



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
November 14, 2019  
7:00 P.M.**

- I. Roll Call
- II. Approval of the September 12, 2019 meeting minutes
- III. **(#19-12) 120 Live**, 120 W. Bartlett Avenue  
Special Use Permits to allow:
  - a) Restaurant with Alcohol Service,
  - b) Outdoor Seating and
  - c) Live Entertainment (indoor and outdoor)**PUBLIC HEARING**
- IV. Old Business/New Business  
Service Recognition
- V. Chrome Book Training
- VI. Adjournment





**Village of Bartlett  
Plan Commission Meeting Minutes  
September 12, 2019**

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J. Lemberg called the meeting to order at 7:00 pm.

**Roll Call**

**Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, A. Hopkins, D. Gunsteen, T. Ridenour and M. Hopkins**

**Absent: D. Negele**

**Also Present: R. Grill, Planning & Development Services Director, Renée Hanlon, Village Planner**

**Approval of Minutes**

**A motion was made to approve the minutes of the June 13, 2019 meeting.**

**A. Hopkins** stated there was an error in the minutes. He recused himself from case #19-08, Bartlett Tap; therefore, he did not vote.

**Motioned by: A. Hopkins**

**Seconded by: J. Kallas**

**Roll Call**

**Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, A. Hopkins, D. Gunsteen and M. Hopkins**

**Abstain: T. Ridenour**

**Nays:**

**The motion carried.**



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- (#19-11) MoRE Brewing**  
Site Plan Review  
Special Use Permits to allow:  
Restaurant with Alcohol Service,  
Outdoor Seating, and  
Package Liquor Sales  
**PUBLIC HEARING**

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Public Hearing Notice in Newspaper**

**R. Hanlon** stated the petition before the board is case # 19-11 MoRE Brewing. It is the vacant parcel at the southeast corner of Railroad Avenue and S. Oak Avenue. The Petitioner is requesting a Site Plan Review to construct an approximately 8,000 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 beers.

The Petitioner is also requesting three 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 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. 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 site.

The Petitioner is requesting the following Variations: Restaurant with Alcohol Service, Outdoor Seating and Package Liquor Sales. The Zoning Board of Appeals conducted a Public Hearing September 5, 2019 to consider this request. The ZBA voted unanimously to recommend approval of the Variations as requested.

**R. Hanlon** stated the Petitioners are present to answer any questions.

**Petitioners, Matt Cotherman and Kasey Kluxdal and Sachin Patel** were sworn in by **J. Lemberg**.

**D. Gunsteen** asked how is parking going to be handled since there is 100% reduction in parking. Will this be street parking only, and will Metra allowing parking. **R. Hanlon** stated it will be public parking, on and off street. Included in the packet is the downtown Bartlett parking map. We had a summer intern/graduate student whose primary focus was developing the map, surveying all the parking



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in downtown Bartlett, and the utilization so we can understand what the parking counts were like. There is a total of 879 public parking spaces in downtown Bartlett. During the day there are 282 available public parking spaces. In the evening that number goes up to 591 available public parking spots. **D. Gunsteen** asked what the building capacity will be during the summer months versus the winter months being there is outdoor seating. **R. Hanlon** stated the required parking spaces is 132 off street parking spaces, this number is based on the ratio of 1 parking space per every 3 seats. **D. Gunsteen** asked if Staff feels there is enough parking throughout the Village or do you think all of the customers will be parking on Oak Avenue. **R. Hanlon** stated Staff believes there is enough parking to accommodate this use. Staff has had conversations with the Petitioners to have their employees park at what is referred to as the BP parking lot which has 24 spaces located across the tracks. **J. Kallas** asked about handicap parking. **R. Hanlon** stated Public Works will stripe a handicap parking space on S. Oak Avenue to accommodate handicap parking. **J. Kallas** asked if there would only be one (1) handicap parking space. **R. Grill** stated yes but the Metra parking across the street and they have three (3) handicap stalls and at Banbury Fair there are two (2) there, for a total of five (5). **J. Kallas** asked what will happen during the day. **R. Grill** stated Banbury Fair spaces are available and rarely does she see all of the handicap spaces taken at the Metra station. **A. Hopkins** asked if Banbury Fair has approved the parking. **R. Grill** stated that is actually a Village owned parking lot, so yes the Village has approved it. **A. Hopkins** asked about the future lot on Oak Avenue. **R. Grill** stated the future lot in the Capital Budget for next year and a preliminary site plan has been done for this site and have determined that approximately 22 additional spaces could be located on this site. There will be 25 spaces at Banbury Fair lot, 22 future for the Village lot, BP lot for employees to park and 35 stalls at the Village Hall as well. **J. Kallas** stated if MoRE Brewing is open all day and Banbury Fair is as well, where will the customers from Banbury Fair park. **R. Grill** stated there is ample parking during the day. **J. Kallas** stated people will need to walk quite a distance to get to MoRE Brewing. **R. Grill** stated based on the analysis from this summer, Banbury Fair lot had 17 spaces of the available of the 25 during the day. **D. Gunsteen** stated one of the designs of this building actually cuts off all of the parking to the neighboring business, because they have parking in the back, is this correct. **R. Grill** stated no, the curb cut to the parking area that you are referring to is on adjacent property which is the Bartlett Tap. MoRE Brewing does not encroach upon the Bartlett Tap property. **D. Gunsteen** asked if the petitioner has reached out to the owners of Bartlett Tap on possibly putting two (2) handicap stalls in to accommodate. **S. Patel** stated yes he has several times. He did speak to the owner of Bartlett Tap once and said he would get back to **S. Patel**, however, he never did. **R. Grill** stated there is already a ramp so that's where the handicap stall will be, very close to the gate going into open patio area. **D. Gunsteen** asked if the parking stalls on Oak Avenue will be strictly for MoRE Brewing, by signage. **R. Grill** stated no. There will be one (1) handicap space. This was discussed at the ZBA meeting on September 5th to have signage for specific times for unloading and deliveries and possibly another parking stall. This is the Village's right-of-way so it won't be constricted to just one user. **J. Allen** asked if there are 2 spaces on the curb. **R. Grill** stated there could be three (3), one (1) handicap and possibly one (1) used for a loading area, depending on the time of day it will serve dual purposes depending on the time of day. Deliveries will be made during off peak hours. **J. Allen** asked if it's free parking at night at Metra lot 4 with 58 spaces, or is that restricted. **R. Hanlon** stated all of the Metra parking is available after 6:00 PM. **J. Allen** stated MoRE Brewing's peak business will most likely be after 6PM and Banbury Fair will be mostly be during the day, so parking shouldn't be an issue. **J. Allen** asked if there will still be parking behind the building. **R. Hanlon** stated the parking in the back is on Bartlett Tap's property. **D. Gunsteen** asked if Bartlett Tap gets deliveries in the back as well. **R. Grill** stated she believes so.

**J. Lemberg** asked the Petitioner if they had anything to add. **S. Patel**, owner of MoRE Brewing in Villa Park, and resides at 126 Bennington Lane, Bartlett. He stated this is his dream to bring his business to



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where he resides. In Villa Park there are only ten (10) parking spaces that he owns and see about 3500 customers per week and parking has never been an issue. **A. Hopkins** asked if there will be video gambling and live music. **S. Patel** stated there will be no video gambling. At one time there was live music at the Villa Park location but with copy right issues they stepped away from that for a while. They are trying to bring it back to all the locations they are trying to open. **A. Hopkins** asked if this would take a special use permit. **S. Patel** stated he will follow through on all the rules and regulations, whatever it takes. **A. Hopkins** stated he likes the looks of the building and thinks this is exactly what downtown Bartlett needs. Regarding the outdoor seating, is this closed during the winter or will there be outdoor heaters. **S. Patel** stated they will close that area during the winter for safety reasons.

**M. Hopkins** had questions for staff. Will all of the rooftop equipment be fully screened? **R. Hanlon** said yes. **M. Hopkins** stated it would have good idea to have a proposed-striping-plan for unloading and trash pickup on Oak Avenue. **M. Hopkins** stated this is a great project and in some ways conforms to the proposed Form Based Code. If this was reviewed in its entirety for window opening, materials and all other criteria how would this project have scored. **R. Grill** stated if the Form Based Code were in effect today they would need twenty (20) parking stalls and would have needed a variation. **R. Hanlon** said this is in compliance with the Form Based Code. Discussions were had with the Petitioners regarding the building material, originally they were using something used similar to Hardie board, which was not in compliance with the Form Based Code, and they changed the material to brick as the major building material. **M. Hopkins** asked for more information about the minor building material. If the product needed to be repainted, stained every few years or is it a permanent finish. **K. Kluxdal** stated he wasn't sure of the cycle of the maintenance, it would depend on the desire to have it re-stained because it may have a weathering effect but it isn't absolutely necessary.

**D. Gunsteen** asked what the distance is between this property and the neighboring property. **R. Hanlon** said one (1) foot. **D. Gunsteen** also asked how far this building will protrude past the neighboring building. When you come down W. Bartlett Road all you will see it this wall. Perhaps they could drop it down a little and push it back to accommodate the neighboring building. The Bartlett Tap is an historical building and it would be a shame to hide it. **K. Kluxdal** stated without losing the integrity and design of the building he is certainly positive this can be modified to make it work. **D. Gunsteen** stated if the staircase could be moved in for the width of the current staircase, to make it closer to the second floor landing verses a turn and a landing and reel the wall back slightly. **K. Kluxdal** stated visually in the ballpark of three (3) to four (4) feet. **D. Gunsteen** just to give it a good visible presence for both properties. **M. Hopkins** stated this should be put in as a condition. **T. Ridenour** asked if the wall serves as a fire barrier. **K. Kluxdal** stated as part of the design it was included but not positive it would be required. It does not functions as one.

**D. Gunsteen** stated he likes the design and thinks the sign is low key, just what downtown Bartlett needs.

**J. Lemberg** opened the Public Hearing portion of the meeting.

**Bruce Suffern** owner of Banbury Fair for 36 years stated he is very excited to see other businesses that want to invest in Bartlett. He isn't aware of any of his patrons using the Meta lot because the Banbury Fair lot was full. **B. Suffern** stated when the Police Department was under construction, his public parking was a slight issue. Once talking to the Chief and the contactors the parking issue was rectified almost immediately. **B. Suffern** stated he is looking forward to having new neighbors and getting to know them.



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**J. Lemberg** closed the Public Hearing portion of the meeting.

**J. Lemberg** asked if the Commissioners had any comments or questions for the Petitioner or Staff.

**J. Kallas** stated he doesn't agree with this project at all. Downtown Bartlett is all old buildings and this is very modern and in his opinion, he doesn't believe it belongs there. People will not want to walk far to get to this restaurant. People in Bartlett will not back you, some businesses open and close a few years later because it didn't work. **J. Kallas** stated he wishes them well and hopes it works out, but this could happen to them as well. **T. Ridenour** stated he hopes it goes the other way and they are very successful, and kick start the downtown area. **A. Hopkins** stated he agrees, the demographic, the younger generation will walk or Uber just as they do in downtown Naperville and St. Charles as well as pay for parking. This will really be great for Bartlett. **S. Patel** stated when he opened the Villa Park location just over 2 years ago, it was an old Ace Hardware building. Now it's thriving with about 3600 customers a week. He intends to do everything possible to bring success to the Bartlett location.

**D. Gunsteen** asked what type of food is served. **S. Patel** stated its upscale bar food, most of the time they pair the food with the beer. The menu changes, it's never the same, very simple only one (1) page. They try to use fresh ingredients, not frozen, made every day and prepped every day. **J. Kallas** stated please don't get him wrong, he wishes them the best and hope it works. **S. Patel** stated he appreciates **J. Kallas'** comments. He has been a resident in Bartlett for over eight (8) years and there isn't anything like this within a 10 mile radius. **S. Patel** stated he will do his best to make this work. **D. Gunsteen** stated originally he had the same thoughts being the building doesn't fit the norm in Bartlett, but maybe it's time for a change and this may be it. The design fits the future of downtown Bartlett.

**J. Allen** asked maybe it would help if there were signs saying additional parking is available in the Metra lot after 5 or 6 PM. Some people are afraid to park there thinking they can't. **R. Grill** stated there are some signs up already and the Village will work with social media to get the word out. Other businesses will get the word out to their customers as well. **J. Allen** stated this business will be good for Banbury Fair and the surrounding downtown businesses.

**A. Hopkins** asked when will construction begin and the completion date if this is approved. **M. Cotherman** stated once permits are secured and weather permitting, hopefully by April.

**J. Lemberg** asked if there are any additional comments or questions. No one came forward.

**J. Lemberg** asked for a motion to approve the petitioners request for site plan review and special use Permits to allow a Restaurant with Alcohol Service, Outdoor Seating and Package Liquor Sales with conditions and Findings of Fact outlined in the Staff Report. **J. Kallas** stated adding the condition of changing the wall.

**Motioned by: T. Ridenour**  
**Seconded by: A. Hopkins**

**Roll Call**

**Ayes: J. Miaso, J. Allen, J. Kallas, A. Hopkins, D. Gunsteen, T. Ridenour and M. Hopkins**  
**Nays: None**

**Motion carried.**



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**A. Hopkins** motioned to adjourn to Executive Session.

**Motioned by: A. Hopkins**

**Seconded by: J. Miaso**

**J. Lemberg** stated the Committee will be adjourning to Executive Session to Active Shooter Training within a Committee Meeting Pursuant to Section 2(C) 11 of the Open Meetings Act.

**Roll Call**

**Ayes: J. Allen, J. Kallas, A. Hopkins, D. Gunsteen, T. Ridenour J. Miaso and M. Hopkins**

**Nays: None**

**The motion carried**

**J. Lemberg** moved to adjourn to Executive Session.

**Roll Call**

**Ayes: J. Kallas, A. Hopkins, D. Gunsteen, T. Ridenour J. Miaso, M. Hopkins and J. Allen**

**Nays: None**

**The motion carried**





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**J. Lemberg called the Plan Commission meeting to order at 8:15 PM.**

**Roll Call**

**Ayes: A. Hopkins, D. Gunsteen, T. Ridenour, J. Lemberg, J. Miaso, M. Hopkins, J. Allen and J. Kallas.  
Nays: None**

**The motion carried**



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**Old Business/ New Business**

**R. Grill** stated at the last Board meeting the Plan Commission member number has been reduced to nine (9) members from eleven (11).

**A. Hopkins** thanked President Wallace for reappointing him to the Plan commission. **J. Lemberg** asked who was appointed for two (2) year and who was appointed for four (4) year term? **R. Grill** stated whomever was expired were reappointed to a four year (4) term. **J. Lemberg** stated this means in four (4) years, seven (7) people will be up for reappointment. **R. Grill** stated yes that is correct.

**R. Grill** stated there is a good chance there will not be a meeting in October, but there will be one in November. One of the items may possibly be another restaurant coming in downtown area. **R. Grill** stated when M<sub>o</sub>RE Brewing opened in Villa Park, the establishments that are directly adjacent to them saw an increase in business as well. The other businesses love having them there. When M<sub>o</sub>RE Brewing is busy, people go to surrounding restaurants.

**J. Lemberg** asked for an update on the Streets of Bartlett. **R. Grill** stated they are really working, façade material is going up and next step is the parking lot and lights. **J. Lemberg** stated he has heard the family center is now going to be a restaurant. **R. Grill** stated the units facing Devon Avenue there is Armanetti's, a restaurant and an ice cream store called Cherry on Top. The large empty unit does not have a user yet, the owner is still working on that. **D. Gunsteen** asked if the family indoor entertainment facility has been nixed. **R. Grill** stated he had second thoughts on that due to liability and insurance issues. She was informed today that the grocer that was possibly interested in the space has decided against it.

**J. Lemberg** asked if anyone had any other questions or comments. No one came forward.

**J. Lemberg** then asked for a motion to adjourn.

**J. Kallas** motioned to adjourn.

**All in favor.**

**The meeting was adjourned at 8:25 P.M.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**19-175**

DATE: November 8, 2019  
TO: The Chairman and Members of the Plan Commission  
FROM: Renee Hanlon, Senior Planner *RH*  
RE: **(#19-12) 120 Live (120 W Bartlett Avenue)**

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**PETITIONER**

Mary Ann Bollman and Dana Bollman, property owners and business operators

**SUBJECT SITE**

120 W Bartlett Avenue (north side of Bartlett Avenue between Oak and Eastern Avenues)

**REQUESTS**

Petitioner requests **Site Plan Review**, and

Petitioner requests the following **Special Use Permits**:

- a) to allow a restaurant serving alcohol
- b) to allow outdoor seating, and
- c) to allow live entertainment (indoor and outdoor).

**EXISTING AND PROPOSED CONDITIONS**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Vacant Office</b>	<b>Commercial</b>	<b>B-1</b>
North	Commercial	Commercial	B-1
South	Railroad Tracks	Commercial	B-1
East	Commercial	Commercial	B-1
West	Commercial	Commercial	B-1

**DISCUSSION**

1. The Petitioner is requesting a **Site Plan Review** to establish a restaurant in the existing building and to improve the site with a fenced outdoor dining area on the west side of the building.
2. The Petitioner is also requesting **Special Use Permits** to establish a restaurant serving alcohol, an outdoor dining area, and live entertainment both indoors and outdoors.

3. This lot is improved with a building approximately 3,000 square feet in area. Three (3) off-street parking spaces are located on the lot between the rear of the building and E Oneida Avenue. The proposed redevelopment plan maintains these off-street parking spaces.
4. The interior of this building will be substantially renovated to create a sit down restaurant and entertainment area where activities such as karaoke will be offered. The exterior will be improved with an outdoor dining area immediately adjacent to the building, improvements to the front façade, including the installation of new lighting and signage, a new dumpster enclosure at the rear of the building, and on-site landscape improvements. The outdoor seating area will be enclosed by an eight foot (8') tall composite fence that has a gray stone appearance around three sides with an open picket style aluminum fence along the Bartlett Avenue sidewalk. This fence design will provide an open view of the outdoor seating area along the Bartlett Avenue sidewalk.
5. The anticipated hours of operation for this business are from 10 a.m. until 1:00 a.m. week nights and 10:00 a.m. until 2:00 a.m. Friday and Saturday. The petitioner understands that the hours of operation may be limited by conditions of a Special Use Permit and/or Liquor License. Staff recommends limiting the hours of outdoor entertainment to be consistent with the Village amplifier regulations (BMC Title 3 Chapter 22). Staff recommends that all outdoor entertainment end before 11:00 p.m. Monday through Saturday and before 10:00 p.m. on Sunday.
6. The Petitioner is requesting the following Variations: *(The Zoning Board of Appeals held a public hearing to review these variation requests on November 7, 2019. **The Zoning Board of Appeals voted unanimously to recommend approval of the requested variations.**)*
  - A. A 94% reduction in the number of off-street parking spaces required (BMC 10-11-1-6 Spaces Required). The Zoning Ordinance requires 46 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 area, plus one (1) space for each three (3) employees at peak shift. The proposed floor plan indicates a total of 122 seats and the Petitioner anticipates a maximum of 15 employees at peak shift. Three (3) off-street parking spaces will be maintained on the site. 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.
  - B. An approximately 99% 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 proposes to maintain large planters on the patio, planters along the Oneida Avenue lot line, and the existing landscaping between the new patio area and the West Bartlett Avenue sidewalk.
  - C. An increase in the amount of wall signage (BMC 10-12-9 Allowable Sign Area). The Zoning Ordinance allows wall signage at one (1) square foot of sign for each one (1) linear foot of building width along a public street. For this building, a maximum of twenty-two

(22) square feet of wall signage is allowed on the front façade and twenty-seven (27) square feet of wall signage on the rear façade. The petitioner is requesting sixty (60) square feet of wall signage on the front façade.

7. 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. 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 8 off-street parking spaces compared to the current Zoning Ordinance which requires 46 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 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 approval of the Petitioner's requests for a Site Plan and Special Use Permits subject to the following conditions and Findings of Fact:

- A. Building permits shall be required for all construction activities including, but not limited to, dumpster enclosure and signage;
- B. Staff approval of the Landscape, Sign, and Photometric Plans;
- C. Village Engineer approval of the Engineering and Stormwater Plans;
- D. Landscaping must be installed within one year of the issuance of a building permit;
- E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
- F. All outdoor entertainment shall end before 11:00 p.m. Monday through Saturday evenings and before 10:00 p.m. on Sunday evenings.
- H. Findings of Fact (Site Plan):
  - i. That the proposed Restaurant is a permitted use in the B-1 Zoning District;
  - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
  - iii. That 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;
  - iv. That the site plan provides for the safe movement of pedestrians within the site;
  - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)

- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- I. Findings of Fact (Special Use Permits):
  - i. The proposed Special Uses are desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
  - ii. That the proposed Special Uses 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;
  - iii. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Background materials are attached for your review and consideration.

RWH/attachments

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# 120 W. Bartlett Ave.

PIN: 06-34-405-018







Kevin Wallace, Board President &  
Board of Trustees  
Village of Bartlett

August 29, 2019

RE: 120 West Bartlett Avenue

At 120 W. Bartlett Ave., we would like to develop a family-friendly restaurant and social gathering establishment that offers many entertainment options.

Options we would like to offer include a menu of our homemade special recipe pizzas, chicken wings & other appetizers, pub burgers, sandwiches to mention a few, along with weekly specials. We would also like to offer a full bar including beer, wine and spirits.

Entertainment would include live bands, karaoke, trivia nights, music bingo and gaming machines.

This project includes a large outdoor seating area patio that can be utilized for many purposes including enjoying a pizza or sandwich, watching a sporting event, live entertainment or just socializing outdoor with family and friends.

For this project, we are requesting the following variations: outdoor seating that would include a bar and table seating.

A liquor license to allow us to serve a variety of beer, wine & spirits indoor and outdoor.

The option to have live entertainment indoor and outdoor to include live bands, karaoke and trivia.

An 8-foot fence around the entire outdoor seating area for safety, security and noise control. The fence we would like to use is a vinyl faux brick material that will need little maintenance and will last for years to come.

We are also requesting permission for our patrons to utilize Village parking around 120 W. Bartlett Ave.

We thank you for this opportunity to bring our business to Bartlett and look forward to serving the Bartlett community.

*Dana Ballman*



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only

Case # 19-12

RECEIVED  
COMMUNITY DEVELOPMENT  
*(Village Stamp)*

8/28/19

VILLAGE OF  
BARTLETT

**PROJECT NAME** 120 West Bartlett

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Mary Ann Bollman & Dana Bollman

**Street Address:** [REDACTED]

**City, State:** [REDACTED]

**Zip Code:** [REDACTED]

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** See Dropdown

**PROPERTY OWNER INFORMATION**

**Name:** Mary Ann Bollman LLC

**Street Address:** [REDACTED]

**City, State:** [REDACTED]

**Zip Code:** [REDACTED]

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** Dana Bollman **Date:** 8/28/19  
*(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): establish restaurant on developed lot
- Unified Business Center Sign Plan
- Other (please describe) 8 foot fence around outdoor seating area & 60 square foot signage on front of the building
- Text Amendment
- Rezoning See Dropdown to See Dropdown
- Special Use for: outdoor seating, alcohol sales, live entertainment inside and out
- Variation: number of required parking spaces & percentage open space required

**SIGN PLAN REQUIRED?** See Dropdown

*(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:** 120 W. Bartlett

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-34-405-018-000

**Zoning:** Existing: B-1   
(Refer to Official Zoning Map)

**Land Use:** Existing: Commercial

Proposed: B-1

Proposed: Commercial

**Comprehensive Plan Designation for this Property:** Commercial   
(Refer to Future Land Use Map)

**Acreage:** \_\_\_\_\_

**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** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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. Same arrangement as other properties on block.

.....

.....

.....

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. No changes to ingress or egress anticipated.

.....

.....

.....

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

Yes. No changes to pedestrian ways are proposed.

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. Existing landscaped area on the perimeter of the property will be maintained.

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

No outdoor storage is proposed.

**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.

Yes. Redeveloping this property with an active use will contribute to the neighborhood.

.....  
.....  
.....  
.....

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.

Yes. Redeveloping this property will improve the neighborhood.

.....  
.....  
.....  
.....

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.

Yes. Business will be operated in compliance will all applicable laws.

.....  
.....  
.....  
.....

**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. Redeveloping this property with an active use will contribute to the neighborhood.

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.

Yes. Redeveloping this property will improve the neighborhood.

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. Business will be operated in compliance with all applicable laws.



**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.

Hardship is created due to the limited size of developed lot.

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.

Historic downtown area pattern relies upon public parking which is readily available.

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

True.

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.

True.

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.

True.

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.

True.

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.

Other properties have received same variation.

**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: Dana Bollman

PRINT NAME: Mary Ann Bollman LLC

DATE: 8/28/19

**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: Mary Ann Bollman LLC

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

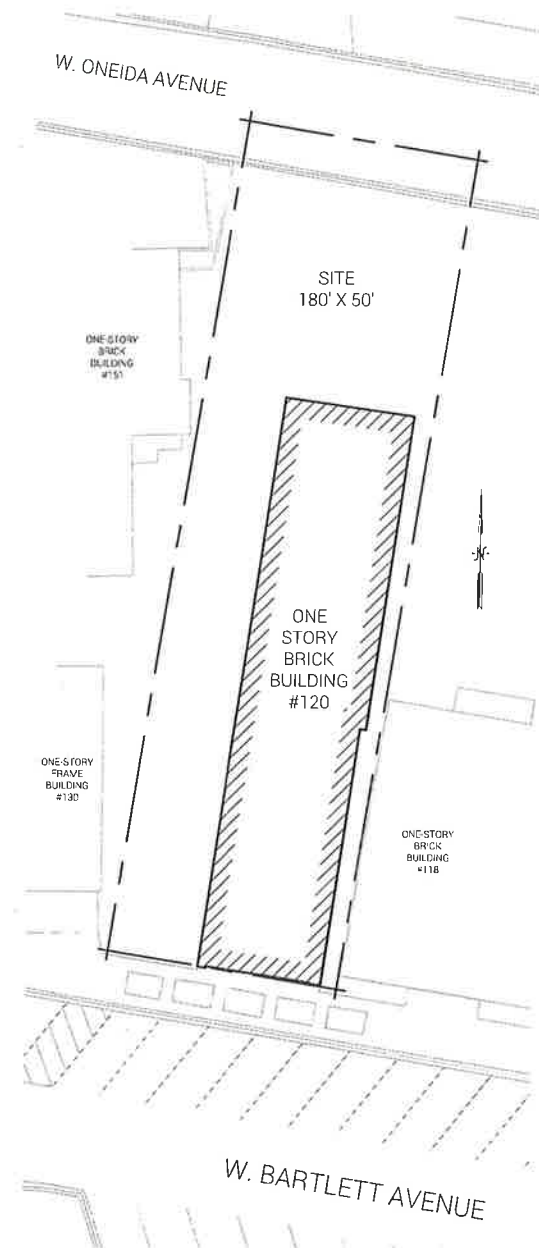
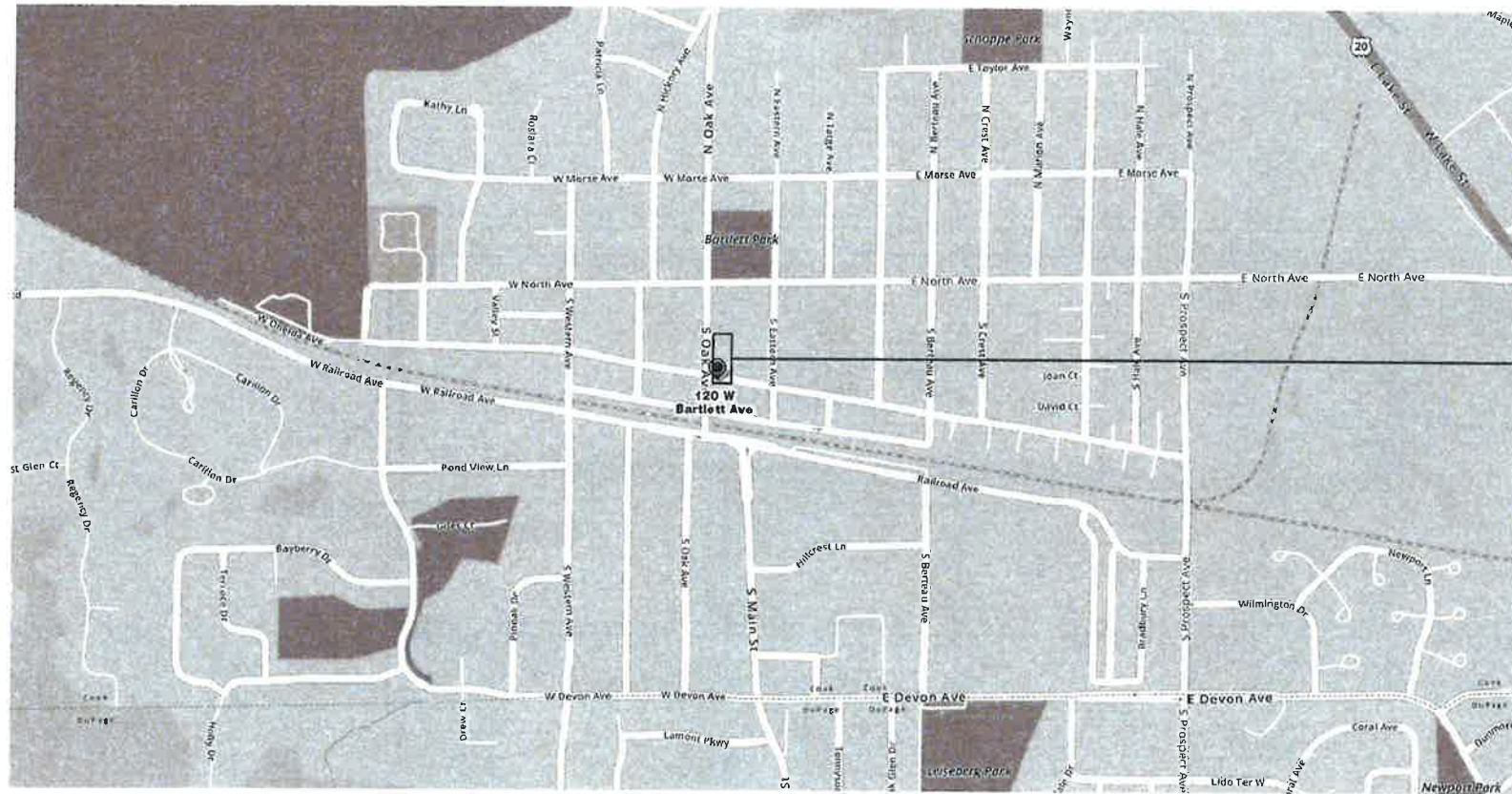
SIGNATURE: Dana Bollman, Manager

DATE: 8/28/19



# BAR / MUSIC VENUE

# 120 BARTLETT AVENUE BARTLETT, ILLINOIS 60103



## GENERAL NOTES

**SITE VERIFICATION**  
GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.

**MEASUREMENTS**  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

**DIMENSIONS**  
DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

**DISCREPANCIES**  
MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

**MANUFACTURER'S SPECIFICATIONS**  
CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS. TYPICAL ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.

**WINDOWS AND DOORS**  
CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

## OCCUPANCY

- 14 FRONT BAR
- 32 FRONT TABLES
- 20 PATIO BAR
- 28 PATIO TABLES
- 20 MUSIC BAR/RAIL
- 18 MUSIC TABLES
- 132 TOTAL SEATING

## SHEET INDEX

- G001 COVER SHEET
- C001 SITE CONDITIONS
- C002 SITE IMPROVEMENTS
- L101 SITE PLAN
- L401 FENCING DETAILS
- A101 FLOOR PLAN
- A102 KITCHEN PLAN
- A201 EXTERIOR ELEVATIONS
- A501 EXTERIOR SIGNAGE



1518 N MILWAUKEE AVE - CHICAGO

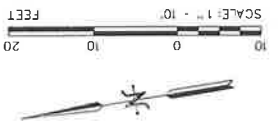
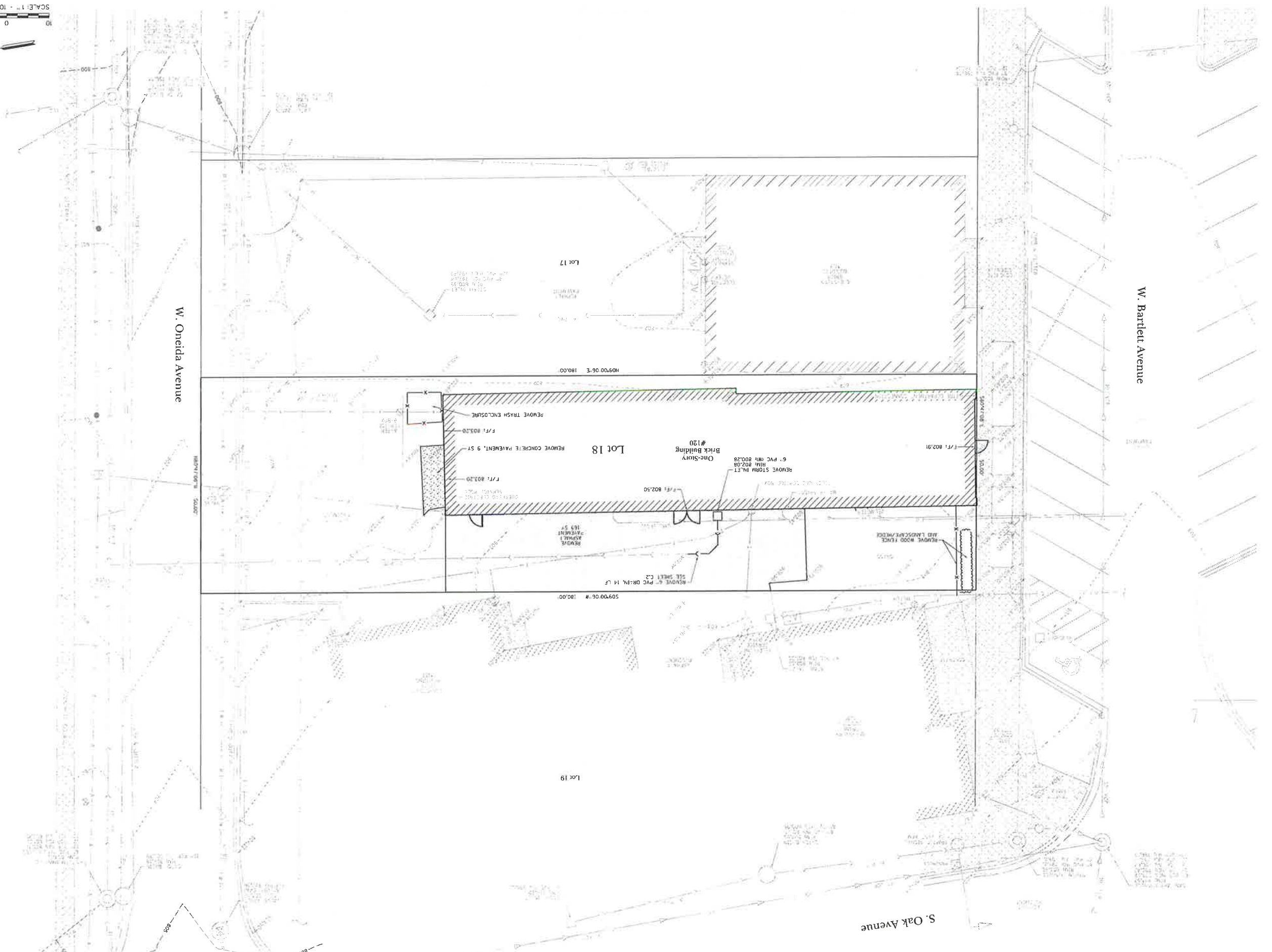


## BAR / MUSIC VENUE

120 W BARTLETT AVE, BARTLETT, IL 60103

ZONING REVIEW  
10 OCT 2019

G001

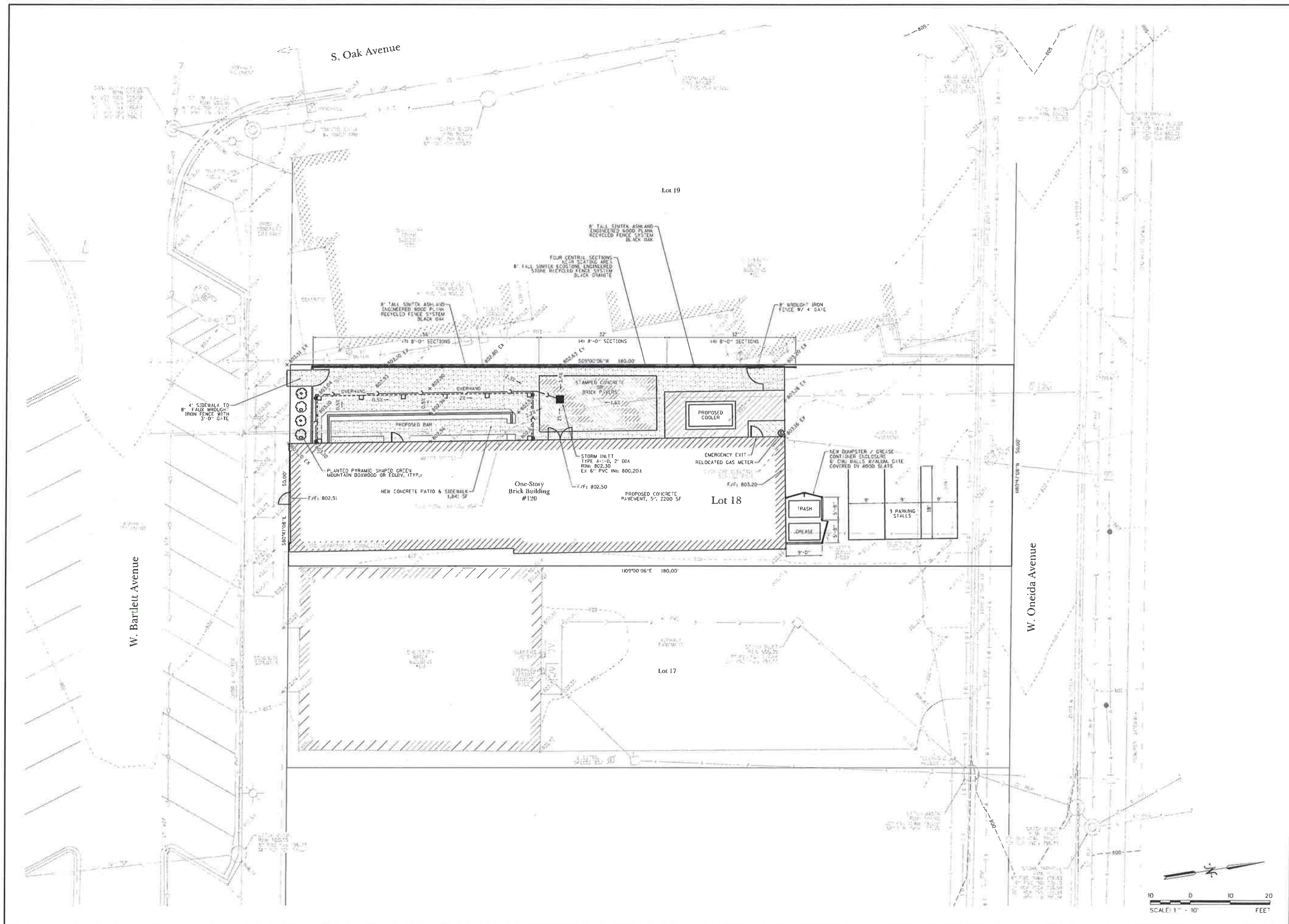


Project No.: 801.002  
 File Name:  
 Client:  
 Plot Date: 10/10/2019  
 Scale: 1" = 10'  
 Sheet Number: C.1

120 S. Bartlett Avenue Site Improvements  
 Existing Conditions  
 Bartlett, Cook County, Illinois



PROJECT STAFF	DATE	REVISIONS	DATE
PROJECT MANAGER - CONSULTING			
PROJECT ENGINEER - CONSULTING			
DRAWN BY			
CHECKED BY			
APPROVED BY			
DATE			



W. Bartlett Avenue

S. Oak Avenue

W. Oneida Avenue

Lot 19

Lot 17

Lot 18

One-Story  
Brick Building  
#120

4" SIDEWALK TO  
8' FAUX WROUCH  
IRON FENCE WITH  
3'-0" GATE

PLANTED PYRAMIC SHAPED GREEN  
MOUNTAIN BOXWOOD OR EQUIV. (TYP.)

NEW CONCRETE PATIO & SIDEWALK -  
1,841 SF

PROPOSED CONCRETE  
PAVEMENT, 5", 2,200 SF

STORM INLET  
TYPE A-1-D, 2" DIA  
RING: 802.30  
EX 6" PVC (NH: 800,201)

EMERGENCY EXIT  
RELOCATED GAS METER

TRASH  
ENCLOSURE  
6' CUB. ROLL-UP GATE  
COVERED BY 4000 SLATS

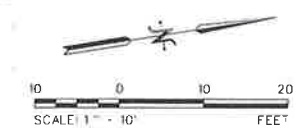
3 PARKING  
STALLS

8' TALL SIXTEEN ASH AND  
ENGINEERED WOOD PLANK  
RECYCLED FENCE SYSTEM  
BLACK OAK

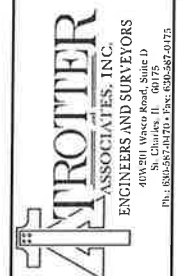
FOUR CENTRAL SECTIONS  
FOR SEATING AREA  
8' TALL SIXTEEN ASH AND  
ENGINEERED WOOD PLANK  
RECYCLED FENCE SYSTEM  
BLACK OAK

8' TALL SIXTEEN ASH AND  
ENGINEERED WOOD PLANK  
RECYCLED FENCE SYSTEM  
BLACK OAK

8' WROUGHT IRON  
FENCE W/ 4' GATE

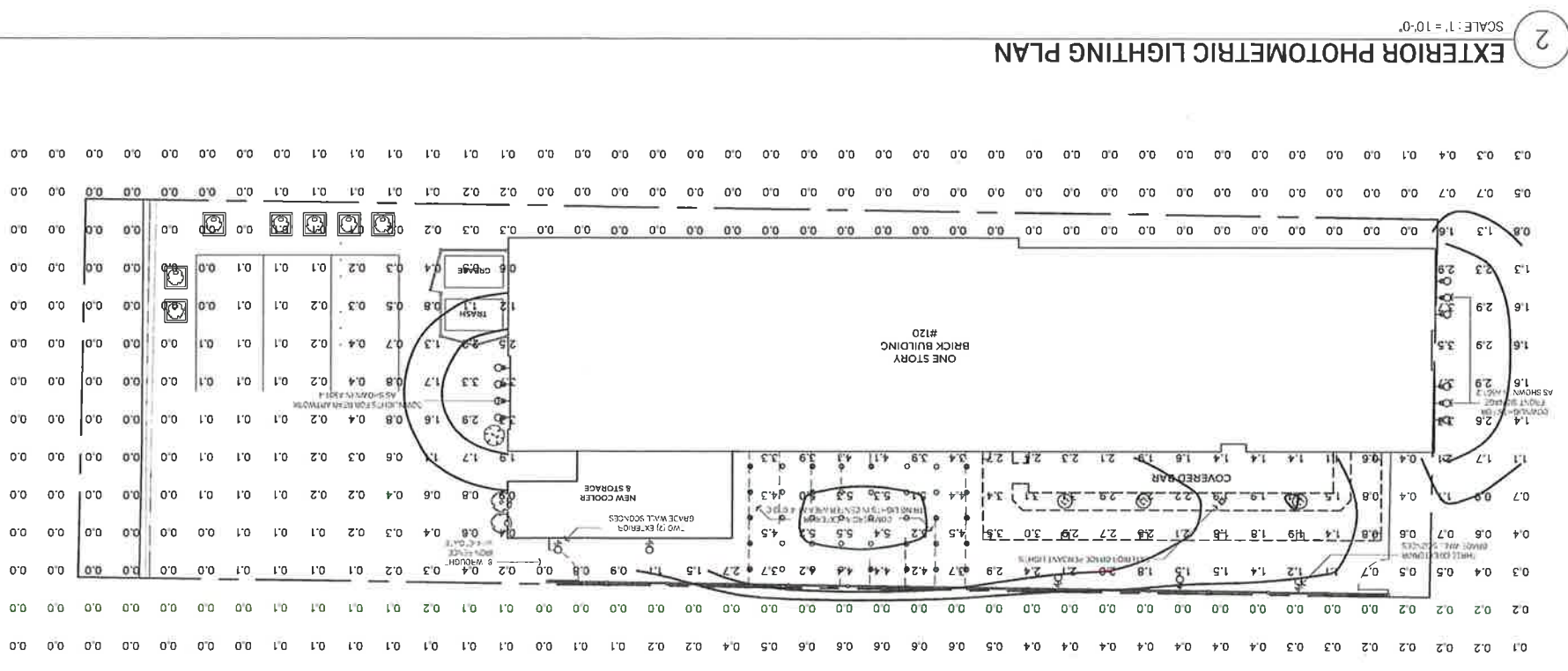


120 S. Bartlett Avenue Site Improvements  
Proposed Site Improvements  
Bartlett, Cook County, Illinois

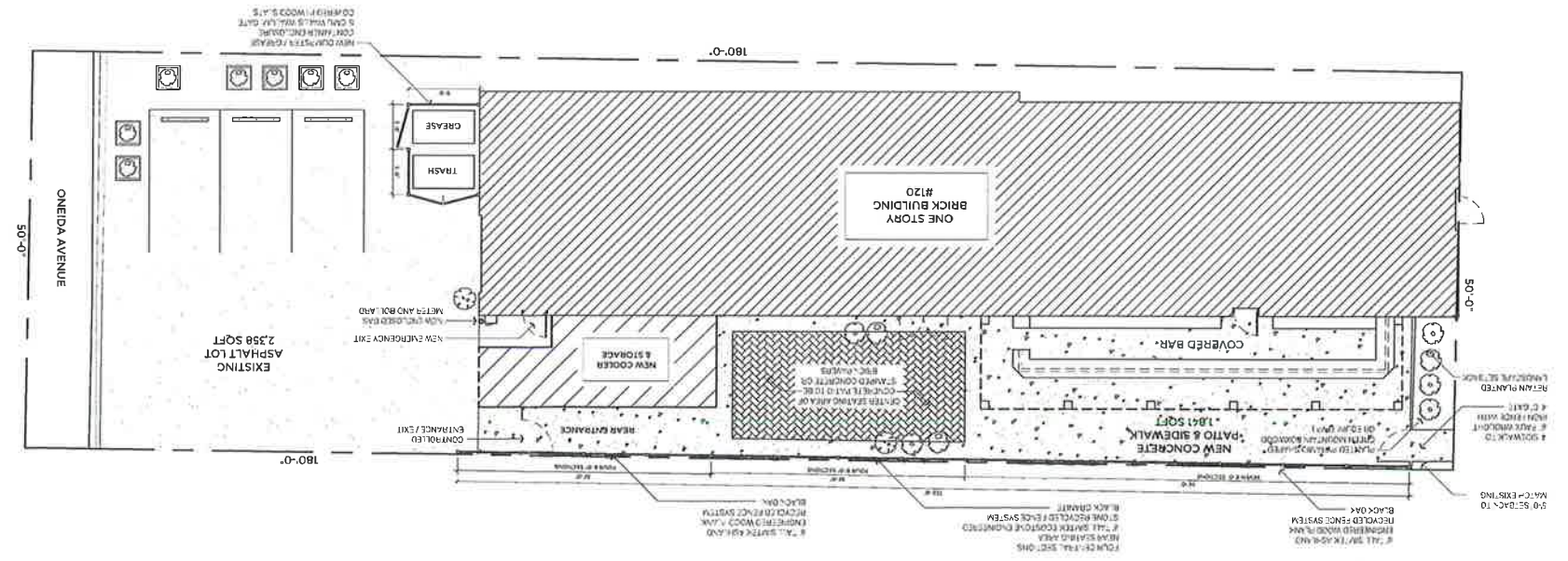


REVISIONS

Project No.: B01.002
File Name: C.2.dgn
Print Date: 10/10/2019
Scale: 1" = 10'
Sheet Number C.2



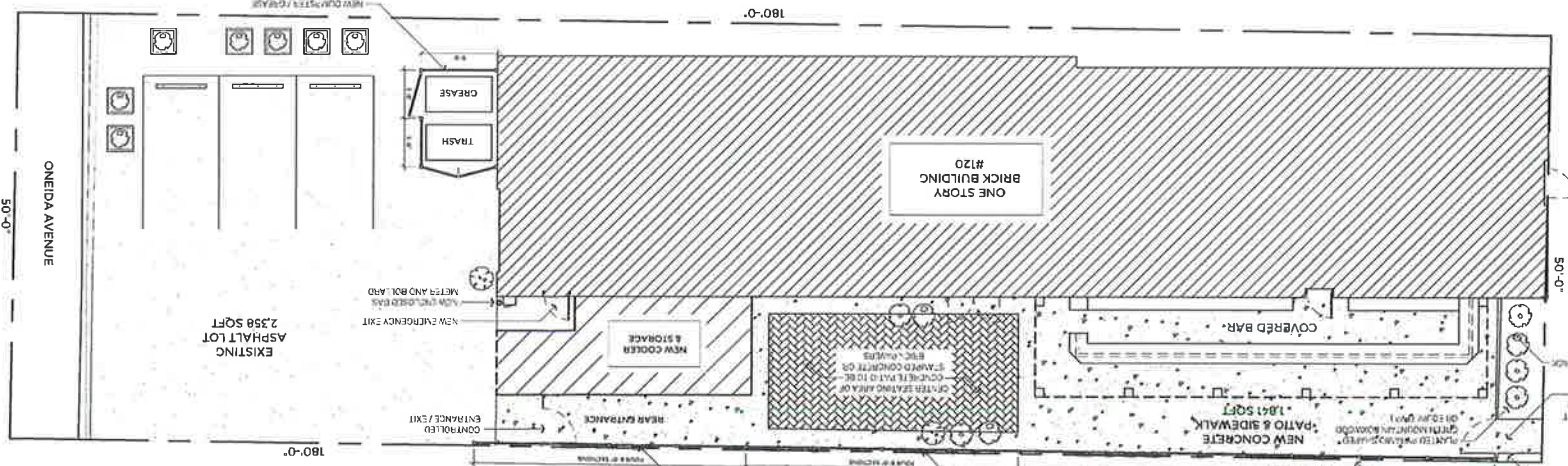
2 EXTERIOR PHOTOMETRIC LIGHTING PLAN  
SCALE: 1" = 10'-0"



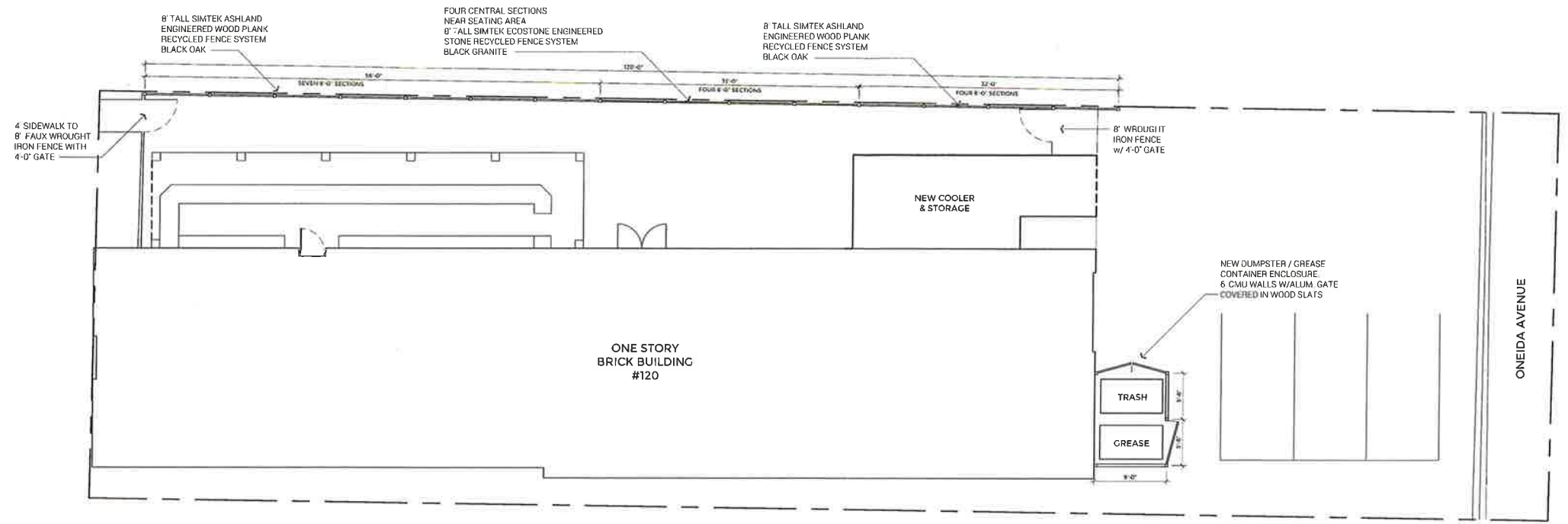
1 SITE PLAN  
SCALE: 1" = 10'-0"

IMPERVIOUS SURFACE CALCULATIONS

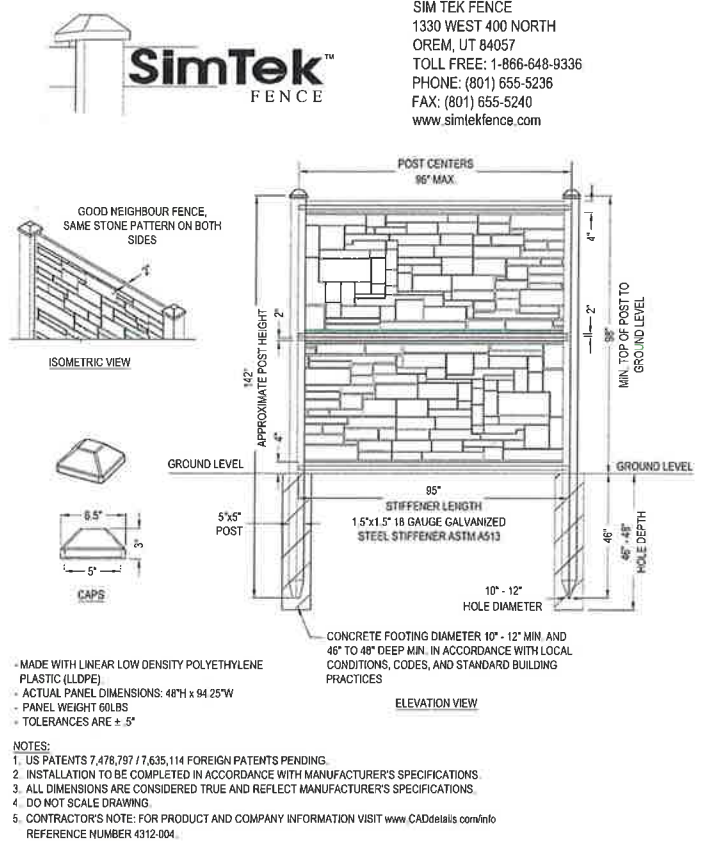
EXISTING	778 SQFT	9.0%
PROPOSED	79 SQFT	0.8%



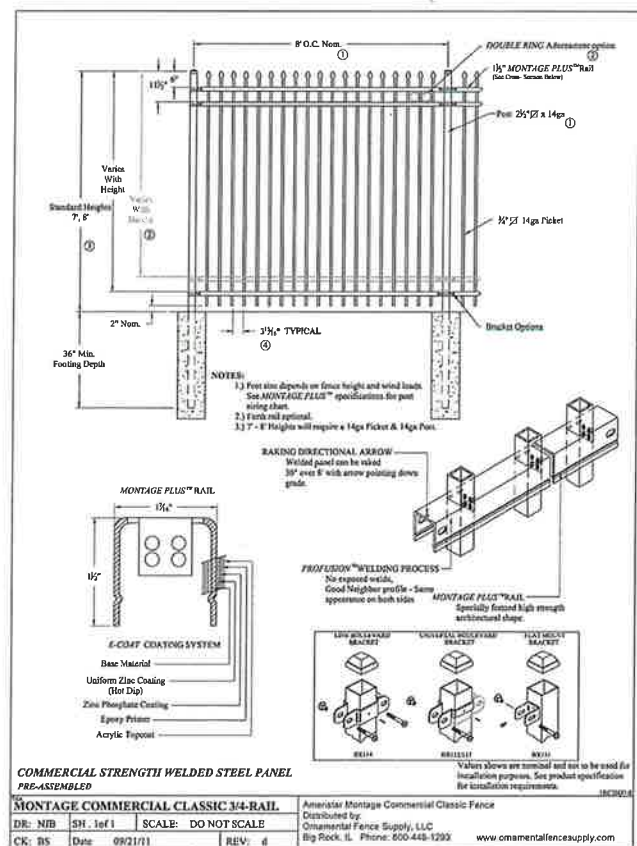




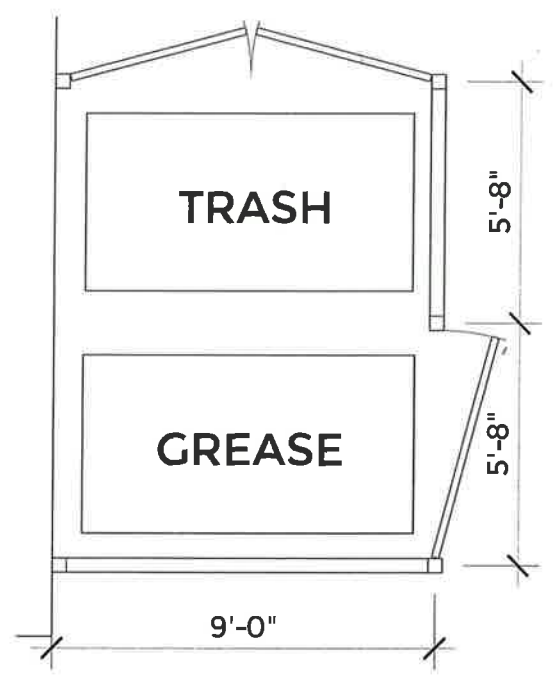
**1 PROPOSED FENCING LOCATIONS**  
SCALE: 3/16" = 1'-0"



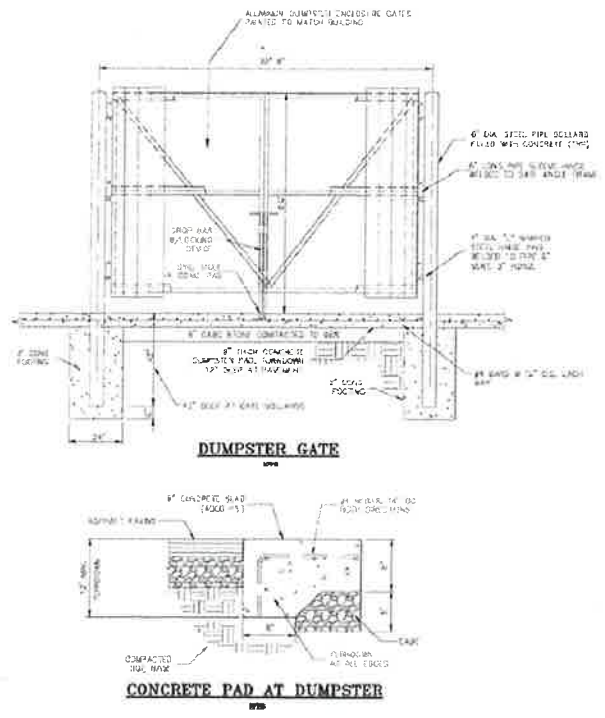
**2 FENCING DETAILS**  
SCALE: NTS



**3 FENCING DETAILS**  
SCALE: NTS



**4 TRASH ENCLOSURE**  
SCALE: 1/2" = 1'-0"



**5 ENCLOSURE DETAILS**  
SCALE: NTS

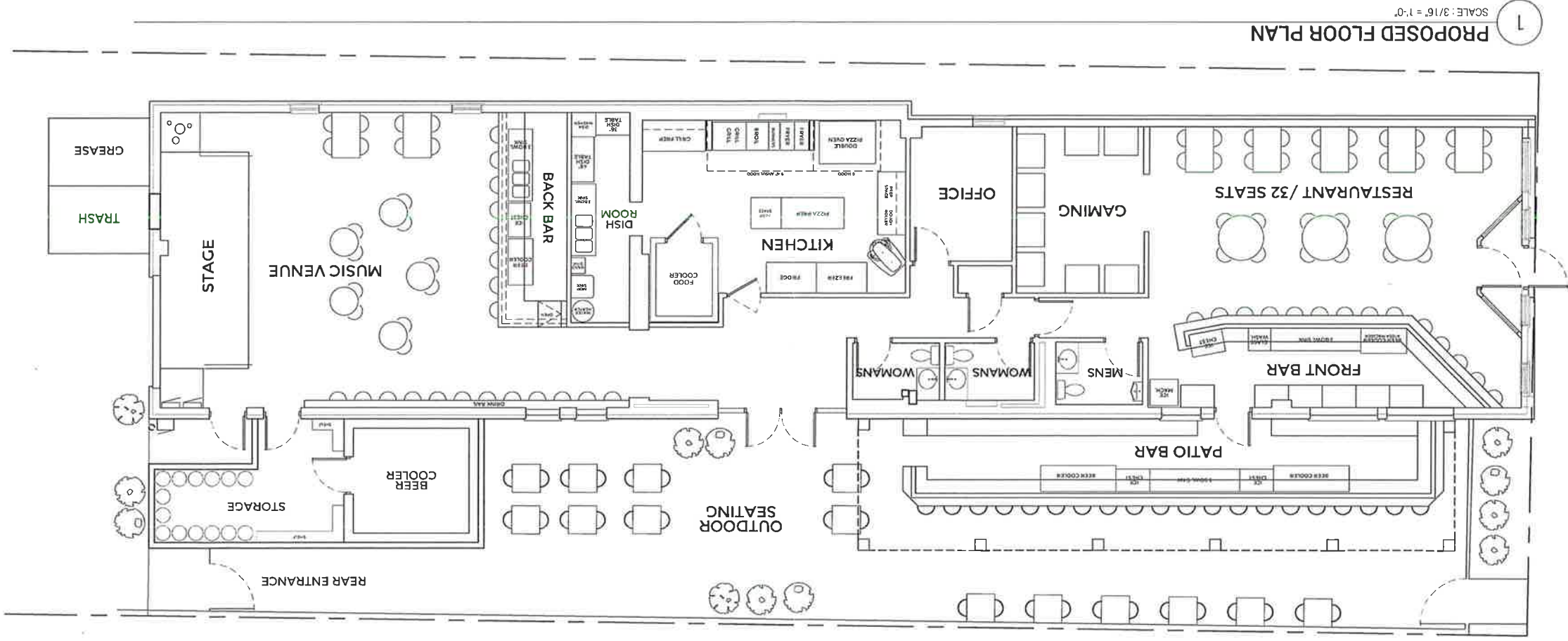
A101

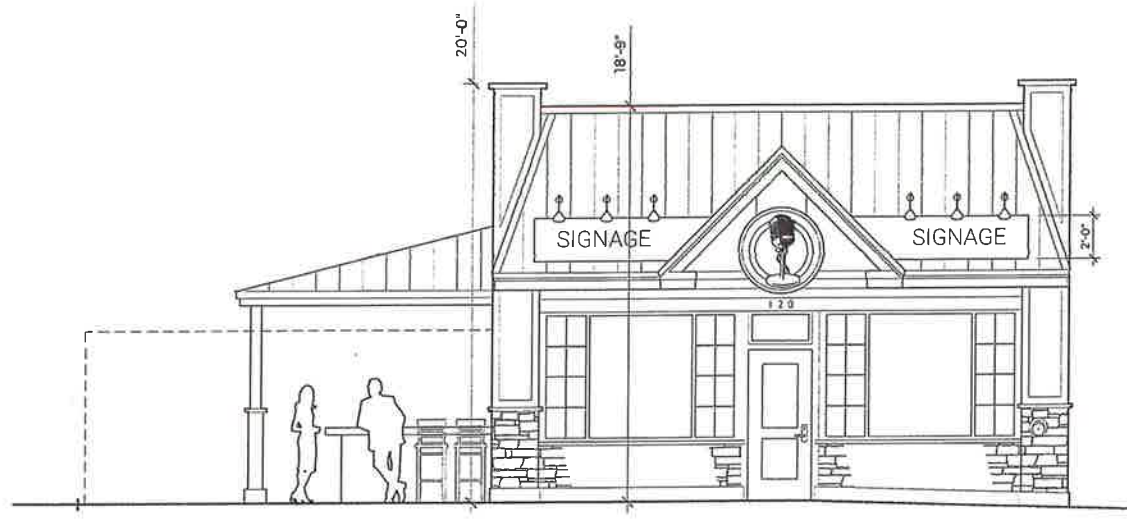
ZONING REVIEW  
10 OCT 2019

# FLOOR PLAN

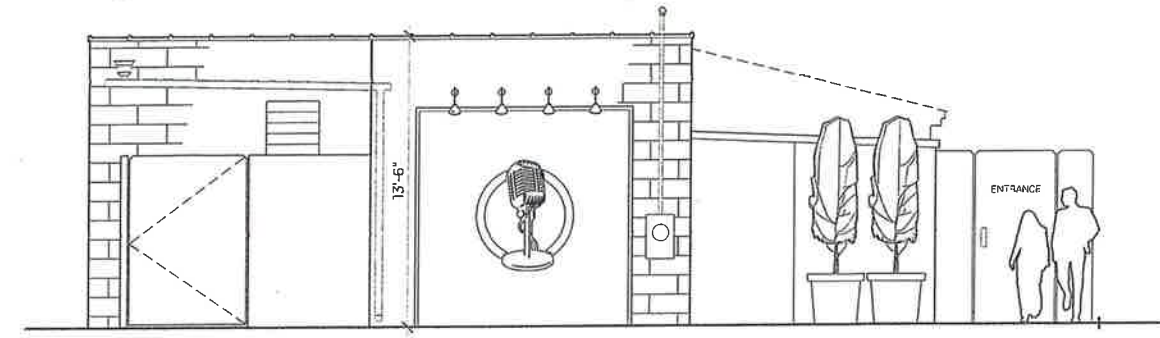
PROPOSED

BAR / MUSIC VENUE  
120 W. BARTLETT AVE  
BARTLETT, ILLINOIS 60103

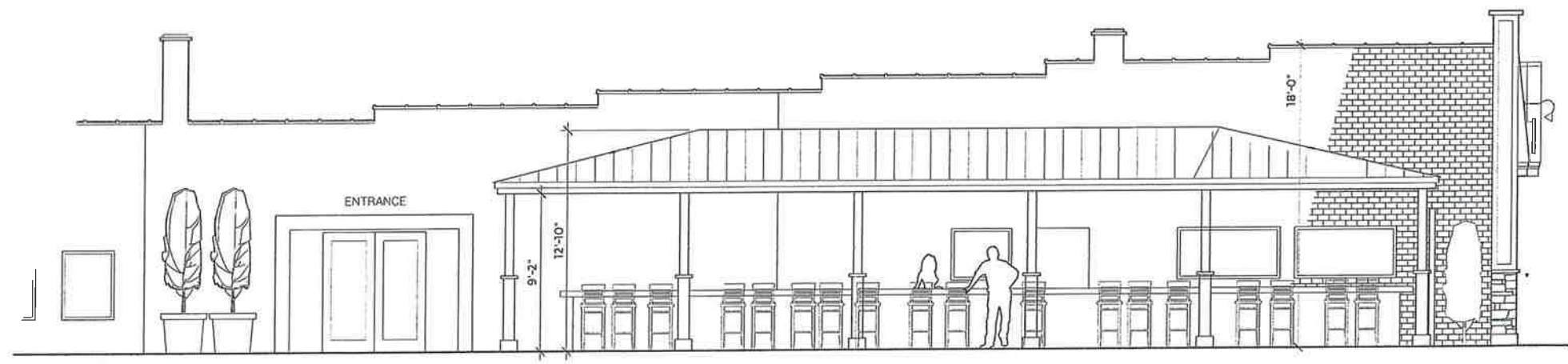




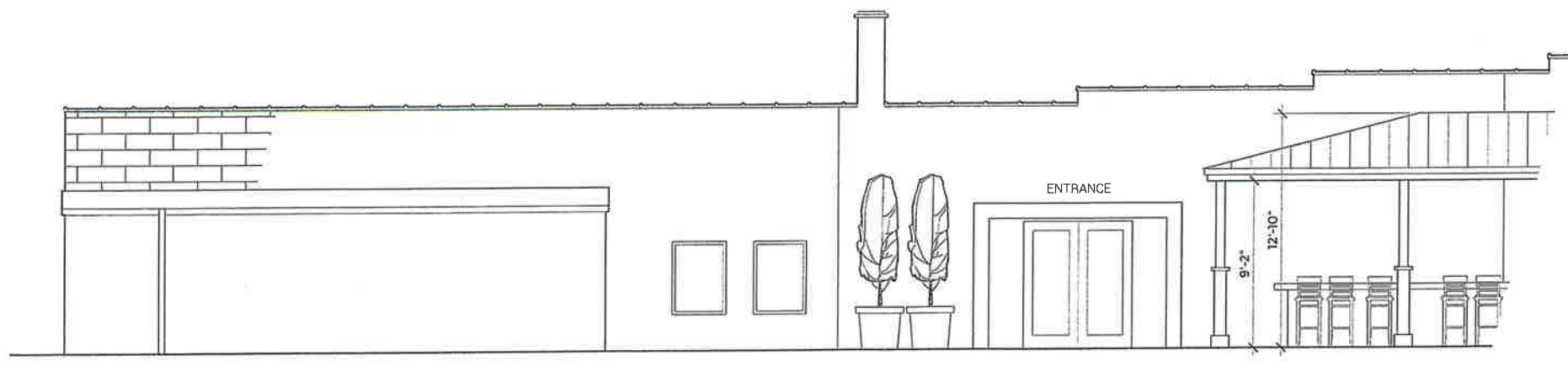
**1 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3A WEST ELEVATION / FRONT**  
SCALE: 1/4" = 1'-0"



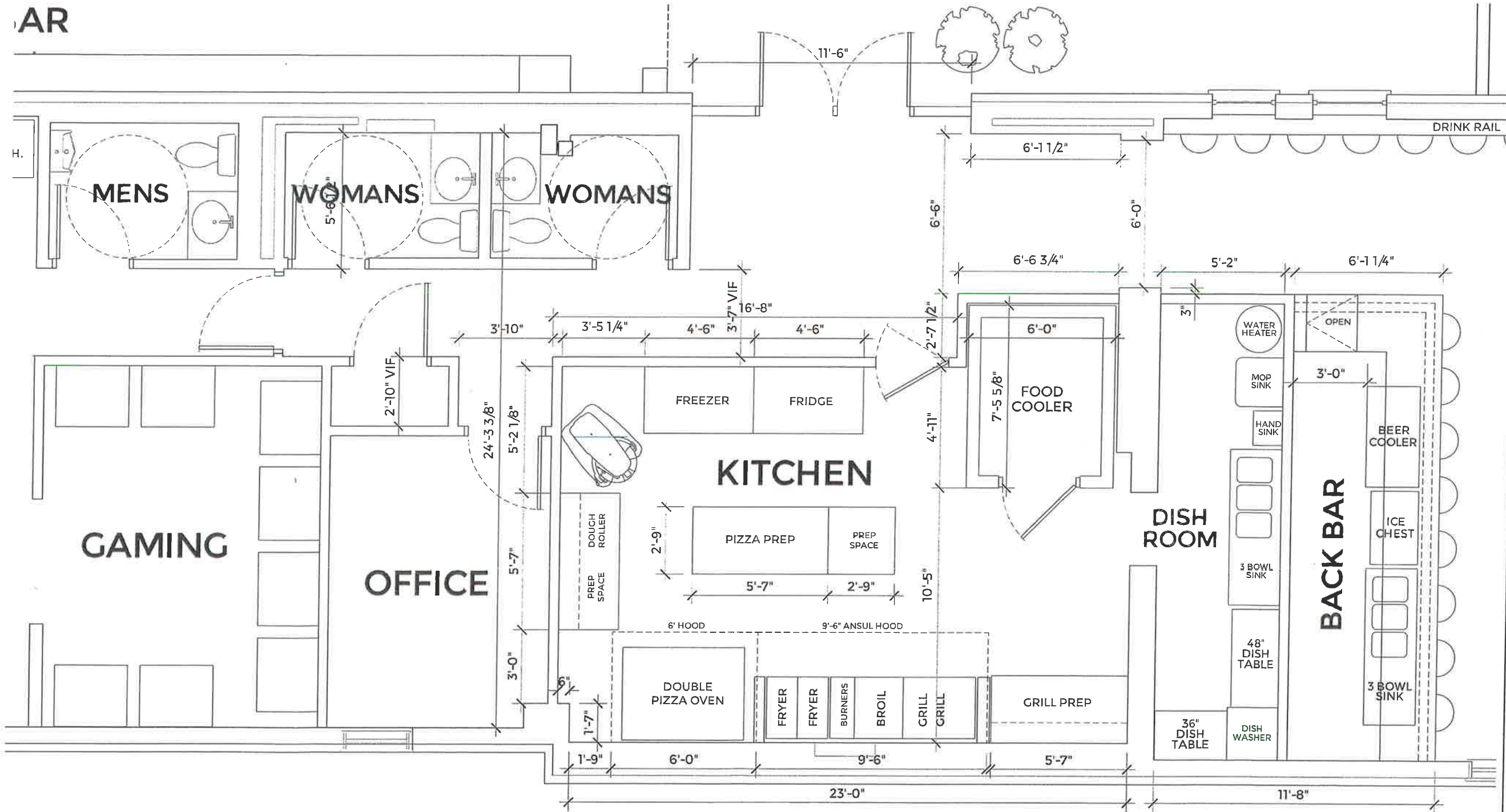
**3B WEST ELEVATION / REAR**  
SCALE: 1/4" = 1'-0"

**BAR / MUSIC VENUE**  
120 W. BARTLETT AVE  
BARTLETT, ILLINOIS 60103

**EXTERIOR ELEVATIONS**  
PROPOSED

ZONING REVIEW  
10 OCT 2019

**A201**



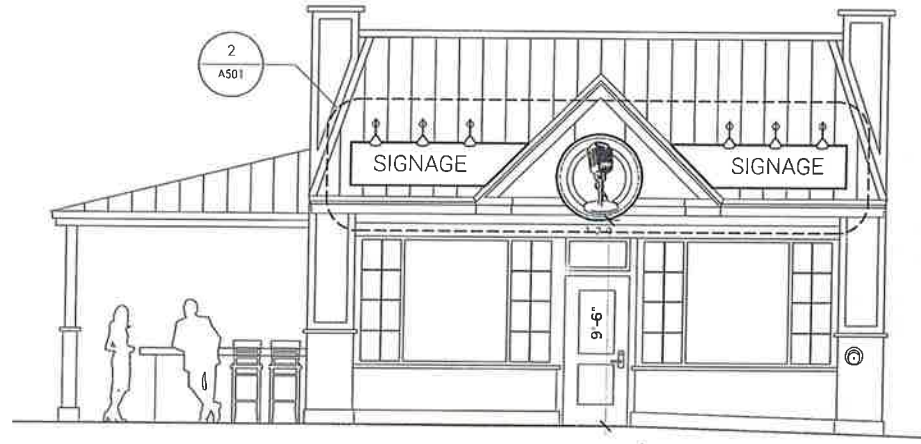
**1 PROPOSED FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

**KITCHEN / WASHROOMS**

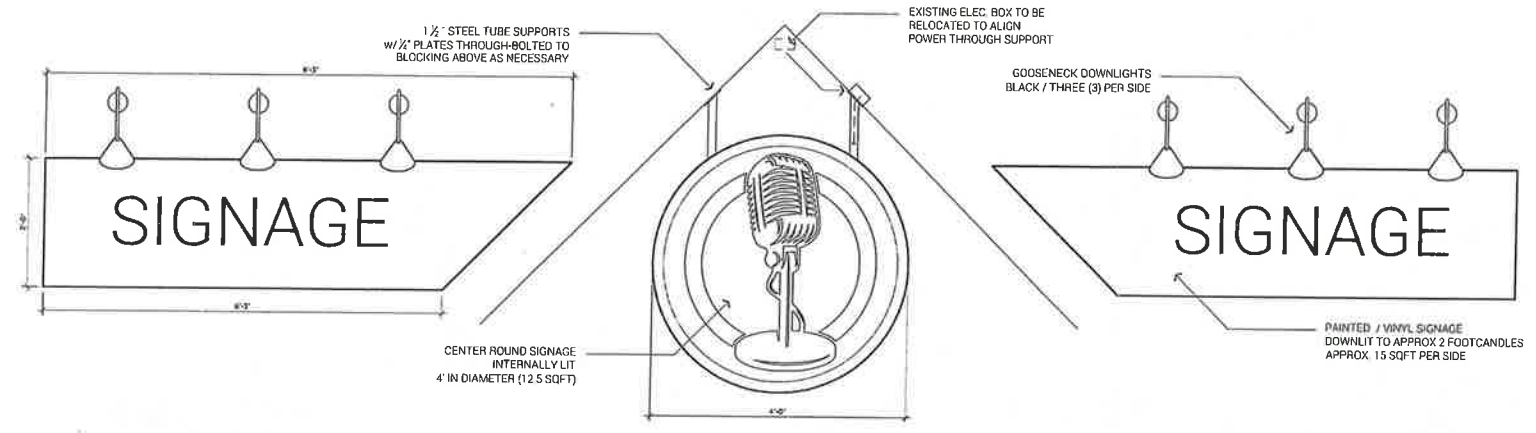
ENLARGED PLANS

ZONING REVIEW  
10 OCT 2019

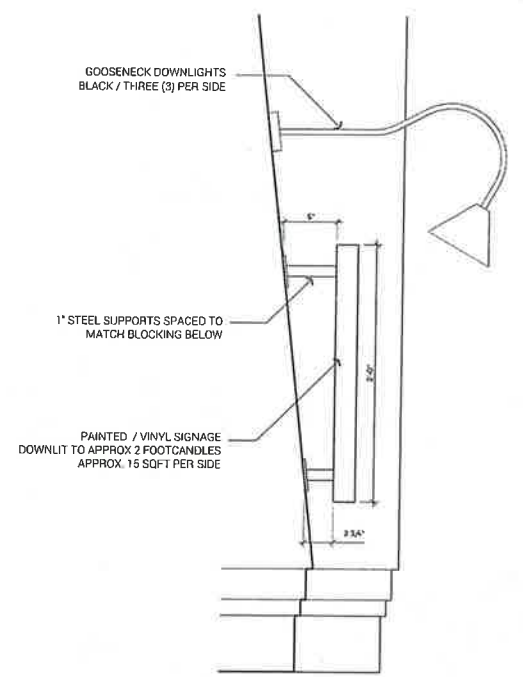
A102



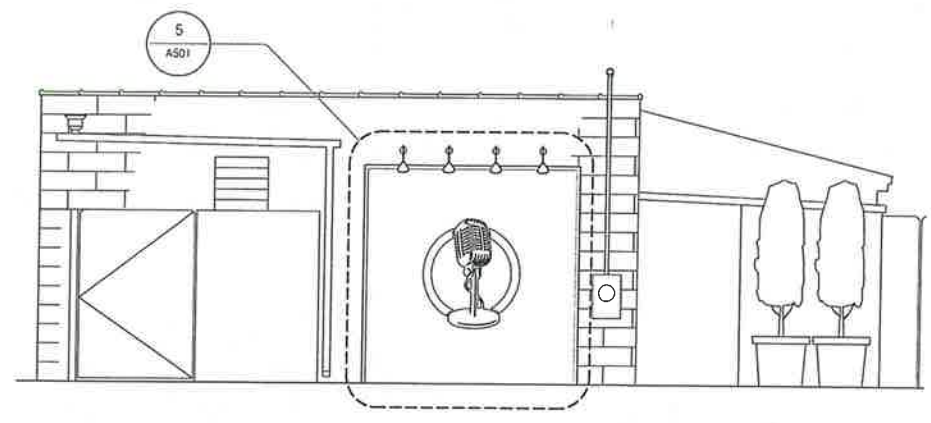
**1 SOUTH (FRONT) SIGNAGE**  
SCALE: 1/4" = 1'-0"



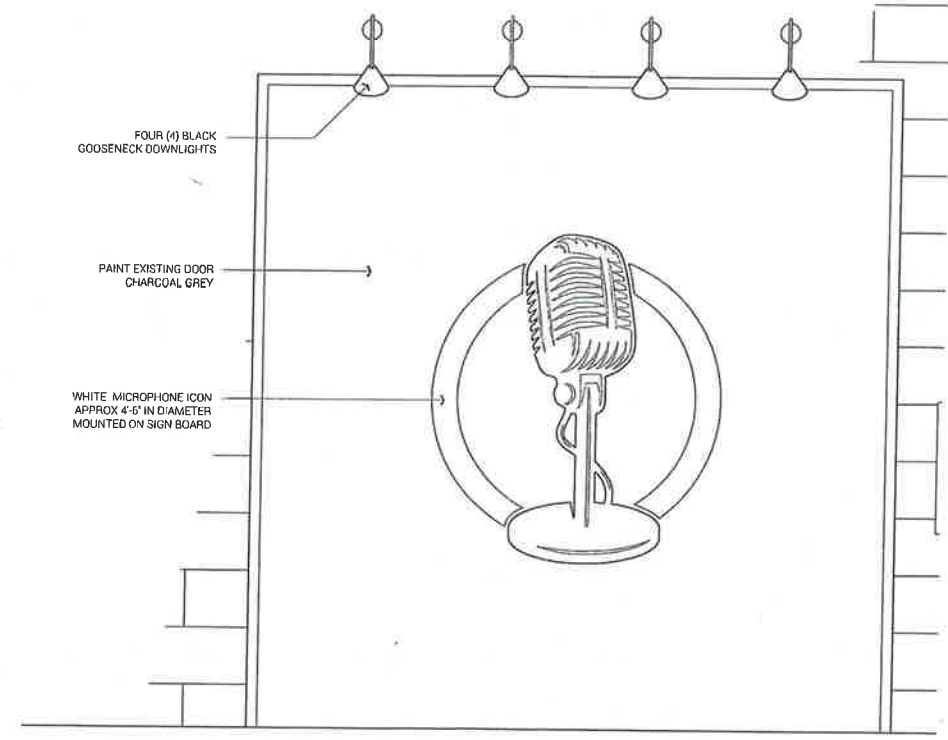
**2 SOUTH (FRONT) SIGNAGE DETAILS**  
SCALE: 3/4" = 1'-0"



**3 SOUTH (FRONT) SIGNAGE DETAIL**  
SCALE: 1-1/2" = 1'-0"



**4 NORTH (REAR) SIGNAGE**  
SCALE: 1/4" = 1'-0"



**5 NORTH (REAR) SIGNAGE DETAILS**  
SCALE: 3/4" = 1'-0"

**SIGNAGE**  
PROPOSED

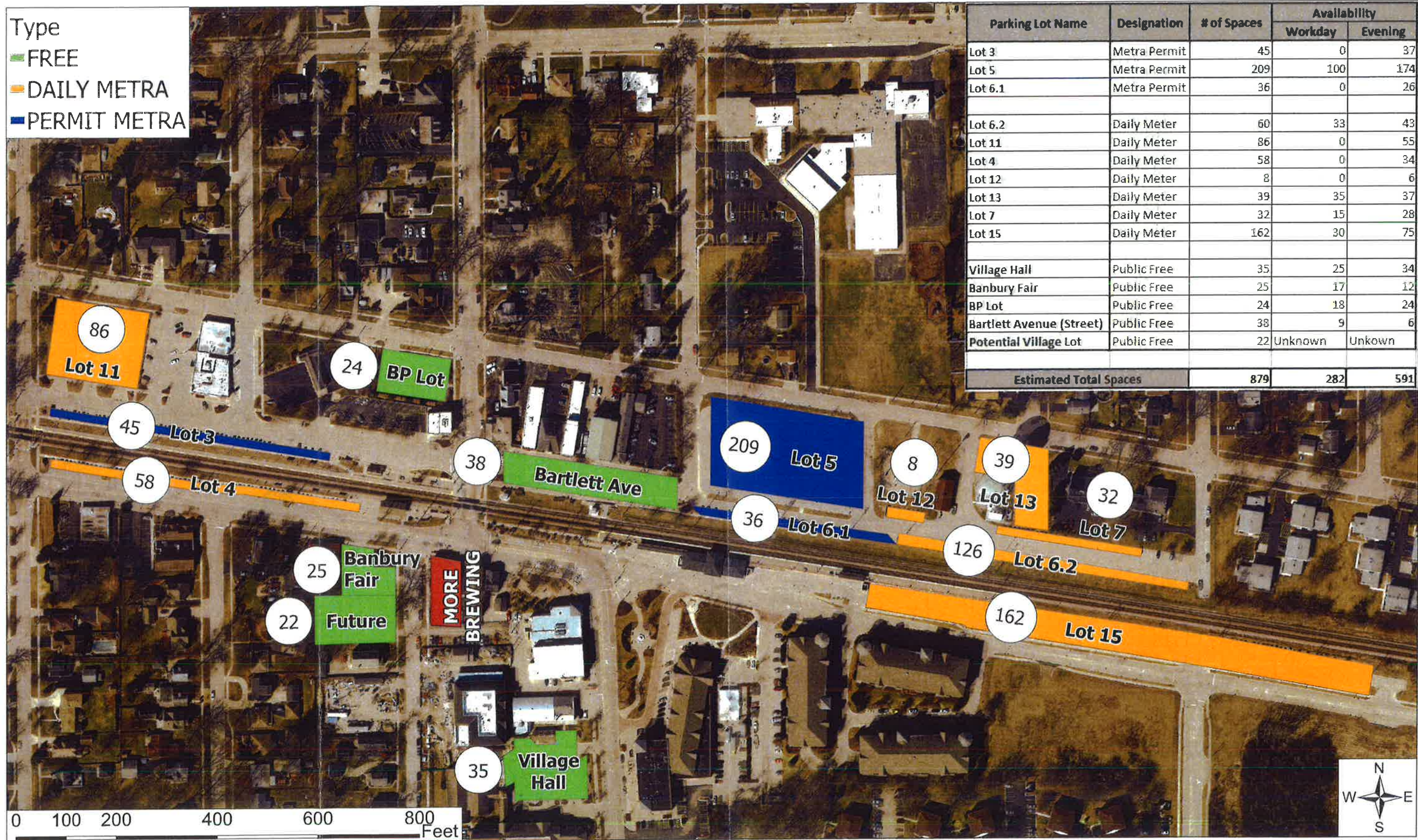
ZONING REVIEW  
10 OCT 2019

A501

# 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	Unknown
<b>Estimated Total Spaces</b>		<b>879</b>	<b>282</b>	<b>591</b>