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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
(#15-09) Daniela's)
Bistro-Revised Special Use)
Permit.)

REPORT OF PROCEEDINGS

October 8, 2015
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
Notary Public qualified and commissioned for the
State of Illinois.

PRESENT:

- MR. JIM LEMBERG
- MR. MARK HOPKINS
- MR. JOHN MIASO
- MR. JERRY KALLAS
- MR. AUSTIN HOPKINS
- MR. TOM CONNOR
- MR. SHANE COOK

ALSO PRESENT:

- MR. JIM PLONCZYNSKI, Community Development
Director.

1 CHAIRMAN LEMBERG: I'd like to call to order
2 this meeting of the Bartlett Plan Commission for
3 October 8th, 2015, at 7:05.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Jim Lemberg.

6 CHAIRMAN LEMBERG: Here.

7 MR. PLONCZYNSKI: Mark Hopkins.

8 MR. M. HOPKINS: Yes.

9 MR. PLONCZYNSKI: John Miaso.

10 MR. MIASO: Here.

11 MR. PLONCZYNSKI: Jerry Kallas.

12 MR. KALLAS: Yes.

13 MR. PLONCZYNSKI: Shane Cook.

14 MR. COOK: Here.

15 MR. PLONCZYNSKI: Austin Hopkins.

16 MR. A. HOPKINS: Here.

17 MR. PLONCZYNSKI: Tom Connor.

18 MR. CONNOR: Here.

19 MR. PLONCZYNSKI: We have a quorum.

20 CHAIRMAN LEMBERG: Okay. The first item on
21 our agenda is the approval of the September 10,
22 2015 minutes.

23 MR. COOK: So moved.

24 MR. A. HOPKINS: Second.

1 CHAIRMAN LEMBERG: Is there any discussion?

2 Secretary call the roll.

3 MR. PLONCZYNSKI: Shane Cook.

4 MR. COOK: Yes.

5 MR. PLONCZYNSKI: Austin Hopkins.

6 MR. A. HOPKINS: Yes.

7 MR. PLONCZYNSKI: Tom Connor.

8 MR. CONNOR: Yes.

9 MR. PLONCZYNSKI: Mark Hopkins.

10 MR. M. HOPKINS: Yes.

11 MR. PLONCZYNSKI: Jim -- John Miaso.

12 MR. MIASO: Yes.

13 MR. PLONCZYNSKI: Jerry Kallas.

14 MR. KALLAS: Yes.

15 MR. PLONCZYNSKI: Jim Lemberg.

16 Approved.

17

18 * * * * *

19

20 CHAIRMAN LEMBERG: Next item on the agenda is

21 15-19, Daniela's. This is going to be a public

22 hearing. If anyone has any comment, questions,

23 we have a form on the back for you to fill out

24 and give it to Jim and we will have your name

1 called.

2 Do we have all the public documents?

3 MR. PLONCZYNSKI: I'm going to get them. Here
4 is the notice, here is the sign, and here is all
5 the documents that they were sent by certified,
6 so we do have all those exhibits.

7 CHAIRMAN LEMBERG: Okay. Jim, would you like
8 to give us a little background.

9 MR. PLONCZYNSKI: Okay. This is the second
10 time you've seen a project at this location.
11 Daniela's originally wanted just to do a smaller
12 facility. They went to the Village board
13 committee meeting after your last plan commission
14 meeting and then they actually went to the
15 Village board committee twice, which is outlined
16 in your packet. At the Village board committee,
17 meeting they made some suggestions to the
18 petitioner to revise his floor plan and possibly
19 make it more bistro like, if you will. The
20 petitioner submitted a revised floor plan that --
21 here's what was previously submitted, which shows
22 nine seats, five video games, a bar area and one
23 restroom. The revised floor plan shows 28 seats,
24 and this includes the outdoor seating, four

1 games, and two bathrooms that that would
2 accommodate the increased ability for the
3 occupancy of that property.

4 They've asked for additional hours of
5 operation, to also be open in the morning and
6 have more of a breakfast, bakery-type of use at
7 that facility without the gambling. From 6:00
8 a.m. to noon, no liquor would be served and there
9 would be no gaming, and then they would open the
10 gaming and the liquor service later on in the day
11 and then stay open Sunday through Thursday from
12 noon to midnight and Friday and Saturday noon to
13 2:00 a.m. Those hours do coincide with our class
14 A liquor license, which they've also applied for.

15 The revised parking spaces are -- the
16 revised plan requires additional parking spaces,
17 ten for this use, and the Cartland building has
18 39 spaces in addition to some that are out in
19 front of the building. Staff believes that they
20 can be accommodated on this property. The rest
21 of the background is from the previous petition.

22 As you know, in order to get the video
23 gaming license in Illinois, you have to be given
24 a liquor license by -- you have to have a liquor

1 license and then you can apply for your state
2 gaming license and then they would have to,
3 obviously, get the Village's gaming license, so
4 that's kind of the process.

5 If the plan commission makes a
6 recommendation in favor of these special uses,
7 the staff suggests to include the conditions that
8 are outlined in your packet, as well as the
9 findings of fact.

10 The petitioner is here. He would like to
11 show you a video that is something that he showed
12 to the Village board committee that has to do
13 with the food preparation; and if this works --
14 I'll get it in here, just give me a second; and
15 then, obviously, the petitioner is here.

16 (Video played.)

17 MR. PLONCZYNSKI: All right. That was the
18 petitioner's request to do that, and we're back
19 to his petition; and if you have any questions,
20 we'll try to answer them.

21 CHAIRMAN LEMBERG: Okay. Is the petitioner
22 here? Could you stand and get sworn in. Anybody
23 going to give testimony with you this evening?

24 MR. ZAIKOWSKI: Yeah.

1 CHAIRMAN LEMBERG: Could they stand also and
2 get sworn in.

3 MR. ZAIKOWSKI: You mean for the -- as the
4 petitioner?

5 CHAIRMAN LEMBERG: You're the petitioner this
6 evening?

7 MR. ZAIKOWSKI: I'm the petitioner, yes.

8 CHAIRMAN LEMBERG: Right. This is a public
9 hearing. We need to swear you in and anybody
10 that's going to be --

11 MR. PLONCZYNSKI: We have quite a few people
12 who have signed up, so --

13 (Witness sworn.)

14 CHAIRMAN LEMBERG: Could you state your name
15 and address, please.

16 MR. ZAIKOWSKI: Pete Zaikowski, 1576 Knoll
17 Crest Drive, Bartlett, Illinois.

18 CHAIRMAN LEMBERG: Okay. Is there anything
19 that you would like to add onto Jim already had
20 or that movie?

21 MR. ZAIKOWSKI: My wife and I have been
22 working on this with the city and the trustees
23 for -- since October of last year. We've
24 listened to a lot of the concerns and the

1 requests a lot of the trustees and people that
2 we've met in Bartlett wanted us to make it more
3 towards coffee shop, bakery, so we've switched
4 our hours. We've now gone from 6:00 a.m. to noon
5 being a coffee shop and bakery serving the
6 downtown area, the people that are traveling on
7 the train giving them an option before they board
8 the train. We've also doubled our original
9 investment to add a second bathroom. That will
10 allow us to add up to 24 seats, 12 inside and 12
11 outside during the nice weather days.

12 We've worked on this. We've changed our
13 menu. We've added a breakfast menu. We've also
14 lowered -- the biggest concern with people was
15 that we were all about gaming, we were all about
16 gaming, so we brought our number of gaming
17 machines down to four and made more room for a
18 restaurant and bistro area from noon to midnight.
19 We put a lot of time and effort. We've worked
20 with everyone. I've been to most of these
21 people's houses. I've walked the neighborhood
22 and tried to talk to as many people that would
23 answer or were home, trying to work with everyone
24 and giving everyone what they need and what I

1 think is best for the community and what will fit
2 in the spot, and I hope today that you guys
3 approve yes for me and let us go forward.

4 Do you have any questions for me?

5 CHAIRMAN LEMBERG: Okay. Anybody have any
6 questions on the board?

7 MR. A. HOPKINS: Yeah, I have a quick question.
8 Are any of these outdoor seating, can that come
9 inside at all or --

10 MR. ZAIKOWSKI: At the end of the night. You
11 mean inside?

12 MR. A. HOPKINS: Yeah, so there is additional
13 seating inside or is it just -- I know you
14 increased it from nine.

15 MR. ZAIKOWSKI: We have space for possibly two
16 more tables on the inside in the wintertime
17 months. It all depends on when I worked with the
18 building committee or the --

19 MR. PLONCZYNSKI: Building department.

20 MR. ZAIKOWSKI: -- building department what
21 they'll allow me to do on the inside. We have to
22 have a certain amount of space. I believe it's
23 three and-a-half feet on aisles, and we'll work
24 with the building department to accommodate

1 whatever the city will allow us.

2 MR. A. HOPKINS: And I know I asked you this
3 last time, but you're going to have security
4 cameras on the outside, inside?

5 MR. ZAIKOWSKI: Yes. We plan on doing a lot
6 of improvements. I've got pictures here. I
7 didn't have a chance to give them to Jim. The
8 building itself is pretty run down. Can I bring
9 the pictures up to them? Is that okay?

10 MR. PLONCZYNSKI: Yeah, just start with Tom
11 and then we'll bring them down.

12 MR. ZAIKOWSKI: I just have three. That gives
13 you an example. The building is pretty run down.
14 We plan on doing improvements. We're meeting
15 with the landlord, hopefully being the landlord,
16 to fix a lot of that. The windows are really
17 bad. The outside needs a paint job. We're
18 willing to invest money to make the outside look
19 a little better. The sad part is there is a
20 window place there; and if you look at their
21 window, it's really bad. We're willing to make
22 the investment with the town and make the place
23 better, more presentable.

24 MR. PLONCZYNSKI: Do you want to give us those

1 pictures to include or are you --

2 MR. ZAIKOWSKI: I think I'll give them to you
3 when we're done.

4 MR. PLONCZYNSKI: Then we should mark them --
5 enter them in as Exhibit D, I believe.

6 MR. CONNOR: Do you anticipate any
7 entertainment of any type at all?

8 MR. ZAIKOWSKI: No.

9 MR. CONNOR: None. Okay.

10 CHAIRMAN LEMBERG: Anyone else have any
11 further questions?

12 MR. ZAIKOWSKI: I should take that back. We
13 might if we get involved with railroad days --
14 what was the last fest we just had?

15 UNIDENTIFIED SPEAKER: Heritage Days.

16 MR. ZAIKOWSKI: We might do something if we're
17 going to get involved with the town like the one
18 store did, putting booths out in front of our
19 house, to join up with the rest of the
20 festivities that Bartlett runs, that would be the
21 only time. There would be nothing inside or on a
22 regular basis. It would be just to follow a
23 festival from getting involved with the town.

24 MR. CONNOR: And that would all be on the

1 railroad side of the building?

2 MR. ZAIKOWSKI: Yeah. Wherever the city would
3 allow us. I was at the last one. The Heritage
4 Days, is that what it was? It was fun. I'm
5 hoping that it will expand a little bit further
6 towards us because the crafts ended right at the
7 street by the bank. I'm hoping next year we can
8 help and bring that over a little further towards
9 us.

10 CHAIRMAN LEMBERG: If there are no further
11 questions, at this time I'll open up to the
12 public.

13 Jim, would you call the first one.

14 MR. PLONCZYNSKI: Pam Schilling.

15 MS. SCHILLING: Hi. My name is Pam Schilling.
16 I live at 111 South Hickory. I spoke at the last
17 planning meeting that I attended. My husband
18 came to the last one that I couldn't attend.

19 My biggest concern is that this is a
20 residential area, and we don't really need gaming
21 in our neighborhood. We have six restaurants in
22 Bartlett that already have video gaming within
23 the restaurants and we have three standalones.
24 That's enough gambling in Bartlett for a town of

1 40,000 people. I can't believe we need any more
2 than that.

3 I did not receive Mr. Zaikowski's
4 certified letter. I mean, when you came to my
5 house, you said you were going to send something.
6 I never got it. It's okay cuz you handed me a
7 copy of the diagram, but I just want to let you
8 know I never got that.

9 I am concerned about access to the
10 doctor's office and having enough sidewalk
11 clearance for that if he has tables and chairs on
12 the outside. It looks like the plan has been
13 amended, but in all reality, it's only amended
14 for the summer months. In the winter, there's
15 still only 12 seats inside the restaurant.

16 I am also very concerned because when I
17 went back past the building, inside of having a
18 sign in the window with the date of the meeting
19 and the location, it was a stand up, sort of a
20 tent card, on the sidewalk that said if you're
21 interested in the hearing on this property,
22 please visit the Village website or call the
23 Village hall. I just wonder if that's a legal
24 notice or not. I've never heard of anything like

1 that before.

2 MR. PLONCZYNSKI: It is a legal notice.

3 MS. SCHILLING: Has that changed?

4 MR. PLONCZYNSKI: The legal notice is in the
5 newspaper and the notice sent. That's actually
6 an extra over-the-top kind of notice and it is
7 legal.

8 MS. SCHILLING: Even though when you had a
9 notice up last time, you gave all the details?

10 MR. PLONCZYNSKI: Yes. The Village changed
11 its public hearing sign procedures. A lot of
12 towns do that and sometimes they just put a sign
13 up that says subject to zoning hearing. Call a
14 number.

15 MS. SCHILLING: That's great. Do you know
16 when that change happened, Jim?

17 MR. PLONCZYNSKI: This is the first time we've
18 done it.

19 MS. SCHILLING: Okay. I was just curious. It
20 looked like a pretty professional sign, so -- but
21 my biggest concern is the amount of gambling that
22 is in Bartlett. It is turning into a mini
23 Las Vegas in my eyes. I called a number of
24 restaurants in the village and a couple were

1 interested in getting gambling in, so this is the
2 tip. I mean, if you think this is going to be
3 the end it, absolutely not. There are more
4 restaurants waiting in line to get more machines,
5 and we are going to turn into a Schiller Park and
6 we are going to turn into a Rosemont if someone
7 doesn't have a farther reaching vision for this
8 community.

9 This used to be a great family-friendly
10 town that really focused on families and focused
11 on children, and I can't believe that having
12 another video gambling establishment in town is
13 going to increase the reputation and the values
14 of the property in the Village of Bartlett.

15 Thank you for this time.

16 CHAIRMAN LEMBERG: Thank you.

17 MR. PLONCZYNSKI: Diane Rocha.

18 MS. ROCHA: Diane Rocha. I live at
19 315 West North Avenue. I've been a resident of
20 Bartlett for 33 years. I've been coming to these
21 meetings because I'm really worried about the
22 effect it's going to have in our neighborhood. I
23 mean, he's going to be opened to midnight,
24 2:00 a.m. This is a very quiet part of town. I

1 don't know if you guys are familiar. I know he's
2 had people that spoke on it and thinks it's
3 great.

4 We want businesses in Bartlett too, but
5 there are other businesses that I think would
6 benefit our town better that actually want to
7 come in there. We've got a bike shop around the
8 corner, we have a hair salon there, we have a
9 medical building, and you're going to put a
10 bistro gaming place. I don't mind it being a
11 restaurant, but to have the gaming machines in
12 such a tiny, tiny, little location, that I really
13 have a problem with that; and, you know, we've
14 been here 33 years, and I just don't see our
15 village doing very well lately, and it worries me
16 that this is how we've become. I mean, we've got
17 a lot of restaurants over here as it is. We have
18 gaming already and the new one that just opened
19 up. I think it's Station 18, and I don't
20 understand why we need more of this in our town,
21 and I'm really hoping you guys make a good
22 decision here. Thank you.

23 CHAIRMAN LEMBERG: Thank you.

24 MR. PLONCZYNSKI: Mark Materna.

1 MR. MATERNA: Good evening ladies and
2 gentlemen. As you know, I spoke at the last
3 meeting for the planning commission. Looking at
4 the revised plan, I really don't see any real
5 difference. The thing that alarms me is that the
6 building didn't get any bigger, yet we have more
7 seats. I think this is a red herring. Looking
8 at the plan, he has eight feet of a bar area for
9 chairs for, it looks like, four positions. That
10 would be kind of tight. Okay. I'm not sure I'd
11 want to eat there. That's a little tight. The
12 same thing with the table sets. On the plan,
13 like eight feet, four inches for two tables that
14 supposedly hold four people each. Just on square
15 footage, that's tight.

16 My objection has always been this location
17 is not meant to be a restaurant. It's just not,
18 and I think it's up to the planning committee to
19 say what's allowed in certain places and what's
20 not. I don't have objection of a person wanting
21 to open up a bistro restaurant, put some gambling
22 in, that's fine. In its proper place and proper
23 time. To me this location does not scream of
24 restaurant or bistro.

1 Looking at it, he wants to actually put
2 two tables outside in the middle of summer.
3 That's going to impede the traffic on that
4 sidewalk. That's not something I look forward to
5 because I walk my dog on that sidewalk every day.
6 I don't think the sidewalk is quite big enough
7 for that. Others may object.

8 The other thing that I have a strong
9 opinion is the parking. I'm not sure how many
10 extra spaces are required. If you take a look at
11 the parking facility right now, because you have
12 the bike shop, you have the medical center, that
13 parking lot right next to it is pretty busy; and
14 from the hours of operation from 6:00 a.m. to
15 12:00 noon, he wants to have a bistro. Who is
16 going to handle that extra parking? I don't
17 agree with the building commission's assessment
18 there is plenty of parking. I don't see it.
19 Maybe I'm wrong. I don't see it.

20 This is going to, I think, add more
21 congestion to that corner, which I don't think is
22 built to handle that much congestion. Also,
23 looking at the plans, to me this screams more
24 video gaming than bistro; and having a microwave

1 oven, whatever type of oven it is, without a real
2 kitchen doesn't scream bistro to me. It screams
3 that's video gaming trying to disguise as a
4 bistro just so you'll pass it. You know, so to
5 me this is just putting more lipstick on a pig.

6 Thank you very much for your time.

7 CHAIRMAN LEMBERG: Thank you.

8 MR. PLONCZYNSKI: Kevin Vanderwater.

9 MR. VANDERWATER: I was also here last time,
10 and I'm going to follow up on the red herring
11 comment since that's what I see it as well.

12 I actually brought the menu, which was
13 part of what was published in the Village of
14 Bartlett, and I was going to go through this
15 really quick because what I did is -- it's funny,
16 I looked up the convectional microwave oven, and
17 I actually came up with the same unit. Those are
18 about 7 to 8 grand and they probably need about
19 three of them.

20 They're going to sell coffee, cappuccino,
21 espresso, latte, macchiato, iced coffee, so we're
22 going to need a coffee maker, some kind of an
23 espresso machine, and they're going to have to
24 have ice. They got blueberry muffins, blueberry

1 scones, raspberry danish, cheese danish, cinnamon
2 rolls, old-fashioned glazed donuts. They have
3 more ingredients than my company cafeteria has;
4 and my company cafeteria has three of those
5 convectional microwave ovens, they have a couple
6 refrigeration units, and they have four people
7 that staff that morning breakfast.

8 The plan had a maximum of two employees,
9 and I just don't -- you know, you look at this
10 picture here and you're like, okay, so where are
11 they going to put all this stuff, you know, and
12 you say -- you know, this is a ruse. This is a
13 ruse we need to get past this Bartlett committee
14 and then we can get our liquor license and then
15 we can do our gaming; and we can say, oh, you
16 know what, we really can't have all these items
17 because there is just no place to put it; and I
18 could go through the rest of the menu items and
19 go, you know, where is your refrigeration? Where
20 is your cold storage? How are you going to deal
21 with the oatmeal, the chilies, the various kinds
22 of soups? It doesn't add up.

23 So I think I'll just go -- this is a nice
24 flip. Pete did a good job, but it's not ready

1 for prime time yet. It's really a lot of --
2 lipstick on a pig to get you guys to give them a
3 liquor license so they can get their gaming
4 license and say, all right, we're not going to
5 really do all that anyway.

6 Thank you for listening.

7 CHAIRMAN LEMBERG: Thank you.

8 MR. PLONCZYNSKI: Carol Herbord.

9 MS. HERBORD: Good evening. My name is Carol
10 Herbord and I live at 530 Littleton Trail and I
11 live in Elgin. I do not live in Bartlett.

12 My good friends, the petitioners, live in
13 Bartlett, have a beautiful home. I personally
14 have known them for several years. I don't know
15 of any harder working people than these guys are,
16 and they know the restaurant business.

17 I've heard some of the comments and I was
18 raised in a restaurant family myself. Unless
19 you're in the business, it's really very
20 difficult to say or call something a red herring
21 when the Village understands what they want to do
22 and, personally, I love this little town.

23 I've lived out here for quite a while and
24 I have friends who live here; and when you get

1 off the train or you're going to take the train
2 in the morning, I think it would be great to have
3 somewhere to grab a latte and a pastry. They're
4 not going to be able to cook these kind of items
5 in the restaurant necessary at all times. Some
6 of it is going to have to be moved in, like the
7 soups and chilies, et cetera. I just think
8 without knowing the restaurant business, it's a
9 little hard to make those kind of comments.

10 The thing about the video gaming, once
11 every few years I like to go to Vegas. Do I
12 spend more than I can possibly afford? I'm
13 retired. I'm on a fixed income. No, I don't.
14 It's just kind of fun. It's a little something I
15 get to do every few years.

16 I don't think -- I wanted to mention
17 Moretti's. It's filled with families and
18 children. It's a family-oriented place that
19 happens to have very good Italian food, and the
20 machines are set up as you walk in the front door
21 and they're roped off and I don't see very many
22 people doing it. I don't think that's going to
23 be the biggest part of their business when you
24 look at the profit margins, and I don't think

1 that it would harm Bartlett's reputation at all
2 to see stores filled instead of empty when we
3 come into your town.

4 So I appreciate your listening, especially
5 an out-of-towner. I love this little town. It's
6 beautiful. It is very quaint and very
7 family-orientated and we want to keep it that way
8 too. That's all I've got. Thank you very much
9 for listening to me.

10 CHAIRMAN LEMBERG: Thank you.

11 MR. PLONCZYNSKI: Alyssa Buelow.

12 MS. BUELOW: Hi. My name is Alyssa Buelow. I
13 live at 496 Knoll Crest in Bartlett. I've known
14 them ever since they moved in next door. They're
15 very nice people, and the comments earlier about
16 this place being mainly gaming is -- I don't
17 think -- you can see clearly by the revised thing
18 if it was only gaming, they wouldn't have gotten
19 rid of a gaming machine to add more seating.
20 They wouldn't have added more hours strictly for
21 food if it was strictly for gaming, and I
22 personally know --

23 I'm from Bartlett. I have lots of friends
24 who live around here who would love to see a new

1 place. I have friends who take the Metra in the
2 morning because they work in downtown Chicago and
3 the only place they can get a little cup of hot
4 cocoa or coffee is that small place that is next
5 to Station 18, which that's been a bar for a very
6 long time. They just changed their name; and,
7 you know, the only other place that's near here
8 that I know of that people my age actually go to
9 is Bracht's and that's strictly liquor. They
10 have maybe four or five gaming machines and
11 anytime I've ever been there, not a lot of people
12 use the gaming machines. It's just something off
13 to the side.

14 I actually used to work a Moretti's as a
15 hostess, so I was right up front there, and
16 they're not planning on having the gaming right
17 in your face when you walk in. The first thing
18 you're going to see is people eating, that's
19 their main thing. She is an amazing cook and she
20 needs to spread that with people in this small
21 neighborhood because she is part of this small
22 neighborhood; and people need to realize that
23 people from this neighborhood who want to go for
24 their dreams shouldn't be put down because they

1 want to add a little bit of quiet entertainment,
2 not live entertainment, not nothing you're going
3 to be able to hear outside the building, but just
4 something a little extra on top of them wanting
5 to provide very good food for their community.
6 Thank you.

7 CHAIRMAN LEMBERG: Thank you.

8 MR. PLONCZYNSKI: Brian Buelow.

9 MR. BUELOW: Brian Buelow, 496 Knoll Crest.
10 I'm a business owner. I don't own a business in
11 Bartlett. I own a business in Elk Grove Village.
12 I own a building in Elk Grove Village. I would
13 like -- and have seen Bartlett a lot of the
14 businesses close. Right down the street here
15 you've got the strip shopping center that the
16 grocery store is closed, Ace Hardware is closed.
17 All those places have closed. A lot of places
18 are closing up around here, and I think as a city
19 and a tax base, you would want to bring in good
20 people, which Peter and Daniela are, to open a
21 business to help with the tax base and also give
22 the people of the city something to do. There is
23 really nothing to do down here. You can come
24 down and get on the train. There is Toots, there

1 is TLs for restaurants, but other than that we
2 don't usually come down and eat here, so this
3 would give us another opportunity to come to the
4 downtown and maybe visit the bike shop or
5 whatever.

6 You know, I don't know, but I think that
7 people, like my daughter said, people that are
8 going off their dream, you know, they should be
9 allowed to do it. You've heard a lot of people
10 talk about we should do this, we should do that.
11 Great. Let them open a business. Let them
12 invest their money in the city. I don't see them
13 doing it. I don't see a lot of people doing it.
14 I think that's the big thing here, you have to
15 decide whether you want people to invest in the
16 city or not and that's really what it comes down
17 to, so thank you.

18 CHAIRMAN LEMBERG: Thank you.

19 MR. PLONCZYNSKI: Sherri Buelow.

20 MS. BUELOW: Yes, my name is Sherri Buelow,
21 496 Knoll Crest also. Again, we've known Peter
22 and Daniela. They are, like my husband and
23 daughter said, extremely good people. It's
24 disappointing to hear people talk about them as

1 if they're trying to destroy Bartlett.

2 There is a niche that needs to be filled
3 down here. I come downtown all the time with my
4 grandchildren on the train. I would love to have
5 a place to stop and have a quiet, little cup of
6 coffee, get the kids a pastry, and get on the
7 train. Same coming home. Not everyone wants to
8 go to a large, big bar. A nice quiet little
9 place for conversation, talk, have a snack,
10 appetizers, whatever, and Daniela is an amazing
11 cook. A nice quiet little glass of wine before
12 you go home. I don't understand why that is such
13 a nefarious plot. I really don't. There are
14 gaming machines in many businesses in town. It
15 has not destroyed them. It hasn't ruined the
16 neighborhood.

17 They mention Moretti's. Same amount of
18 children go to the Moretti's now that did before
19 the gaming machines came in. It's not a bad
20 influence. They're not allowed to use them.
21 They're just in the corner.

22 It is nothing more than a supplement to
23 revenue. When it's slow, you might have somebody
24 play a few games and supplement your income.

1 That's why places are putting them in. They're
2 not trying to turn anything into a mini Las
3 Vegas. We've got a casino down the street. If
4 those type of people want to go for hardcore
5 gambling, that's where they're going to go. A
6 few little gaming machines for supplemental
7 income for your business is not going to destroy
8 Bartlett.

9 Again, we've known Peter and Daniela.
10 They're good people. I personally would stop and
11 buy pastries on my way to work for my office
12 every morning. It's a cute idea and a nice
13 little place to go and it's an alternative to
14 what is down here now, which is just nothing but
15 mostly actual larger, louder bars. A small
16 little place. Something that only seats 12 to 20
17 people isn't go to cause enough noise to hurt
18 anybody. Thank you for your time.

19 CHAIRMAN LEMBERG: Thank you.

20 MR. PLONCZYNSKI: Ross Senft.

21 MR. SENFT: Hi. My name is Ross Senft. I live
22 at 882 Prairie Avenue here in Bartlett. Pete
23 told me about his idea that he had and I think
24 it's great. I own my own business also and I

1 travel all over the area to visit my clients. A
2 lot of times when I leave, I'm looking for a
3 place that I can stop and pick up a coffee or
4 something to eat in the morning. A lot of times
5 I drive right past that and there is no where to
6 go and I end up going somewhere else and I stop
7 in another town, so it would be a great thing to
8 have that I can stop there in the morning if I'm
9 driving to a client or getting on the train going
10 downtown, I could get something to eat. The menu
11 looked good too, so I would definitely do it; or
12 if I'm coming back, I can stop, grab something
13 there, something to eat for lunch.

14 On occasion, you know, I go out to some of
15 the different restaurants or bars to watch a
16 game. You know, I went out last night to watch
17 the Cubs game. Both places I was at actually had
18 gaming machines and I didn't use them, but most
19 of the time when I go out, I almost never use the
20 gaming machines. Every once in a while I'll sit
21 down and play one or two games. I don't think --
22 I can't imagine anybody goes to a bar in Bartlett
23 for the purpose of playing gaming machines
24 strictly. We're going out to have a good time,

1 we're going out to hang out with our friends,
2 watch a game, have some food. If there happens
3 to be a machine there, we'll sit down and play it
4 a couple of times. That's about it. I don't
5 really see any harm, and I've never seen anybody
6 sit there for ten hours straight and waste their
7 whole day. I think it's just something fun. I
8 think it would be a great place to go. I think
9 it would be a good place to stop in the morning,
10 stop in the afternoon, and have a good time.

11 Thank you.

12 CHAIRMAN LEMBERG: Thank you.

13 MR. PLONCZYNSKI: Richard Koy.

14 MR. KOY: Hi. My name is Richard Koy. I'm
15 over on Timberline Drive. The -- pretty much
16 everything has been said, which I can add to, but
17 the only thing I would like to bring up is the
18 amount of parking they're talking about because
19 during the daytime there is not a whole lot of
20 gambling going on during the time that the
21 doctor's office would be open, so I don't think
22 the parking would be a major conflict going on at
23 all until nighttime. The doctor's office should
24 be closed by then anyway, so that's about it.

1 Thank you.

2 CHAIRMAN LEMBERG: Thank you.

3 MR. PLONCZYNSKI: Judy Szura.

4 MS. SZURA: It's Szura, and I live in
5 Elk Grove Village, Illinois. The reason I'm here
6 is because I'm a frequent -- I ride the Milwaukee
7 West line every single day from downtown home.
8 I've done that for 15 years, acquired a lot of
9 train buddies who live from Bartlett to Elgin to
10 Geneva to Carol Stream and as well as Elk Grove
11 Village.

12 Bartlett is our hub, middle of the ground
13 kind of location, on a Friday night when we want
14 to kick back after a long, hard week of working.
15 Bartlett is it. We ride the train here. We go
16 to TL's. We've done Tipsi Monkey. We also
17 joined the zumba at Studio Energia over by
18 Savoury. We have little groups, train buddies,
19 that do this. Some of our friends want us to go
20 to Geneva because Geneva has better restaurants.
21 I like it because it's closer for me to Elk
22 Grove.

23 Elk Grove has a ton of gaming. I have
24 children that live in Elk Grove, and I can

1 honestly say I was one of those fearful people
2 that said here goes the neighborhood. If you
3 ever pass one of those places, there is two cars
4 in front of it. Stating, you know, if you only
5 have four machines, four people can only use the
6 machines at a time. I tried your Stella's here.
7 There was two cars in front of that location.
8 Doesn't really have a lot.

9 The reason I'm here is because out of our
10 group of eight people who are train buddies, two
11 of them are single parents. On a Friday night,
12 nobody wants to get caught drunk driving. They
13 can take their train at 10:26 and we all disperse
14 and we go to our respective locations, go back
15 home. It's a safe environment to go back home,
16 yet still have a place in Bartlett to meet.

17 This sounded like a good idea when I read
18 it in the newspaper and sounds like from
19 listening to people that it's a fun place where a
20 group like my friends would enjoy and I'm just
21 here to say that, you know, Bartlett does need
22 more opportunity than TL, Tipsi Monkey. Lucky
23 Jacks hasn't been open for how long. It needs to
24 grow because when we do go to Geneva, there are a

1 ton of opportunities to eat there and people are
2 going there. It's a long drive and the drinking
3 and driving, I'm just totally against.

4 When I went into Stella's, I maybe put a
5 20 in the machine, but it's the camaraderie of
6 sitting in the front area, being single, two
7 single women and married women, we don't want to
8 go to a bar and talk to people. We would rather
9 just integrate with ourselves and have a good
10 time. When we went to Tipsi Monkey, it's a very
11 tiny, little bar, so they have a lot of seating
12 in a very tiny, little place, and everybody seems
13 to enjoy themselves. It just seems it's a great
14 opportunity for people like me and my group of
15 friends that would enjoy a place like this and
16 feel safe and secure in an environment because
17 Bartlett has great police and safe environment.
18 Thank you.

19 CHAIRMAN LEMBERG: Thank you.

20 MR. PLONCZYNSKI: Larry Robisky.

21 MR. ROBISKY: How you doing. Larry Robisky.
22 I live at 890 Kane Street, South Elgin. I've
23 known Pete and Daniela for about four, five
24 years. I don't know much about the seating and

1 parking stuff. They're both good people. They
2 have experience. They know what they're doing.
3 I'm sure Pete can handle any problems that come
4 up. They're investing some hard earned dollars
5 and trying to make a go of it. I'm sure they'll
6 do a good job. That's about all I got to say.
7 Thanks.

8 CHAIRMAN LEMBERG: Thank you.

9 MR. PLONCZYNSKI: Theresa Materna.

10 MS. MATERNA: Hi. My name is Theresa Materna.
11 I live at 329 North Avenue in Bartlett. A lot of
12 what I wanted to say has already been covered, so
13 I'm not going to repeat things. The one thing
14 I'm concerned about is having video gaming close
15 to a residential area, that's my -- one of my
16 primary concerns. The square footage, I think we
17 talked about. We've seen that.

18 The other thing I'm going to put a little
19 twist on this because I'm a nurse, there are
20 negative effects of video gambling, of gambling
21 in general. Effects that can be long -- felt
22 longly -- long after the effect on a community,
23 on individuals, on homes. You have potential
24 loss of income. You have change in family

1 dynamics, and I'm talking from experience because
2 I do have a family member who has a gambling
3 problem, so there are changes in family dynamics.
4 There's, like I said, loss of wages. There is
5 the potential and would -- I know a couple video
6 gaming machines probably aren't going to make a
7 huge difference, but when you accumulate that
8 with the ones we have in Bartlett, I think it's
9 heading in the wrong direction.

10 Other negative effects on the community
11 are crime; and from a medical point of view, the
12 National Institute of Health does list
13 pathological gambling as a mental health illness.
14 Now, I'm not saying everybody is going to be
15 running and going to your restaurant who is a
16 pathological gambler, but the potential is there
17 for any facility that has that.

18 Some of the -- the other thing, I'm going
19 to switch gears again here, is you have to have a
20 liquor license to have this facility. I looked
21 on the menu that was listed. I believe, there is
22 no list of -- I didn't see any liquor on the
23 menu. I saw cappuccinos and coffee and different
24 stuff, but I didn't see a place with any liquor.

1 If this is going to be a facility that serves
2 liquor, what type of liquor are you going to
3 serve and where is that listed on the menu.

4 The other thing is my husband and I, we
5 were just in California, and we had a chance to
6 go to a bistro and we went there and they didn't
7 have gambling. It was a beautiful place. It was
8 a nice family atmosphere, one that I felt
9 comfortable bringing my 87-year-old aunt to,
10 granted she had problems getting up on a
11 five-foot seat at a table, but -- and then you
12 have to look at in general is the video gambling
13 something the residents of Bartlett want in their
14 residential community that is so close to homes.

15 I think the idea of the bistro is a good
16 idea and I think we could use extra restaurants
17 in the downtown area, but to include the
18 gambling, I'm not so sure of. I didn't think I
19 was going to say that coming up here. Your plans
20 to me look better than what I thought they would,
21 but, again, I think a lot of what the people here
22 are focusing on is the gambling, and I think that
23 has to be a concern when we have so many other
24 facilities, and it just seems Bartlett is going

1 in the wrong direction as far as that. Yes, it
2 can bring income into the town and I know with
3 the state of Illinois without a budget, any extra
4 income is a good thing, but I just don't think
5 that this is the way to go for that.

6 CHAIRMAN LEMBERG: Thank you.

7 MR. PLONCZYNSKI: Art Johnson.

8 MR. JOHNSON: I think Bartlett needs choices.
9 I mean, a lot of people would say we have too
10 many pizza places, but yet you opened -- gave a
11 license to Marco's and yet we have V&Vs, we have
12 Moretti's. We have so many other pizza places
13 when you decided to give Bartlett residents a
14 choice because like bars and pizza places,
15 they're unique. They take on an atmosphere of
16 their own and it's not like he's got a bar with
17 500 seats. He's got an intimate environment
18 that's either going to make or break it on its
19 own. The gambling, four seats in a bar or a
20 restaurant, aren't -- isn't going to make or
21 break the restaurant. It may help it survive,
22 but it's the atmosphere in the rest of the bar
23 and restaurant that's going to make or break it,
24 and I feel the Bartlett residents have made

1 choices in the past. You look at Nest Cafe that
2 you guys supported, gave variances to, and
3 everything else, but the Bartlett residents
4 rejected it as a restaurant. I think that will
5 be -- all this guy is asking for is a chance to
6 let the Bartlett residents decide whether this is
7 a viable business.

8 I don't feel the gambling is any big
9 issue. You got four seats. What's four seats?
10 It's nothing. I mean, let Bartlett residents
11 decide whether the food, the drink that he offers
12 is worthwhile. You've all seen it. You've seen
13 restaurants, you've seen bars come and go. Give
14 him a chance. He may actually offer something
15 that maybe turn into a television show like
16 Cheers and have an atmosphere that people want to
17 come into, something intimate. Thank you.

18 CHAIRMAN LEMBERG: Thank you.

19 MR. PLONCZYNSKI: Lisa Troyke.

20 MS. TROYKE: I'm Lisa Troyke. I live at
21 227 West North Avenue, a block and a half away
22 from the intended bistro.

23 First of all, I would like to say to you
24 not one person within our neighborhood or within

1 the group, to my knowledge, thinks you're a bad
2 person or wishes you not to succeed. Many of us
3 have owned our own businesses. Most of us, I'm
4 sure, have worked. I've worked for myself in my
5 own business, in Roselle and in Northbrook. My
6 husband owns his own business of which we now run
7 out of our Galena home and serve the community
8 around here with custom furniture, but first off
9 to the gentleman who said let us open our
10 businesses, our taxes will pay in one year the
11 revenue that you will give Bartlett in probably
12 ten years. It's not that much, and it infuriates
13 me that someone would say that because he's a
14 good guy we should just let it go.

15 Our concern is not a bistro, not a
16 restaurant, not coffee and donuts. Certainly
17 that was never ever the problem. The problem has
18 all been with the video gaming a block and a half
19 away from our homes. It's too close for video
20 gaming.

21 Pam was correct, how much do you need?
22 Are you selling your souls for two grand a year?
23 What do you anticipate in tax revenue from these
24 video games?

1 MR. PLONCZYNSKI: I have no idea. I can tell
2 you --

3 MS. TROYKE: When you had the first meeting,
4 you knew you got like \$18,000 from nine
5 restaurants.

6 MR. PLONCZYNSKI: We get about that much a
7 month from what's there. It's based on the
8 gaming play, how much is played. That's the
9 revenue that's generated.

10 MS. TROYKE: From nine restaurants and you're
11 saying now you get \$18,000 a month or a year?

12 MR. PLONCZYNSKI: A month.

13 MS. TROYKE: A month?

14 MR. PLONCZYNSKI: Yeah. It's over \$100,000 a
15 year. I mean, this is a printout from the State
16 that Peter had and it's \$90,000 a year from --
17 not a year. It's from January to August of this
18 year. That's how much revenues the Village has
19 realized as its share of the video gaming.

20 MS. TROYKE: In a year?

21 MR. PLONCZYNSKI: No. It's from January to
22 August of this year by the entities that already
23 have gaming, and this is public record. It's on
24 the State's website. I'll enter this as an

1 exhibit.

2 CHAIRMAN LEMBERG: Okay.

3 MS. TROYKE: My question is would you want
4 this video gaming open till 2:00 a.m. and
5 midnight a block and a half from your home?
6 Would you want that located till 2:00 a.m. at
7 your home? A restaurant is one thing. The video
8 gaming is really another. If Bartlett sells its
9 soul for all the video gaming and the people who
10 are left there from midnight to 2:00 a.m. or
11 10:00 to 2:00 a.m. and the money they put in
12 those machines, if that's worth it and that's
13 your vision, it's a sad day.

14 CHAIRMAN LEMBERG: Okay. Thank you. Next.

15 MR. PLONCZYNSKI: Gary Pllice.

16 MR. PLICE: That's me, Gary Pllice. I was here
17 previously as well. Again, as has been said, I
18 think our petitioner seems like a really nice guy,
19 and I wish he would have picked a better location
20 for setting up his business. I know there are
21 empty spots in the town center. There are --
22 there is a building that previously housed
23 Poundcakes bakery on Railroad Avenue adjacent to
24 JC's that is available for sale or lease as we

1 speak and that was a going bakery. The only
2 reason that bakery ever went out of business was
3 because the owners retired, otherwise it would
4 still be there and still serving downtown with
5 all those same kind of things that we're talking
6 about for during the daytime hours. That would
7 be a great spot, a much larger place.

8 This is -- this is tiny. 12 of the 28
9 seats are outside. I've heard it said that in
10 this part of the country we have four scenes,
11 almost winter, winter, still winter, and
12 construction, so for three of those seasons, that
13 12 seats outside remains unoccupied. He's got to
14 make it on what's inside. Tight space. Tight
15 space to run a real restaurant. I cannot imagine
16 making this a destination when I got to wait for
17 each individual dish one at a time to come out of
18 a turbo oven. It just boggles to me.

19 You know, if this is approved, I wish him
20 good luck. I expect that they'll last about as
21 long as the Brunch Box did adjacent to Platform
22 18, which is to say not very long. It's not
23 something that's convenient for people making the
24 train in the morning to trek to. They're in a

1 hurry to get to their train because the station
2 is across the street from them, from this area,
3 and when they come home, they're on their way
4 out.

5 I just cannot see how this is a viable
6 location for a restaurant of this type. If it
7 was a carry out pizza place, maybe that would
8 work because you wouldn't have to worry about
9 seating. You could have a restaurant like that.
10 They said there is a lot of pizza places in
11 Bartlett. Maybe there is room for one more.

12 It's -- the gaming part doesn't set me off
13 so much as the fact that I know that on a
14 previous occasion a petitioner with a Stella's or
15 something like that came in wanting to put a
16 location in the town center and they were
17 rejected because the Village believed that it was
18 too close to the residents who live right above
19 the town center in those apartments above there;
20 and I have to submit that if it's too close when
21 they're in the town center, it's too close to me
22 too. I live half a block away from this
23 location, and I would prefer not to have action
24 going on at 2:00 a.m.

1 Honestly, I don't really believe that it's
2 going to survive, but if it did, and it would
3 probably not be fun for me to have that going on
4 next door. Thanks.

5 CHAIRMAN LEMBERG: Thank you.

6 MR. PLONCZYNSKI: Diane Ribbon.

7 MS. RIBBON: Hi, everybody. Diane Ribbon. I
8 live at 500 West Oneida Avenue. Just down from
9 Bartlett Hills. Try to get through my
10 intersection at Western and Oneida 5:00 at night.

11 My history here is this is my second
12 Village hall in my lifetime. The first one when
13 I moved here in 1964 when there was only 384
14 people in this town and I was eight years old,
15 and I've lived in my house 51 years and I've seen
16 a lot of things go down in this town and I have
17 seen a lot of shameful, shameful things happen.

18 When I come in off of West Bartlett Road,
19 it's beige. That building where this is going to
20 go in is my doctor's office. That was built
21 originally as our grocery store because we didn't
22 have anything else. You had to go to Jewel in
23 Streamwood. My mom didn't drive a car. My dad
24 didn't live with us all the time. We had two

1 cops. There wasn't an ambulance. We had gravel
2 roads.

3 I have seen some crap go down in this town
4 that I'm so ashamed of, let alone saying that I
5 live in the frickin' state of Illinois. We pay a
6 hell of a lot of money to live here and all I see
7 is beige when I come in off of West Bartlett
8 Road. I see trees that were put in in front of
9 trees. I see banners that are so damn ugly. Who
10 picked them out? Who decided all this stuff for
11 us? It wasn't anybody in my family and it wasn't
12 any of these people and we're tired of it.

13 Bartlett Hills, they're expanding their
14 bar. That's a new clubhouse. Did you ever go to
15 the old one? It was really cool. It was a barn.
16 It had a huge, giant ass bar. My dad started
17 golfing there before I was born. He was a caddie
18 when he was a teenager. There was a lot of
19 drinking going on. Now I get to experience these
20 jerks leaving Bartlett Hills and speeding up and
21 down my drive, up and down Oneida. I call the
22 cops. I'll press charges. I don't care. I
23 don't want this in my neighborhood. I love you
24 people. I think you got a good thing going on.

1 I think you need to put it somewhere else.
2 That's also my doctor's office. That was the
3 people that gave my parents the loan for our
4 house, Hanover Wayne Savings and Loan.

5 When I was a kid, my first job was Lucky
6 Jacks, which wasn't Lucky Jacks because that shit
7 hole of a place should be burned down. It was
8 The Eck and people came from miles around to get
9 a fish fry because I answered the phone and they
10 came from Evanston, and I could walk home at
11 midnight at 12 years old and not have one person
12 bother me. I don't have that in my town anymore.

13 When they put Oneida all the way through
14 up to God knows where, these people discovered
15 there is another end of Oneida and believe me we
16 get them, and I feel like I live in the last
17 bastion of sanity in this town. It has been
18 overbuilt. We need to fix the population sign
19 because there is a hell of a lot more people than
20 45,000 people here and I'm tired of it. I'm
21 tired of it looking dirty. I'm tired of garbage
22 on the streets. I'm tired of people throwing
23 crap out of the their windows. I'm just tired of
24 it and I'm tired of the bullshit that goes on

1 with this stuff here.

2 You know, more people like me need to get
3 up here on a more regular basis. I have spent
4 three years of my life on the mental health board
5 with Hanover Township. You want to see about
6 struggles with people, people with addictions,
7 alcohol, gambling, you name it. You know, how
8 much are people supposed to take and you're
9 saying we're getting \$100,000 in revenue or
10 whatever from all this gaming going on in
11 Bartlett. Can't we figure something else out?

12 You know, I would love to have another
13 place to go to get a cup of coffee. My dad spent
14 almost every day of his life up at Humbracht's,
15 which then turned into Whistle Stop Cafe, then
16 Fried Green Tomatoes, now it's a Mexican
17 restaurant. You know, I think everybody was just
18 waiting for all the old-timers to die so nobody
19 would remember what it was like. I'm mad.

20 CHAIRMAN LEMBERG: Okay. Thank you.

21 MR. PLONCZYNSKI: Thanks. Nahren Khoshaba.

22 MS. KHOSHABA: Hello. I'm Nahren Khoshaba. I
23 live at 271 Shawnee Circle in Bartlett. I'm a
24 pharmacist and I came across this place driving

1 by and saw it was for lease and I thought why not
2 a pharmacy next to a doctor's office. So I did
3 some research, found out that there isn't a
4 compounding pharmacy within maybe a ten-mile
5 radius. So I thought, okay, maybe it would be
6 great to have it in this location and why not
7 next to the three highest prescribers in
8 Bartlett. So I did more research and I found out
9 the square footage is perfect for a pharmacy and
10 I think that would be nice to have in this town
11 because there aren't any independent pharmacies.
12 There is the Walgreens and CVS, but independents
13 compete just as well with the other big chains
14 because people feel more comfortable, just like
15 you do with your doctor's office, with your
16 pharmacist because they come to you for
17 everything, and it just makes more sense to me to
18 have it and it's already zoned for a pharmacy, so
19 you don't even need to have a conversation, so
20 all set. I don't think anyone would complain
21 having a pharmacy there. I think it would be a
22 good idea. That's all I got.

23 CHAIRMAN LEMBERG: Thank you.

24 MR. PLONCZYNSKI: Ray Deyne.

1 MR. DEYNE: It's a little unusual to be on
2 this side of the microphone. Good evening,
3 commissioners. My name is Ray Deyne. I live at
4 511 West Morse. I'm here tonight to give you my
5 thoughts on the downtown area and Daniela's
6 Bistro in general, just generally.

7 I know that people this evening spoke from
8 their hearts. They have some very sincere
9 feelings. The statements I'm going to make this
10 evening also came from my heart. We currently
11 have approximately 20 percent or higher vacancy
12 in the downtown area. There are businesses there
13 that have made overwhelming financial commitments
14 and are dying. We, obviously, need to do
15 something to improve this area. Maybe something
16 as simple as granting this petitioner's request
17 this evening and somehow increasing pedestrian
18 traffic. The TIF was recently voted down, and I
19 believe we turned our backs as a village on the
20 struggling businesses. Tonight you have the
21 opportunity to send a message to the Village
22 board that we must do something to help the
23 downtown area.

24 You have a petitioner before us this

1 evening who is requesting a special use for
2 outdoor seating and a liquor license. Tonight
3 you have someone that is willing to make a
4 financial investment in our downtown area. He's
5 sitting here before us this evening. Previously,
6 when his request was denied, he listened to the
7 changes and alterations suggested by the Village
8 board and he is here again this evening with
9 those suggested changes making it more of an
10 actual bistro and not just a gaming facility.
11 He's planning a second washroom, he's changed the
12 seating capacity, and has reduced the number of
13 gaming station.

14 I personally am not a proponent of
15 gambling, of gaming. Let's face it, the video
16 gaming is here, so let's try and use it to our
17 advantage. Right now the Village board is
18 looking for ways to restructure gaming, but at
19 the present time nothing is in effect. We must
20 deal with the present. Hearing so much about the
21 type of people these gaming facilities bring in,
22 well, I'll tell you if a person wants to gamble,
23 he'll find a way to do it and a place to do it.

24 I personally have visited the gaming

1 facilities that we have in the village for
2 observation purposes only. The gaming facilities
3 in this village and what I observed were older
4 people playing video penny and nickel slots. It
5 appeared that they were not there to spend
6 hundreds of dollars, but they were there for
7 relaxation, entertainment, and maybe just to get
8 out of the house. There was no evidence of rowdy
9 or unruly people. So in my opinion, in my
10 opinion, the argument of undesirable people just
11 doesn't mean a lot.

12 I don't believe that Daniela's location
13 will bring any disruption to the surrounding
14 occupants and residents. In fact, some of the
15 gaming facilities that we currently have in the
16 village are located very closely to residential
17 homes and there have been no complaints, to my
18 knowledge. In fact, after a while, I don't think
19 that these residents will even know or care that
20 they're there. It is bordered to the north by a
21 hair salon, the Spin Doctor, and Oneida Avenue;
22 bordered to the south by Bartlett Avenue and the
23 Metra trail line; bordered to the east by Hickory
24 Avenue and Associated Bank parking lot; and

1 bordered to the west by Alexian Brothers Medical
2 Group and a parking lot. The closest resident is
3 approximately 200 feet north and I can't think of
4 a better location for this bistro to be located
5 at. I may be off on the 200 feet because I came
6 up short on the green today with the nine iron,
7 so I'm not sure on that.

8 This site has been vacant for some time.
9 Now, we finally have someone who's interested in
10 this location and our downtown area. It's called
11 a new business. I ask you not to turn your back
12 on them. They should be treated like any other
13 business, any other business opportunity and
14 subject -- and not subject, and I say this again,
15 not subject to moral objections. There are no
16 variances and all the remodeling will be in
17 compliance with our Village codes. Let's give
18 this petitioner an opportunity. Do something
19 tonight to try and help the downtown area and
20 Bartlett in general. I urge you to recommend
21 approval of the petitioner's request for
22 Daniela's Bistro and send a message to the
23 Village board that we support growth in downtown
24 and the Village of Bartlett. Give Daniela's a

1 chance. He wants to make an investment in our
2 village. Again, don't turn your back on him.
3 Thank you very much.

4 CHAIRMAN LEMBERG: Thank you.

5 MR. PLONCZYNSKI: That was all we have.

6 CHAIRMAN LEMBERG: Is there anyone else in the
7 audience, comments, questions?

8 Okay. Close the public hearing.

9 You have a question?

10 MR. A. HOPKINS: I have a question for the
11 petitioner, if he wants to step up. Obviously,
12 we've heard from lots of people tonight on --
13 lots of different things.

14 My question is who is your target market?
15 Who is going to be coming in to video gaming
16 because that seems to be the biggest issue.

17 MR. ZAIKOWSKI: Or target market are adults
18 from the age of 35 to 65. Some place that some
19 people want to come in for a quiet place, come in
20 have a cup of coffee in the morning, read the
21 newspaper, relax, come in the afternoon. I don't
22 know if you've been in the downtown area, I've
23 been there and I've done some research during the
24 day. It's a ghost town during the day. People

1 are worried about parking. There are two cars in
2 the parking lot. I've been down to that area
3 multiple times, in the morning on a Saturday,
4 even with the doctor's office, there is never
5 more than five cars in the parking lot. It is a
6 very -- the only traffic that I see is when the
7 train pulls in and people are all leaving because
8 it's crazy. You can't get anywhere. You're
9 waiting. I understand that. I've been caught in
10 that. I feel for them for that, but our bistro
11 isn't going to be causing tons of traffic. We're
12 12 seats. We're looking for a small, little
13 place.

14 Downtown area the restaurants have not
15 been successful. If I thought we could do it on
16 our own, I wouldn't even put the gaming in there.
17 The gaming is going to help me keep my doors
18 open. As you see, I moved from five to four.
19 You know what I mean. I've added more restaurant
20 space. The reason we started out so small before
21 it's expensive. It's expensive. We were hoping
22 to start with just one bathroom. You know what I
23 mean. When you're starting a new business,
24 putting in 70-, \$80,000 of your hard earned --

1 it's my wife and I hard earned savings. It's our
2 life savings. Everyone said it's too small, it's
3 too small. Well, we secured a loan. We've got
4 money. We're going to put in a second bathroom.
5 We're going to try to improve the downtown area.

6 Personally, I would come to everyone's
7 house and make sure everyone is happy every week.
8 Is there anything wrong? Can I help you? Did
9 somebody leave a cup on the ground? I'll be
10 happy to come pick it up. I'll keep an eye on
11 it. I love Bartlett. We're here.

12 The one issue with the lady, she said
13 she's better off putting a pharmacy there. That
14 would be great. The issue is that she's
15 mentioned that two months ago when she talked to
16 the landlord. She did call and inquire about it.
17 She's never seen the place. No one has actually
18 come and seen the place. They've gotten calls
19 people inquiring about it, but no one has
20 actually gone and looked at the place, so by
21 someone saying up here we're going to put this in
22 there, until they put it up in front of you, you
23 can't really come up and say don't give it to
24 him. I'm going to do this. I don't think that's

1 fair.

2 MR. A. HOPKINS: Let me ask this, obviously,
3 since you're opening up this type of
4 establishment, you've been to other establishments
5 like this, what kind of patrons are there? What
6 kind of customers are --

7 MR. ZAIKOWSKI: Older people. The age is from
8 35 to 65. You've got a lot of older retirement
9 villages here and homes. It's a place for, like
10 I said, someone in the afternoon to come have a
11 bagel, have a flatbread, sit down outside, sit
12 inside, relax, read the paper. We switched our
13 hours from 6:00 a.m. to noon, no liquor, no
14 gaming, just so we can be strictly a coffee shop
15 and bakery.

16 A lot of trustees and the people in the
17 village said they wanted that. We're willing to
18 adjust. If I find out later on they want
19 something else, our menu will change. You know
20 what I mean. As a growing or beginning business,
21 you have to be able to change and make
22 modifications. I'm willing to work with the
23 city. I'm willing to do anything I can to start
24 my own business. I don't think it's fair to be

1 judged on something that they don't know that
2 much about. I mean, everyone is speculating.
3 I'm trying to tell everyone we're going to do
4 what you ask. I hope that answers your question.

5 MR. A. HOPKINS: That answers mine. I have
6 questions for Jim.

7 I know I asked this before, with the other
8 gaming establishments that are in town has --
9 what kind of police activity has been there or is
10 there any noise violations or anything?

11 MR. PLONCZYNSKI: Our police chief has stated
12 in public, and that question was put to him at a
13 committee meeting, he has no problems in any of
14 the video gaming facilities.

15 MR. A. HOPKINS: And then -- as some of the
16 residents have stated that this is a red herring,
17 that he's going to get in there and he's going to
18 change things. What happens if he opens up and
19 he deviates from his site plan and he only has
20 two bar stools there and he eliminates tables?
21 Is there anything that the Village can do to say,
22 hey, this is not what you said you were going to
23 do?

24 MR. PLONCZYNSKI: This site plan will be part

1 of an ordinance just like when you -- if it gets
2 recommended, there are conditions and findings of
3 fact. The site plan becomes part of that
4 ordinance. Deviating from it is tantamount to an
5 ordinance violation and the Village would enforce
6 that just like they do with any other site plans.
7 Just like if the industrial building doesn't
8 build what you saw tonight or Spring Lakes
9 doesn't build the playground that you saw, those
10 would constitute ordinance violations and we have
11 an enforcement procedure.

12 MR. A. HOPKINS: And the same thing, if there
13 is noise complaints or there is police activity,
14 you know, can the -- you know, what can the
15 Village do to basically the business owner?

16 MR. PLONCZYNSKI: Well, a noise complaint would
17 be a nuisance complaint. He would be sent --
18 there would be a police call and he would be sent
19 a violation of that ordinance. There is a local
20 administrator that you could be subject to fines
21 for something like that. Police activity where
22 there is an arrest and that kind of stuff, I
23 wouldn't know exactly, but it would be just
24 handled like anywhere else in town.

1 MR. A. HOPKINS: All right. Thank you.

2 MR. CONNOR: I do have a question. Pete, in
3 your pro forma, do you have any percentage split
4 what you think your receipts will be between the
5 revenue from the restaurant and revenue from the
6 gaming?

7 MR. ZAIKOWSKI: 30 to 70. 30 percent gaming
8 and 70 percent from the food and liquor.

9 MR. CONNOR: Okay. The question about the
10 prep area or whatever, can you kind of tell us
11 how that's laid out?

12 MR. ZAIKOWSKI: This area right here is the
13 kitchen and prep area. I know people were
14 concerned about where are we going to have
15 refrigeration and freezing. This bar countertop
16 here will have all refrigeration and freezers.
17 They'll be ten feet -- it's actually three -- two
18 refrigerators and one double freezer here. There
19 will be a double freezer back here with an ice
20 machine.

21 On the top countertop is where we'll put
22 the oven and the coffee machine. I know people
23 were like how can they make coffee. Technology
24 is wonderful. As you saw that oven, there is a

1 machine that's not much bigger than that that
2 will make 30 different types of coffees. I don't
3 have to fill it. I mean, I just stock it and
4 fill it from time to time and you hit a button,
5 it makes your cappuccino, it makes your latte.
6 It makes everything that you want to. They're
7 expensive, but for a place this small we have to
8 make that investment so we can satisfy our
9 customers.

10 The sink area right there is where all the
11 prep work will be done. There will be a little
12 refrigerator with a shelf where you open it up
13 and we can make our salads. We can do everything
14 right there. There is more than enough room.

15 With the technology, and I know everyone
16 is worried about the space, they make so many
17 state of the art technology. They go above them.
18 There is drawers. It's amazing what we can do.
19 We've already planned it all out. If that's what
20 it takes, I'll be happy to show it to you as
21 well. (Indicating.)

22 MR. CONNOR: Thank you.

23 CHAIRMAN LEMBERG: Anyone else have questions?

24 MR. COOK: I have one for Jim. Jim, there was

1 some concern raised about the outdoor seating and
2 the sidewalk, the space on the sidewalk.

3 Has that been reviewed and does that fall
4 within the guidelines?

5 MR. PLONCZYNSKI: We tried to depict it on
6 this picture. I don't know if you can see it,
7 but this is, obviously, seven feet marked here
8 across the front and you've got a pretty wide
9 area here. You've got a full, you know,
10 four-foot wide concrete and then you've got the
11 brick paver area, so there is at least ten feet
12 of sidewalk. It's at least as wide, if not
13 wider, than some of our other outdoor seating
14 areas in the downtown and throughout the shopping
15 centers. There is plenty of room. (Indicating.)

16 MR. COOK: Okay. Thank you.

17 CHAIRMAN LEMBERG: Anyone else?

18 We'll be looking for a motion to increase
19 the outdoor and indoor seating capacity.

20 MR. A. HOPKINS: Did you want to recognize
21 anybody else?

22 CHAIRMAN LEMBERG: No. The hearing has been
23 closed -- increase the outdoor and indoor seating
24 capacity of the bistro and to alter the floor

1 plan to include two restrooms in conjunction with
2 a bistro video gaming establishment and a special
3 use permit to serve liquor and to include the
4 conditions and findings of fact.

5 Is there a motion?

6 MR. MIASO: I make the motion to approve. So
7 moved.

8 MR. A. HOPKINS: Second.

9 CHAIRMAN LEMBERG: Any further discussion?

10 MR. M. HOPKINS: Yes. I would like to let you
11 know that I object to the findings of fact.
12 Specifically, item J i and J ii. J i says their
13 proposed video gaming establishment serving
14 liquor and providing outdoor seating -- notice it
15 doesn't mention restaurant, by the way -- at 300
16 Bartlett Avenue is desirable and will provide a
17 service and facility which is in the interest of
18 public convenience and will contribute to the
19 general welfare of the community.

20 I object to that and I object to the
21 following one, that this use will not under the
22 circumstances of the particular case be
23 detrimental to the health, safety, morals, or
24 general welfare of persons residing or working in

1 the vicinity or be injurious to property value or
2 improvement in the vicinity. That's my comment.

3 MR. ZAIKOWSKI: I have a question. Can I ask
4 a question on that or no?

5 CHAIRMAN LEMBERG: No.

6 MR. A. HOPKINS: I just want to say that, you
7 know, this came before us, obviously, before and
8 when I first saw -- when I looked at the old site
9 plan, this is just another business owner trying
10 to come in and take advantage of the gaming laws
11 and stuff; and when I saw it come back again and
12 the changes that he made -- I didn't like before
13 that there was nine total seats. I thought that
14 was ridiculous, and he's come back and he's added
15 a lot more seating.

16 Obviously, the outdoor seating is not
17 going to get taken advantage much, but there is
18 at least 12 seats going to be on the inside now;
19 and as one of the people that spoke, I think it
20 was Judy where my concern was, you know, what
21 happens if you have a group of people and there
22 is only nine total seats, you couldn't bring a
23 group of people in there. Now, you can.

24 He's made changes. He lives in the

1 community. This is, obviously, something he's
2 going to open up in the morning and have these
3 bakery items. I think this shows this is a
4 business owner that wants to make this
5 successful, wants to do good in the community, so
6 I commend you for coming back and making those
7 changes. I think that's important as a business
8 owner.

9 MR. KALLAS: I made it very clear in meetings
10 when we've had this, and I made a comment back
11 then and I'll say it again, I'll be damned if I'm
12 going to have Bartlett another Las Vegas. I
13 mean, they're working on something now to limit
14 how many places we can have, which I would have
15 hoped they would have done this a long time ago,
16 but how many more places will come in and want
17 the same thing. The restaurants have them. As
18 long as you had a liquor license, you were
19 allowed to ask for the gambling, but how many
20 more places are going to come in like you, like
21 the ones that are here now that find on open
22 store, this is what we're going to do. How many
23 more places are we going to have like that? I
24 mean, I'm a resident of 42 years in this village

1 and, like I said, there is no way I want to put
2 another gambling establishment in here.

3 CHAIRMAN LEMBERG: Any other comments?

4 MR. MIASO: I would just like to commend you
5 for working with the Village, for making the
6 investment, for coming back before us a second
7 time and showing your true commitment to the
8 Village of Bartlett. I know you live in
9 Bartlett, you love Bartlett, and, well, downtown
10 needs help, let's face it.

11 CHAIRMAN LEMBERG: Any further comments?

12 We have a motion and second. Secretary
13 call the roll.

14 MR. PLONCZYNSKI: John Miaso.

15 MR. MIASO: Yes.

16 MR. PLONCZYNSKI: Austin Hopkins.

17 MR. A. HOPKINS: Yes.

18 MR. PLONCZYNSKI: Mark Hopkins.

19 MR. M. HOPKINS: No.

20 MR. PLONCZYNSKI: Jerry Kallas.

21 MR. KALLAS: No.

22 MR. PLONCZYNSKI: Shane Cook.

23 MR. COOK: Yes.

24 MR. PLONCZYNSKI: Tom Connor.

1 MR. CONNOR: Yes.

2 MR. PLONCZYNSKI: Motion carried.

3 MR. ZAIKOWSKI: Thank you for your time,
4 gentlemen.

5 CHAIRMAN LEMBERG: Thank you.

6 Next item on our agenda is old business/
7 new business.

8 MR. PLONCZYNSKI: I don't have any old
9 business. I don't have any new business. We'll
10 probably have a meeting next month, so we've got
11 a couple of projects. There is another
12 subdivision that you've seen before that they
13 brought in their final, Bartlett Ridge, so that
14 will be coming back; and we have an amended
15 annexation agreement, the Blue Heron Business
16 Park, they want to change some of their exterior
17 layout of the buffer zone, so that could be
18 coming back, so there will be something next
19 month, so mark your calendars.

20 Just remember that eventually in December
21 you'll get your yearly reward for the Christmas
22 party.

23 MR. A. HOPKINS: We get our raise of a hundred
24 percent, right?

1 MR. PLONCZYNSKI: That's right.

2 MR. MIASO: You get two helpings.

3 CHAIRMAN LEMBERG: Anyone on the commission
4 have any questions or comments?

5 Is there a motion to adjourn?

6 MR. COOK: One comment. Thanks for the water.

7 CHAIRMAN LEMBERG: Is there a motion to
8 adjourn?

9 MR. KALLAS: So moved.

10 MR. CONNOR: Second.

11 (A chorus of ayes.)

12 (Proceedings concluded at

13 8:41 p.m.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

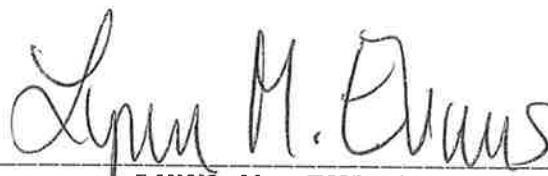
3

4 LYNN M. EVANS, CSR, being first duly
5 sworn on oath says that she is a court reporter
6 doing business in the state of Illinois; that she
7 reported in shorthand the proceedings given at
8 the taking of said public hearing and that the
9 foregoing is a true and correct transcript of her
10 shorthand notes so taken as aforesaid, and
11 contains all the proceedings given at said public
12 hearing.

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LYNN M. EVANS, CSR
CSR No. 084-003473

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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
(#15-18) Spring Lakes Mobile)
Home Estates Site Plan)
Review for a New Playground)
and Parking.)

REPORT OF PROCEEDINGS

October 8, 2015
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
Notary Public qualified and commissioned for the
State of Illinois.

PRESENT:

- MR. JIM LEMBERG
- MR. MARK HOPKINS
- MR. JOHN MIASO
- MR. JERRY KALLAS
- MR. AUSTIN HOPKINS
- MR. TOM CONNOR
- MR. SHANE COOK

ALSO PRESENT:

- MR. JIM PLONCZYNSKI, Community Development
Director.

1 CHAIRMAN LEMBERG: I'd like to call to order
2 this meeting of the Bartlett Plan Commission for
3 October 8th, 2015, at 7:05.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Jim Lemberg.

6 CHAIRMAN LEMBERG: Here.

7 MR. PLONCZYNSKI: Mark Hopkins.

8 MR. M. HOPKINS: Yes.

9 MR. PLONCZYNSKI: John Miaso.

10 MR. MIASO: Here.

11 MR. PLONCZYNSKI: Jerry Kallas.

12 MR. KALLAS: Yes.

13 MR. PLONCZYNSKI: Shane Cook.

14 MR. COOK: Here.

15 MR. PLONCZYNSKI: Austin Hopkins.

16 MR. A. HOPKINS: Here.

17 MR. PLONCZYNSKI: Tom Connor.

18 MR. CONNOR: Here.

19 MR. PLONCZYNSKI: We have a quorum.

20

21 * * * * *

22

23 CHAIRMAN LEMBERG: This evening we're going to
24 change the order that we have here for the minutes

1 and we're going to start off with the Spring
2 Lakes Mobile Home Estates, which will be item
3 15-18.

4 Okay. Jim, would you.

5 MR. PLONCZYNSKI: Thank you, Mr. Chairman.
6 This is a petition for Rocco DeFrenza, the
7 manager of Spring Lakes Mobile Home Estates at
8 100 First Avenue, for site plan review for a new
9 playground and parking spaces.

10 The petitioner is requesting to install a
11 .49-acre playground with 43 accompanying parking
12 spaces in the area behind the office/community
13 center. The playground would have various
14 playground equipment, a basketball court, bus
15 shelter. It would be lighted and landscaped.
16 There would be new sidewalks installed near the
17 playground and office building. 50 new parking
18 spaces added and 30 repaved and restriped parking
19 spaces.

20 The playground will upgrade the property
21 and provide the children in the mobile home park
22 a safe place to play.

23 The Village's Mobile Home Park MH-1
24 ordinance requires that any change to the

1 property that requires a building permit has to
2 be approved through the site plan review process.

3 Stormwater detention and runoff from the
4 playground and parking space will be minimal and
5 accommodated in the existing stormwater system
6 and bond. The amount of impervious surface will
7 be reduced. As you will see in this slide, this
8 is what is existing and this is what it will be
9 when it's finished, so there will be a lot more
10 grass and wood chips installed and then there is
11 a landscape plan. Engineering plans are
12 currently being reviewed.

13 Staff recommends approval subject to the
14 findings of fact and conditions that are in your
15 packet.

16 If there are any questions, the petitioner
17 is here or I can answer them.

18 CHAIRMAN LEMBERG: Any questions from the
19 members?

20 UNIDENTIFIED SPEAKER: No.

21 CHAIRMAN LEMBERG: Is the petitioner here this
22 evening?

23 MR. DeFRENZA: Yes.

24 CHAIRMAN LEMBERG: Do you wish to make any

1 further comments?

2 MR. DeFRENZA: No. Jim's got it pretty much
3 labeled out what we're trying to get at here.

4 CHAIRMAN LEMBERG: Okay. Would you state your
5 name for the record, please.

6 MR. DeFRENZA: I'm Rocco DeFrenza, manager of
7 Spring Lakes Estates.

8 CHAIRMAN LEMBERG: Okay. Thank you.

9 Okay. Anybody have any questions for the
10 petitioner? No.

11 Okay. Then we will be looking for a
12 motion for approval of a site plan for a new
13 playground and parking and approval of the site
14 plan subject to the conditions and the finding of
15 fact.

16 MR. CONNOR: So moved.

17 MR. KALLAS: So moved.

18 MR. MIASO: Second.

19 CHAIRMAN LEMBERG: Any further discussion?

20 Secretary call the roll.

21 MR. PLONCZYNSKI: Tom Connor.

22 MR. CONNOR: Yes.

23 MR. PLONCZYNSKI: John Miaso.

24 MR. MIASO: Yes.

1 MR. PLONCZYNSKI: Mark Hopkins.
2 MR. M. HOPKINS: Yes.
3 MR. PLONCZYNSKI: Jerry Kallas.
4 MR. KALLAS: Yes.
5 MR. PLONCZYNSKI: Shane Cook.
6 MR. COOK: Yes.
7 MR. PLONCZYNSKI: Austin Hopkins.
8 MR. A. HOPKINS: Yes.
9 MR. PLONCZYNSKI: Motion carried.
10 CHAIRMAN LEMBERG: Okay.
11 MR. DeFRENZA: Thank you, gentlemen.
12 CHAIRMAN LEMBERG: Thank you.

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
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LYNN M. EVANS, CSR
CSR No. 084-003473

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#	answer [1] - 4:17 approval [3] - 4:13, 5:12, 5:13 approved [1] - 4:2 area [1] - 3:12 AUSTIN [1] - 1:19 austin [1] - 2:15 Austin [1] - 6:7 Avenue [1] - 3:8	correct [1] - 7:9 COUNTY [1] - 7:2 court [2] - 3:14, 7:5	6:8 I	members [1] - 4:19 MH-1 [1] - 3:23 MIASO [4] - 1:18, 2:10, 5:18, 5:24 Miaso [2] - 2:9, 5:23 minimal [1] - 4:4 minutes [1] - 2:24 Mobile [4] - 1:3, 3:2, 3:7, 3:23 mobile [1] - 3:21 motion [2] - 5:12, 6:9 moved [2] - 5:16, 5:17 MR [38] - 1:17, 1:18, 1:18, 1:19, 1:19, 1:20, 1:20, 1:23, 2:5, 2:7, 2:8, 2:9, 2:10, 2:11, 2:12, 2:13, 2:14, 2:15, 2:17, 2:19, 3:5, 5:2, 5:6, 5:16, 5:17, 5:18, 5:21, 5:22, 5:23, 6:1, 6:3, 6:4, 6:5, 6:6, 6:7, 6:8, 6:9, 6:11
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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
(#15-19) Brewster Creek)
Business Park Lot 9L (Ridge)
BC-1) Site Plan Review.)

REPORT OF PROCEEDINGS

October 8, 2015
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
Notary Public qualified and commissioned for the
State of Illinois.

PRESENT:

- MR. JIM LEMBERG
- MR. MARK HOPKINS
- MR. JOHN MIASO
- MR. JERRY KALLAS
- MR. AUSTIN HOPKINS
- MR. TOM CONNOR
- MR. SHANE COOK

ALSO PRESENT:

- MR. JIM PLONCZYNSKI, Community Development
Director.

1 CHAIRMAN LEMBERG: I'd like to call to order
2 this meeting of the Bartlett Plan Commission for
3 October 8th, 2015, at 7:05.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Jim Lemberg.

6 CHAIRMAN LEMBERG: Here.

7 MR. PLONCZYNSKI: Mark Hopkins.

8 MR. M. HOPKINS: Yes.

9 MR. PLONCZYNSKI: John Miaso.

10 MR. MIASO: Here.

11 MR. PLONCZYNSKI: Jerry Kallas.

12 MR. KALLAS: Yes.

13 MR. PLONCZYNSKI: Shane Cook.

14 MR. COOK: Here.

15 MR. PLONCZYNSKI: Austin Hopkins.

16 MR. A. HOPKINS: Here.

17 MR. PLONCZYNSKI: Tom Connor.

18 MR. CONNOR: Here.

19 MR. PLONCZYNSKI: We have a quorum.

20

21 * * * * *

22

23 CHAIRMAN LEMBERG: The next item on the agenda
24 is the Brewster Creek Business Park Lot 9L (Ridge

1 BC 1) site plan review. Angela is not here, so I
2 guess, Jim, you have it.

3 MR. PLONCZYNSKI: Angela is it a wedding
4 rehearsal dinner for a wedding tomorrow, so we're
5 a little short staffed.

6 This petition is also for site plan review
7 of Lot 9L in the Brewster Creek Business Park
8 known as Ridge BC 1. Don't ask me why.

9 The petitioner is requesting site plan
10 review for a 271,200 square-foot building. Your
11 packet says 267,880. They realized that they had
12 a different setback on the east side, so they
13 added five feet to the building along this
14 perimeter. It really doesn't change anything,
15 but move this wall five feet this way and
16 everything else is moved five feet this way.
17 It's still -- it's not required any variances or
18 anything. It's a 14.23-acre lot. It will be
19 next to the Cheese Merchants to the east.

20 This is what the building will look like,
21 smooth precast gray finish and brown accents;
22 decorative staining, prefinished aluminum and
23 tinted glass entry windows. It will be 35 feet
24 high with an entrance of 39 feet; and if you

1 recall, we just changed the building height on the
2 zoning ordinance basically to take -- accommodate
3 this building and probably others. There is a
4 request for higher interior clear space.

5 It shows 36 docks, four drive-in doors on
6 the east and west sides. Two curb cuts along
7 Schiferl Road.

8 Requires 305 parking spaces for this use,
9 office and warehouse. The site plan identifies
10 319, including 8 handicap. There is also 58
11 land-banked future spaces provided -- which are
12 provided, which would bring the total to 377 cars.

13 It's anticipated that this building will
14 be divided into four, but it's possible it could
15 go to one, though it has that potential.

16 Staff recommends approval of the site plan
17 subject to, again, the findings of fact and the
18 conditions that are in your packet. If you have
19 any questions, I'll try to answer them; and I
20 think the petitioner's representative is here
21 somewhere. It's Mr. Dublo who you know from a
22 building earlier this year.

23 CHAIRMAN LEMBERG: Okay. Any questions from
24 the members at this time?

1 MR. M. HOPKINS: How is trash handled in the
2 facility?

3 MR. PLONCZYNSKI: I'll let Jeff answer that
4 because we have a condition, as you can see, if
5 there is future trash enclosures on the outside
6 they have to be constructed. I think he's going
7 to go by every week and pick it up and put it in
8 his trunk.

9 UNIDENTIFIED SPEAKER: Second job.

10 CHAIRMAN LEMBERG: Would you state your name
11 and address, please.

12 MR. DUBLO: Jeff Dublo, 1000 Kingsmill Drive,
13 Algonquin.

14 The review came -- the review from staff
15 and throughout the site plan trash enclosures, so
16 we're going to show future trash enclosures if
17 the tenants don't want to roll it in and out every
18 day. Basically, we're going to locate them -- I
19 guess the -- where the land-banked stalls are and
20 starting to turn into the drive-in doors, there
21 is an area there is no pavement right now, so
22 we're going to call those out as future areas as
23 needed.

24 MR. M. HOPKINS: Would you point that out on

1 the site plan?

2 MR. DUBLO: On the curve, Jim, is where it
3 would be. On the curve going into the drive-in
4 door.

5 MR. PLONCZYNSKI: Down in here, right, or this
6 side? (Indicating.)

7 MR. DUBLO: On the sides, so where you have
8 the drive-in doors at.

9 MR. PLONCZYNSKI: They're in here somewhere?
10 (Indicating.)

11 MR. DUBLO: Yes.

12 MR. PLONCZYNSKI: Here they are. There is one
13 two, three, four, so those areas. (Indicating.)

14 MR. M. HOPKINS: Second question is, is roof
15 top equipment over the office area screened?

16 MR. DUBLO: Yes, that's a requirement from
17 this village.

18 MR. M. HOPKINS: That's all I have.

19 CHAIRMAN LEMBERG: Anyone else any questions?

20 Okay. Then we will be looking for a
21 motion for a site plan review for Lot 9L in
22 Brewster Creek Business Park, Unit 1, located in
23 the southeast corner of Hecht Drive with the
24 approval of the -- subject following conditions

1 and finding of fact.

2 We have a motion?

3 MR. COOK: So moved.

4 MR. CONNOR: Second.

5 CHAIRMAN LEMBERG: Any further discussion?

6 Secretary call the roll.

7 MR. PLONCZYNSKI: Shane Cook.

8 MR. COOK: Yes.

9 MR. PLONCZYNSKI: Tom Connor.

10 MR. CONNOR: Yes.

11 MR. PLONCZYNSKI: Mark Hopkins.

12 MR. M. HOPKINS: Yes.

13 MR. PLONCZYNSKI: John Miaso.

14 MR. MIASO: Yes.

15 MR. PLONCZYNSKI: Jerry Kallas.

16 MR. KALLAS: Yes.

17 MR. PLONCZYNSKI: Austin Hopkins.

18 MR. A. HOPKINS: Yes.

19 MR. PLONCZYNSKI: Motion carried.

20 MR. DUBLO: Thank you.

21 CHAIRMAN LEMBERG: Okay. Thank you.

22

23 * * * * *

24

1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

3

4 LYNN M. EVANS, CSR, being first duly
5 sworn on oath says that she is a court reporter
6 doing business in the state of Illinois; that she
7 reported in shorthand the proceedings given at
8 the taking of said public hearing and that the
9 foregoing is a true and correct transcript of her
10 shorthand notes so taken as aforesaid, and
11 contains all the proceedings given at said public
12 hearing.

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LYNN M. EVANS, CSR
CSR No. 084-003473

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