#19-11) More Brewing**
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.**PUBLIC HEARING**
- IV. Active Shooter Training by the Bartlett Police Department
- V. Old Business/ New Business
- VI. Adjournment



Village of Bartlett
Zoning Board of Appeals Minutes
July 1, 2019

M. Werden called the meeting to order at 7:00 pm.

Roll Call

Present: M. Werden, G. Koziol, J. Rasmussen, B. Bucaro and J. Banno

Absent: L. Hanson

Also Present: Kristy Stone, Assistant Planner, Nick Arquette, Intern

Approval of Minutes

B. Bucaro had a change to page 3 of the June 6, 2019 meeting minutes. The name should be B. Bucaro, not J. Banno.

A motion was made to approve the minutes, as amended, of the June 6, 2019 meeting.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro and J. Banno

Nays: None

Abstain: J. Rasmussen

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
July 1, 2019

Case (#19-10) 114 Lamont Parkway

Variations:

- a) to allow a six (6) foot high fence where a 4-foot high fence is permitted
- b) 1.71 ft. reduction from the 35-ft. required corner side yard (S. Bartlett Road)
- c) 0.52 ft. reduction from the 35-ft. required front yard (Lamont Parkway)

PUBLIC HEARING

The following Exhibits were presented:

Exhibit A - Picture of Signs (3)

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Petitioner, **Brian Frank**, was sworn in by **M. Werden**.

B. Frank stated his family has been residents for 20 years. His family just moved in January from Herron's Landing to Lamont Parkway. The house has been rehabbed. While trying to replace the fence he was told the fence was nonconforming. **B. Frank** stated he would like to replace the current wooden fence with vinyl. There is a pool in the back yard and he worries about security being his home is on a corner lot and to make the home look esthetically pleasing. The current fence could fall over.

M. Werden asked if staff received any comments by phone or mail. **K. Stone** stated she has not spoken to anyone nor received any phone calls or emails regarding this petition. **M. Werden** stated he lives in the neighborhood and received a mailing for a six foot fence. He stated that normally he would be against a six foot fence. However, **Mrs. Frank** allowed **M. Werden** to look around the property. **M. Werden** stated that after looking at the property he was very impressed. The back yard has such a high berm you cannot even see the traffic at the intersection of Main and Devon. If anyone would have an objection it would be the neighbor to the west. **M. Werden** stated this is a practical solution being the current fence is in such bad condition. A vinyl fence looks nicer and is very low maintenance. With the berms and the setting so close to the main road it is a very practical solution. People walking along the sidewalk wouldn't even know there was a pool in the backyard. **M. Werden** stated it's very rare for him to make this kind of statement. **B. Frank** stated his previous home had an in ground pool, and when he built it, it was built with an automatic cover. This cannot be done with this pool. Solar covers can be dangerous if someone were to fall into the pool, they could drown. He and his wife worry about the safety.

M. Werden asked if there were any other comments from the board. **G. Koziol** stated that the memo states the proposed fence will replace the 6 foot high wooden fence that is in disrepair. **G. Koziol** stated he didn't understand, the permit was issued in 1989, why isn't it still in effect. **K. Stone** stated the permit was issued in error, the fence didn't meet the setbacks at the time, and this is now being corrected. They are putting the fence in the exact location as it is now. The previous owner should have gone through this process. **G. Koziol** stated that makes perfect sense. **K. Stone** stated it's the same situation as the nonconformity with the house. The house is slightly encroaching into the front and corner side yard, this will clean everything up so if the owners wanted to do something else to the property they would be conforming. **G. Koziol** stated the fence issue had him slightly confused. He agreed the current fence needs to go. He asked if the **Franks** were planning on planting anything on the outside of the fence. **B. Frank** stated whatever is there will stay, along with adding mulch and landscape beds. **G. Koziol** stated he isn't a fan of fences but this is a logical solution and with the vinyl fence it will look so much better for so much longer.



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G. Koziol asked Staff how far back from the sidewalk is the fence. **K. Stone** stated at the closest point is 28 feet. **B. Frank** stated his main concern is if the fence fell, kids may be inclined to swim when no one is home; it's a safety issue. **M. Werden** stated it would be impractical for the Village to ask the Franks to take out the pool, because the permit was issued in error. **B. Frank** stated a special lock will be installed on the gate to deter someone from entering the pool area.

M. Werden asked if there were any comments or questions from the board.

M. Werden opened the Public Hearing portion of the meeting.

Bradley Baker, 151 Lamont Parkway, stated since the Franks moved back in January, they have done one thing consistently, and that is to improve their property. They have worked on the house outside and in, worked on the landscaping, lawn, and leveled the garage floor that was sinking. **B. Baker** stated he was there to cheer them on and the Village should as well.

Mary Gawler, 134 Lamont Parkway, stated her home is to the west of the **Franks** and she will be the one to see the fence on her side. The fence will be a big improvement. She questioned if the fence will be 6 feet all the way around or will it be 4 feet in some places. **K. Stone** stated it will be 6 feet all the way around. **M. Werden** stated he is glad she spoke up, it makes a difference when the people who have to look at the change are in favor of it. **G. Koziol** stated it's nice to hear when the old neighbors compliment the new neighbors.

M. Werden asked if there were any other questions, motions or discussion from the board. **J. Banno** stated there seems to be a discrepancy in the case number on the memo. **K. Stone** stated both projects were submitted on the same day. 114 Lamont Parkway case number should be #19-10 and not #19-09. This will be corrected.

J. Banno made a motion to pass along a positive recommendation to the Village Board for #19-10.

Motioned by: J. Banno

Seconded by: J. Rasmussen

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

Ayes: M. Werden, G. Koziol, J. Rasmussen, B. Bucaro and J. Banno

Nays: None

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
July 1, 2019

Case (#19-09) 1355 Windgate Court

Variation:

16-foot reduction from the 45 foot required rear yard

PUBLIC HEARING

The following Exhibits were presented:

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Attorney for Petitioner, **Scott G. Richmond** was sworn in by **M. Werden**.

S. Richmond stated he represents petitioners, **Grant and Michelle Carlson**. The Carlsons are asking for a variance of 16 feet on a 45 feet setback, or building line that effects their lot. The property backs up to a park and they do not feel this will have any adverse effect to any of the neighbors. The plan is to build a four season room which is why this variance is needed.

M. Werden asked by calling it a four season room, will this be heated? **S. Richmond** stated yes. **M. Werden** stated from the looks of the picture provided, the exterior will blend in with the house. **S. Richmond** stated yes, which is the intent, the siding will match the existing siding.

M. Werden asked if there were any questions from the Board. **B. Bucaro** had a question for Staff. The application states this property is different and has a 45 foot setback requirement while many of the other lots in the subdivision do not. **K. Stone** stated Woodland Hills has 12 different units, each unit in Woodland Hills has different setbacks. When someone calls, Staff needs to refer to a chart to check what unit they are in, and what the setback requirements are. It varies throughout the entire subdivision. **B. Bucaro** asked if 45 feet was the maximum. **K. Stone** stated 45 foot is the largest for a lot this size. There are larger lots that have a larger rear yard setbacks. This lot has a larger setback and also backs up to open space. **M. Werden** stated the fact that this lot backs up to open space has nothing to do with this size of setback. **K. Stone** stated because this property backs up to open space typically the builder would have asked for a reduction in setback, but did not in this case. **G. Koziol** asked if the property behind this one was a dry retention area. **K. Stone** stated it's a park site, owned by the Park District. **J. Banno** asked Staff if any neighbors have complained about this project. **K. Stone** stated not at all.

S. Richmond stated **G. Carlson** spoke with his adjoining neighbors and both has no problem with the addition. **G. Koziol** stated having an open space behind makes it easier for the Board to review and come up with a positive recommendation. **M. Werden** stated being no one is here to object it makes a difference when the addition will blend with the house it will look as though it has always been part of the home. **B. Bucaro** agreed it's a very nice addition.

M. Werden asked if there were any comments or questions from the board. No one came forward.

M. Werden opened the Public Hearing portion of the meeting. No one came forward.

G. Koziol made a motion to pass along a positive recommendation to the Village Board for #19-09.

Motioned by: G. Koziol



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Seconded by: J. Banno

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

Ayes: M. Werden, G. Koziol, J. Rasmussen, B. Bucaro and J. Banno

Nays: None

The motion carried.



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Old Business/ New Business

K. Stone introduced intern **Nick Arquette**. **N. Arquette** stated he just graduated in May from U of I in Planning, and is excited to be here.

K. Stone stated there is currently nothing on the agenda for next month however, the deadline is not for a couple of weeks.

M. Werden asked if there was a motion to adjourn.

Motioned by: G. Koziol

Seconded by: J. Rasmussen

All in favor.

Motion Carried.

The meeting was adjourned at 7:24 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
19-137

DATE: August 30, 2019
TO: The Chairman and Members of the Zoning Board of Appeals
FROM: Renee Hanlon, Senior Planner *RH*
RE: **(#19-11) MoRE Brewing 121 W Railroad Avenue**

PETITIONER

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

SUBJECT SITE

121 W Railroad Avenue (Southeast corner of Railroad and Oak Avenues)

REQUESTS

Petitioner requests the following **Variations**:

- 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.

EXISTING AND PROPOSED CONDITIONS

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

DISCUSSION

1. The Petitioner is requesting a Site Plan Review to construct a 7,301 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. (*The Plan Commission will review this request on September 12, 2019*)

2. The Petitioner is also requesting Special Use Permits for: a restaurant serving alcohol, 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. The anticipated hours of operation are eight o'clock (8:00 a.m.) until midnight (12:00 a.m.) every day. (*The Plan Commission will conduct a Public Hearing on September 12, 2019 to consider this request.*)
3. The proposed building architecture is a contemporary style that includes a glass overhead door along the Railroad Avenue façade which will integrate 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. The building is approximately twenty six feet (26') in height. The primary building material will be black brick with a wood look composite material as the minor building material. Railings on the mezzanine patio, the overhead doors on the first floor, and the retaining wall around the first floor patio are all complimentary in color and design to enhance the building architecture. The patios will be finished with large gray planters to bring more green elements to the building.
4. The Petitioner is requesting that the following **Variations** be considered by the **Zoning Board of Appeals**:
 - 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. Patio seating is 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 (.60). 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 (RTA) 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 appropriate 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

According to the provisions of the Zoning Ordinance, the Zoning Board of Appeals should render a decision based upon the following:

- A. 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.
- B. That conditions upon which the petition for a variation is based are unique to the property for which the variations are sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
- D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
- E. 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.
- F. 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.
- G. 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.

A variation shall be recommended only if the evidence, in the judgment of the Zoning Board of Appeals, sustains all the conditions enumerated above.

Background materials are attached for your review and consideration.

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.

RECEIVED
COMMUNITY DEVELOPMENT

JUL 19 2019

VILLAGE OF
BARTLETT

Very truly yours,



Sachin Patel
President, More Dusty, LLC



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # _____

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
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: B-1

Proposed: Mixed Use Business

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

Acceage: 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: _____

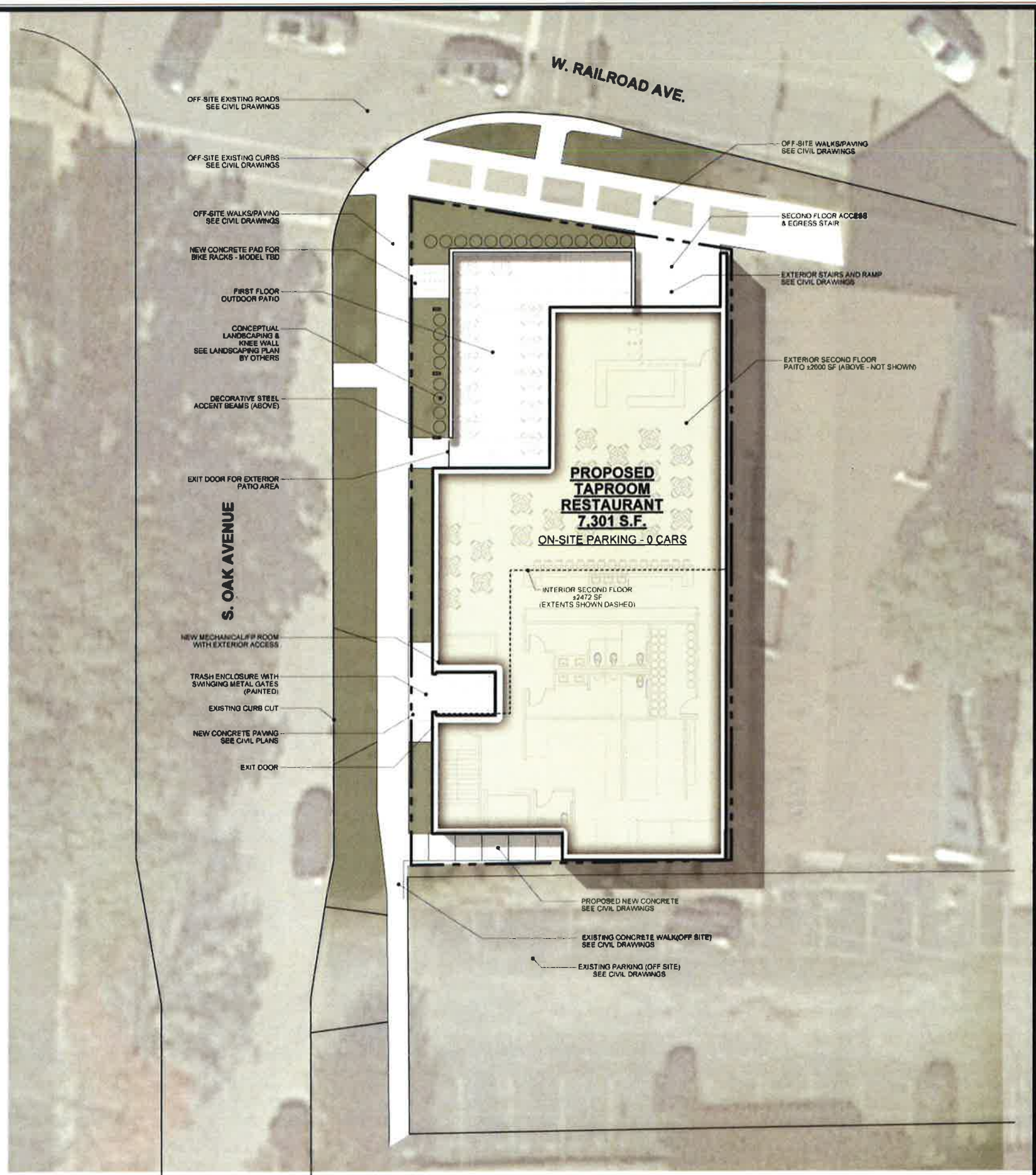
DATE: 7/16/2019 _____

More Brewing

121 W. Railroad Ave.

PIN: 06-34-409-001





OFF-SITE EXISTING ROADS
SEE CIVIL DRAWINGS

OFF-SITE EXISTING CURBS
SEE CIVIL DRAWINGS

OFF-SITE WALKS/PAVING
SEE CIVIL DRAWINGS

NEW CONCRETE PAD FOR
BIKE RACKS - MODEL TBD

FIRST FLOOR
OUTDOOR PATIO

CONCEPTUAL
LANDSCAPING &
KNEE WALL
SEE LANDSCAPING PLAN
BY OTHERS

DECORATIVE STEEL
ACCENT BEAMS (ABOVE)

EXIT DOOR FOR EXTERIOR
PATIO AREA

S. OAK AVENUE

NEW MECHANICAL/RP ROOM
WITH EXTERIOR ACCESS

TRASH ENCLOSURE WITH
SWINGING METAL GATES
(PAINTED)

EXISTING CURB CUT

NEW CONCRETE PAVING
SEE CIVIL PLANS

EXIT DOOR

W. RAILROAD AVE.

OFF-SITE WALKS/PAVING
SEE CIVIL DRAWINGS

SECOND FLOOR ACCESS
& EGRESS STAIR

EXTERIOR STAIRS AND RAMP
SEE CIVIL DRAWINGS

EXTERIOR SECOND FLOOR
PATIO 12000 SF (ABOVE - NOT SHOWN)

**PROPOSED
TAPROOM
RESTAURANT
7,301 S.F.**

ON-SITE PARKING - 0 CARS

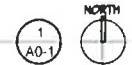
INTERIOR SECOND FLOOR
2472 SF
(EXTENTS SHOWN DASHED)

PROPOSED NEW CONCRETE
SEE CIVIL DRAWINGS

EXISTING CONCRETE WALK(OFF SITE)
SEE CIVIL DRAWINGS

EXISTING PARKING (OFF SITE)
SEE CIVIL DRAWINGS

ARCHITECTURAL SITE PLAN
SCALE 1"=10'-0"



MORE
BREWING COMPANY

HARRIS ARCHITECTS INC.
400 N. OAK AVE. | BARTLETT, ILLINOIS 60133
CONTACT: G. JONES | PH: 630.399.1234



NEW RESTAURANT & TAP HOUSE FOR
MORE BREWING COMPANY
BARTLETT, ILLINOIS

ISSUED FOR DEVELOPMENT REVIEW 07/03/2019
ISSUED FOR OWNER REVIEW 08/16/2019
ISSUED FOR OWNER REVIEW 08/23/2019
ISSUED FOR DEVELOPMENT REVIEW 09/25/2019

PROJECT NO.
28474
DRAWN BY:
KSK
DATABASE:
28474DB

SHEET NO.
A0-1

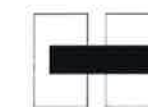


CONCEPTUAL ARCHITECTURAL RENDERING

MORE BREWING COMPANY

BARTLETT, IL

MORE
BREWING COMPANY



HARRIS ARCHITECTS, INC.

WWW.HARRISARCHITECTS.COM

847.303.1155



CONCEPTUAL ARCHITECTURAL RENDERING

MORE BREWING COMPANY

BARTLETT, IL

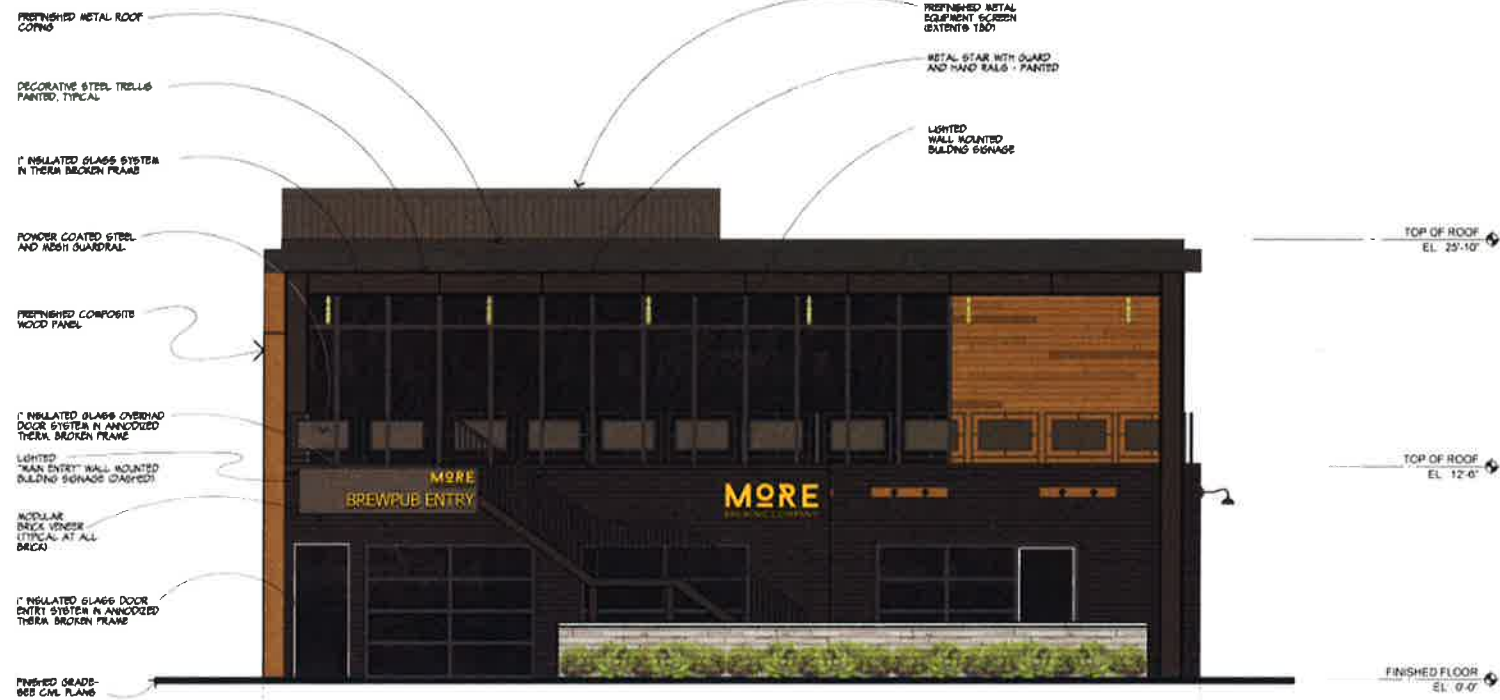
MORE
BREWING COMPANY



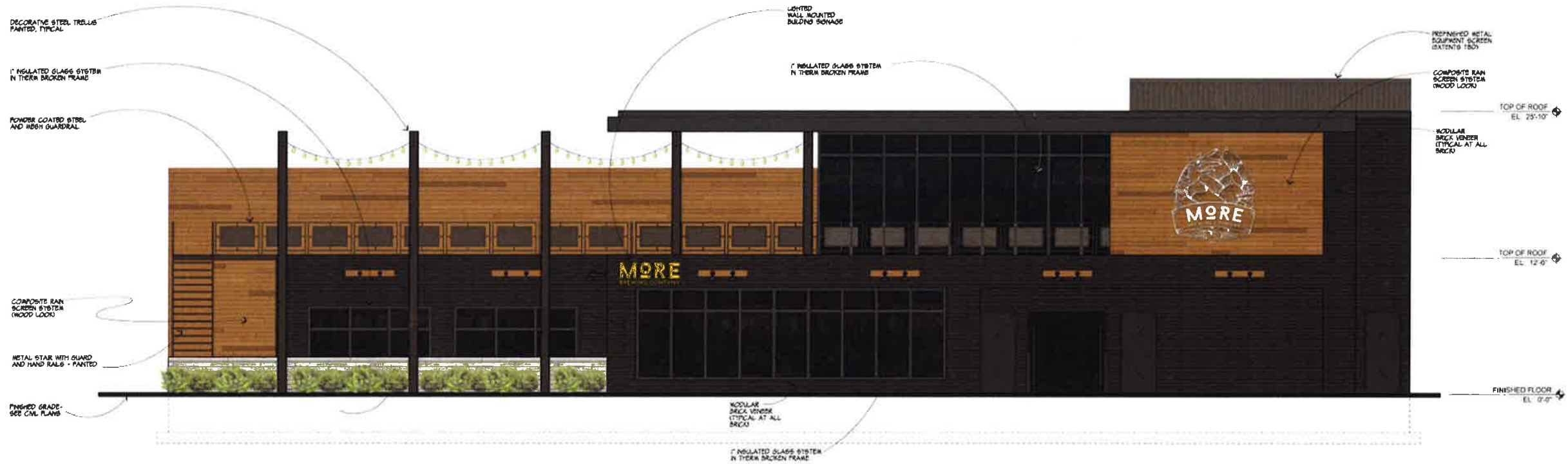
HARRIS ARCHITECTS, INC.

WWW.HARRISARCHITECTS.COM

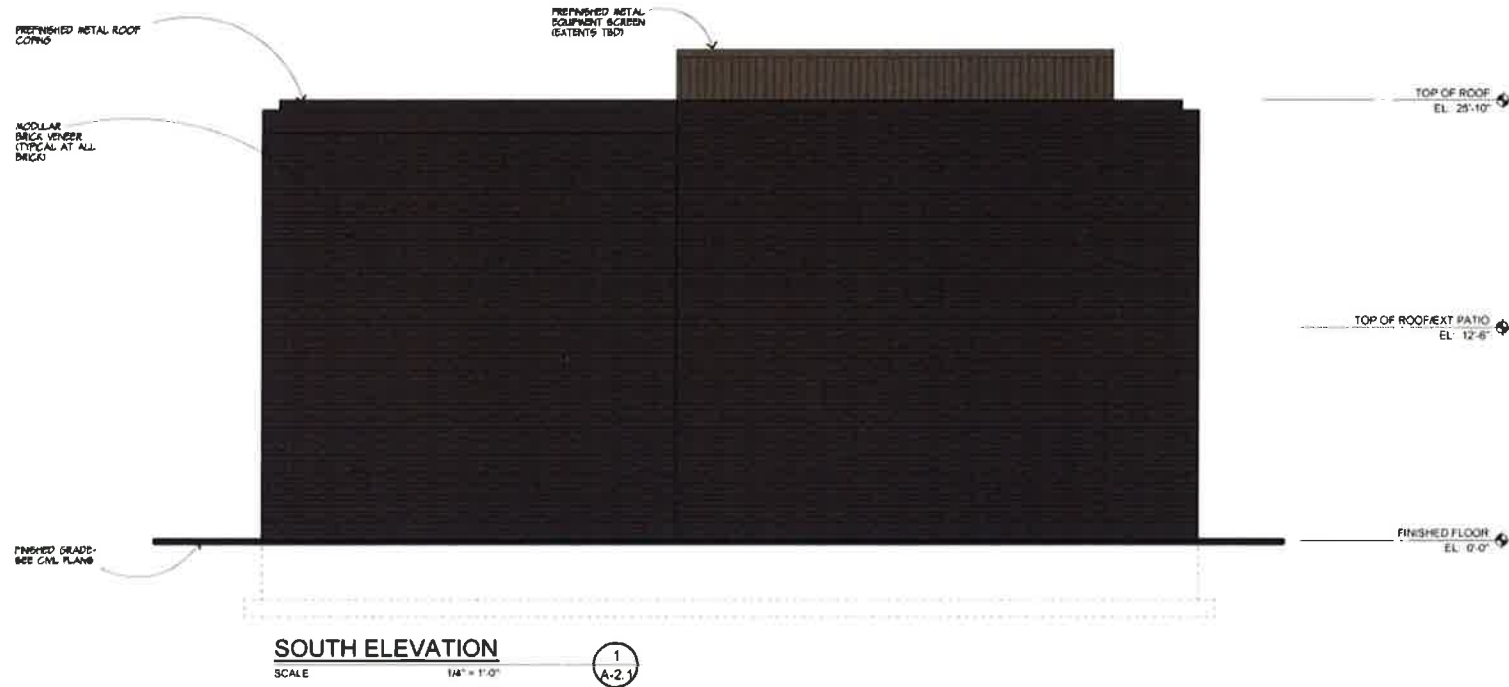
847.303.1135



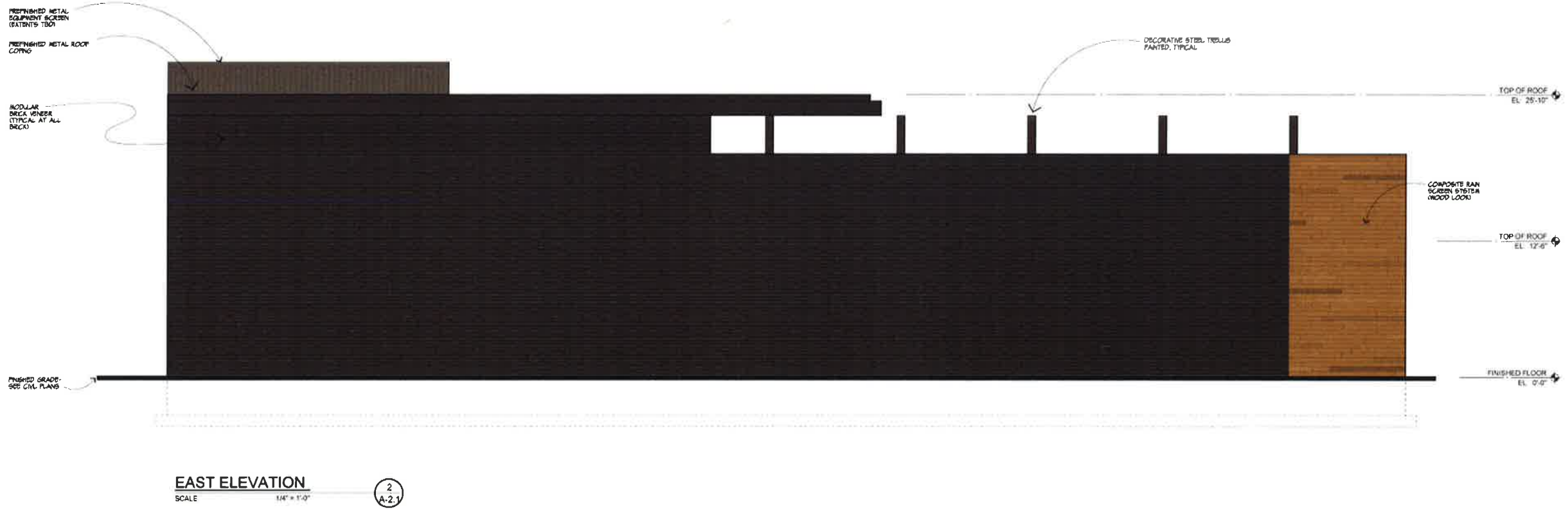
SOUTH ELEVATION
SCALE 1/8" = 1'-0" (1) A-2.0



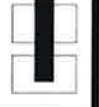
WEST ELEVATION
SCALE 1/8" = 1'-0" (2) A-2.0



SOUTH ELEVATION
SCALE 1/4" = 1'-0" (1) A-2.1

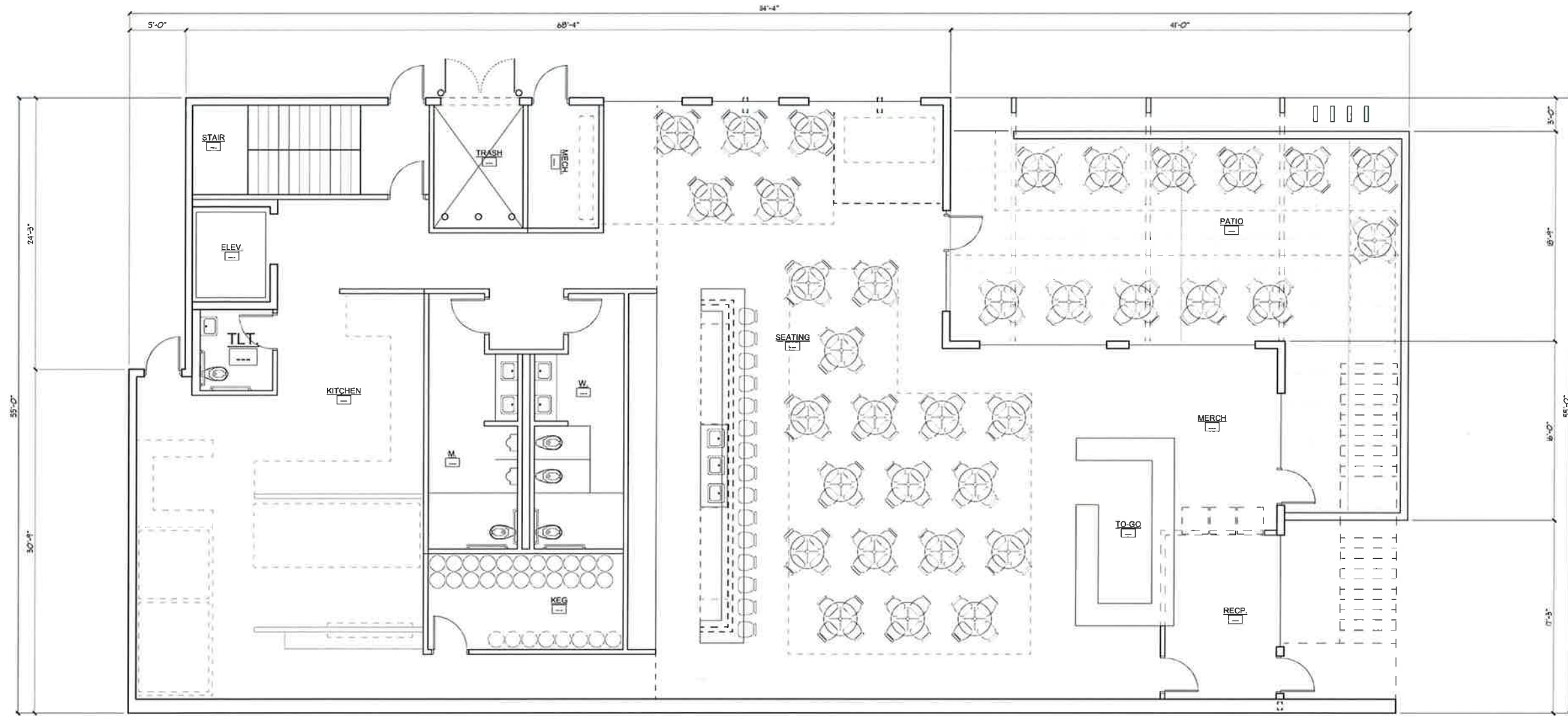


EAST ELEVATION
SCALE 1/4" = 1'-0" (2) A-2.1



ISSUED FOR DEVELOPMENT REVIEW	07-03-2019
ISSUED FOR PERMIT REVIEW	08-16-2019
ISSUED FOR DEVELOPMENT REVIEW	08-28-2019

PROJECT NO.	20414
DRAWN BY:	KSK
DATABASE:	20414.DB



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 1
A1-0 NORTH



MORE
 BREWING COMPANY

HARRIS ARCHITECTS INC.
 4072 HARBOR AVENUE PALM BEACH, FL 33406
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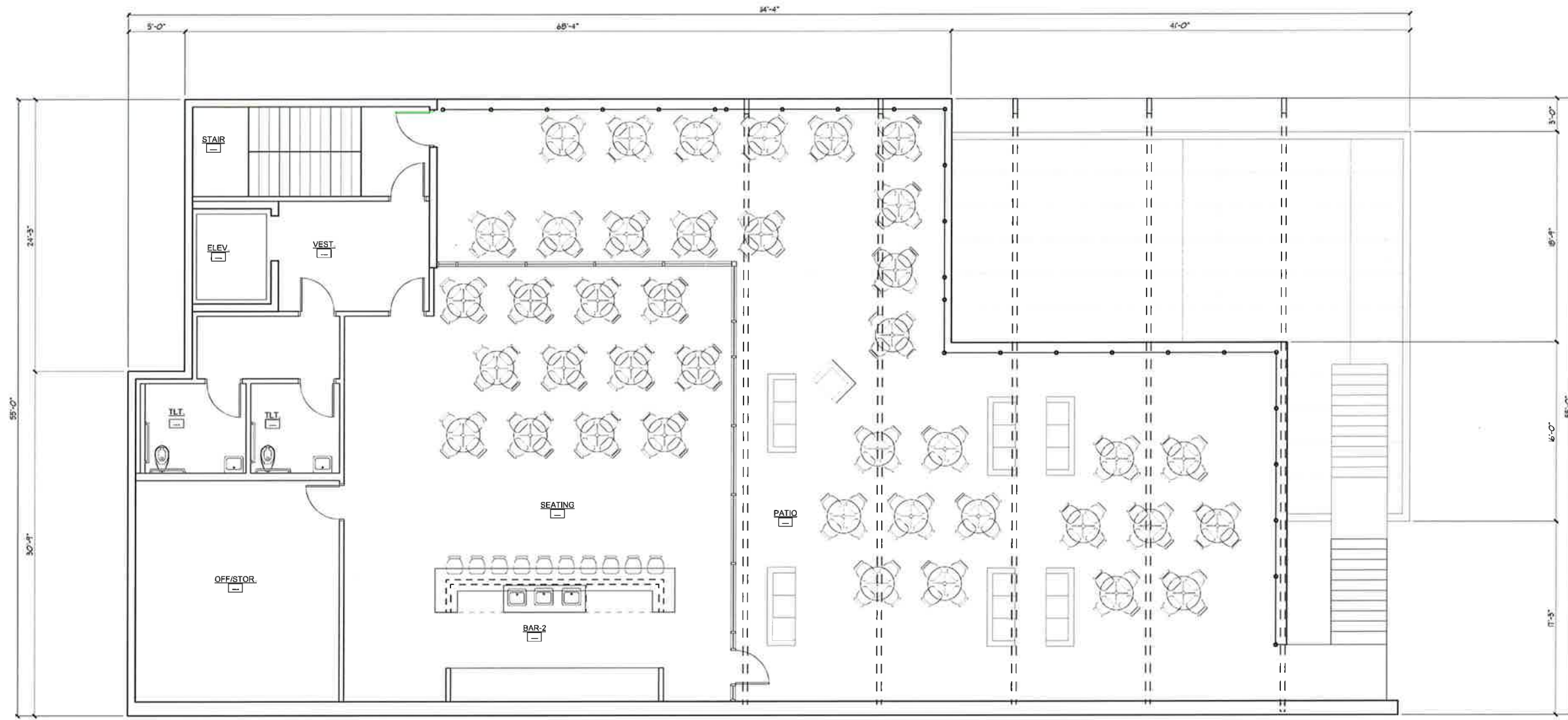


NEW RESTAURANT & TAP HOUSE FOR:
MORE BREWING COMPANY
 BARTLETT, ILLINOIS

ISSUED FOR DEVELOPMENT REVIEW 07-03-2018
 ISSUED FOR OWNER REVIEW 08-16-2018
 ISSUED FOR DEVELOPMENT REVIEW 08-15-2019
 ISSUED FOR DEVELOPMENT REVIEW 08-20-2019

PROJECT NO.
 28474
 DRAWN BY:
 KSK
 DATABASE:
 28474.D8

SHEET NO.
A1-0



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A1-1



MORE
BREWING COMPANY

HARRIS ARCHITECTS INC.
401 BARREN AVENUE PALM BEACH, FLA 33408
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NEW RESTAURANT & TAP HOUSE FOR:
MORE BREWING COMPANY
BARTLETT, ILLINOIS

ISSUED FOR DEVELOPMENT REVIEW 07.03.2018
ISSUED FOR OWNER REVIEW 08.18.2018
ISSUED FOR DEVELOPMENT REVIEW 08.19.2018
ISSUED FOR DEVELOPMENT REVIEW 08.29.2018

PROJECT NO.
28474
DRAWN BY:
KSK
DATABASE:
28474.DB

SHEET NO.
A1-1

DOWNTOWN PARKING

Type
■ FREE
■ DAILY METRA
■ PERMIT METRA



Parking Lot Name	Designation	# of Spaces	Availability	
			Workday	Evening
Lot 3	Metra Permit	45	0	37
Lot 5	Metra Permit	209	100	174
Lot 6.1	Metra Permit	36	0	26
Lot 6.2	Daily Meter	60	33	43
Lot 11	Daily Meter	86	0	55
Lot 4	Daily Meter	58	0	34
Lot 12	Daily Meter	8	0	6
Lot 13	Daily Meter	39	35	37
Lot 7	Daily Meter	32	15	28
Lot 15	Daily Meter	162	30	75
Village Hall	Public Free	35	25	34
Banbury Fair	Public Free	25	17	12
BP Lot	Public Free	24	18	24
Bartlett Avenue (Street)	Public Free	38	9	6
Potential Village Lot	Public Free	22	Unknown ²²	Unkown
Estimated Total Spaces			879	591

0 100 200 400 600 800 Feet

