



Village of Bartlett
Plan Commission Meeting Minutes
September 12, 2019

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

Nayes: 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_oRE 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_oRE 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.