

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**MAY 19, 2020**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

Culver's Site Plan Review/Special Use Permits

**COMMUNITY & ECON. DEV., CHAIRMAN GABRENYA**

Culver's Sales Tax Rebate



# Agenda Item Executive Summary

Item Name Culver's - Site Plan Review/Special Use Permits Committee or Board Committee

## BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

## EXECUTIVE SUMMARY

The Petitioner is requesting **Site Plan Review** for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59, north of Schick Road.

The Petitioner is requesting **Special Use Permits to allow a drive-though establishment and an outdoor seating area with 24 seats**. The outdoor seating area would be located under a pergola with seating walls proposed to separate the outdoor seating from the parking lot and drive-thru area.

The proposed building elevations will primarily be constructed of manufactured stone and Hardie Plank siding with a limited amount of EIFS. The walls are capped with blue coping to match the blue canvas awnings located on all sides of the building. The parapet walls will screen the rooftop mechanicals from view.

Access to the site would be via two full curb cuts located on private drives. The first, off of Quincy Bridge Road, would be located along the south side of the site. (Quincy Bridge Road has a right-in/right-out curb cut at Route 59.) The second would be via the existing cross access drive located on the west side of the site that would allow patrons to enter/exit the site via Schick Road and ultimately to a signalized intersection. There would be no direct access from Rt. 59 to the Culver's site.

## ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Color Renderings and Color Elevations, Site Plan, Floor Plan and Landscape Plan

## ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 5/6/2020

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**20-054**

DATE: May 6, 2020  
TO: Paula Schumacher, Village Administrator  
FROM: Roberta Grill, Planning & Development Services Director *RBC*  
RE: **(#20-07) Culver's**

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**PETITIONER**

Chris McGuire, McCON Building Corporation

**SUBJECT SITE**

Lot 2 of the Illini Partners VII Unit 2 Subdivision

**REQUESTS**

Site Plan

Special Use Permits:

- a) To allow outdoor seating
- b) To allow a drive-through establishment

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>PD</b>
North	Commercial	Commercial	PD
South	Commercial	Commercial	PD
East	Single Family	Single Family	R-1*
West	Townhomes	Attached Residential- Low Density	PD

\*DuPage County - Single Family

**ZONING HISTORY**

The subject property was annexed to the Village in 1988 and zoned PD (Planned Development) as part of the Woodland Hills Property by Ordinances 1988-13 & 1988-14 (*An Ordinance Annexing the Wayne Joint Venture Property to the Village of Bartlett and An Ordinance Approving and Granting Special Uses for the Planned Development of the Woodland Hills Property.*) All development within this area is guided by the approved Preliminary Site Plan for the Woodland Hills Planned Development; unless otherwise amended. The subject property is designated for B-3 Neighborhood Shopping uses per the Woodland Hills Planned Development.

In 1997, the subject property was part of Lot 1 of a three (3) lot subdivision known as the Preliminary/Final Plat of Subdivision for Illini Partners VII, Unit 2 and was approved by Ordinance #1997-81.

In 2005, Lot 1 of the Illinois Partners VII Unit 2 Subdivision was resubdivided into two (2) lots, Lot 1 (Goodwill) and Lot 2 (the subject property) by Ordinance #2005-104, *An Ordinance Approving the Final Planned Unit Development Plan for Goodwill Industries of Southeastern Wisconsin, Inc. and the Preliminary/Final Plat of Resubdivision of the Illini Partners VII Unit 2 Subdivision.*

### **CURRENT DISCUSSION**

1. The Petitioner is requesting **Site Plan Review** for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59, north of Schick Road.
2. The proposed building elevations will primarily be constructed of manufactured stone and Hardie Plank siding with a limited amount of EIFS. The walls are capped with blue coping to match the blue canvas awnings located on all sides of the building. The parapet walls will screen the rooftop mechanicals from view. The building has a mean height of 18'-10" and a maximum height of 23'.
3. The Petitioner is requesting a **Special Use Permit to allow an outdoor seating area** with 24 seats. The outdoor seating area would be located under a pergola with seating walls proposed to separate the outdoor seating from the parking lot and drive-thru area. The proposed sit-down restaurant would have 99 seats inside for patrons.
4. The Site Plan identifies a total of 61 parking spaces, including three (3) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 45 parking spaces. The parking spaces located on the north and west sides of the building will primarily be used by employees.
5. The Petitioner is also requesting a **Special Use Permit to allow a drive-through establishment.** The drive through pick-up window will be located on the north side of the building. The menu/order board will be located on the east side of the building where six (6) stacking spaces will be provided. Six (6) additional stacking spaces are located after the pick-up window for customers waiting to receive their orders.
6. Access to the site would be via two full curb cuts on private drives. The first, off of Quincy Bridge Road, would be located on the south side of the site. (Quincy Bridge Road has a right-in/right-out curb cut at Route 59.) The second would be via the existing cross access drive located on the west side of the site that would allow patrons to enter/exit the site via Schick Road and ultimately to a signalized intersection. There would be no direct access from Rt. 59 to the Culver's site.

7. The typical hours of operation are 10 am to midnight daily. Each shift will have approximately 12 employees.
8. The Landscape, Photometric and Engineering Plans are currently under Staff Review.

**RECOMMENDATION**

1. The Staff recommends forwarding the Petitioner's requests to the Plan Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review and consideration.

kms/attachments

x:\comdev\mem2020\054\_culvers\_vbc.docx

May 8, 2020

Attn: President and Board of Trustees  
Village of Bartlett Planning & Development Services  
228 S. Main Street  
Bartlett, IL 60103

Re: Culver's of Bartlett

To All Concerned:

Enclosed please find the Special Use Permit application and supporting documents for a proposed Culver's restaurant located at 1430 S. IL Rt. 59, at the northwest corners of IL 59 and Quincey Bridge Rd. Culver's is a quick serve franchise serving fresh, made to order dinners, sandwiches, salads, and a premium ice cream known as frozen custard. The proposed size of the restaurant is 4,403 square feet, with an indoor seating capacity of approximately 104 guests. The outdoor patio area will seat another 20 guests. The restaurant will also have a drive-thru.

The site is currently vacant. The site is planned to have open space on site of 37.7%. The existing zoning for the site is PD. A special use is requested for the outdoor dining and drive-thru. The store hours are planned from 10 am to midnight daily. There are typically twelve persons working at any given shift.

The total number of proposed parking spaces is 58, which would exceed Bartlett's requirement of 45 for a restaurant with 1,872 total square feet of customer service area. We currently work in twenty states and have opened more than 180 new Culver's restaurants. Culver's has more than 750 stores. Our experience has proven we function best with 55 to 60 parking spaces.

Please contact me at any time if you need additional information. I look forward to working with the Village of Bartlett on this project.

Best regards,  
McCON Building Corporation



Christopher J. McGuire  
President



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
Case # #2020-07  
RECEIVED  
PLANNING & DEVELOPMENT  
MAY 05 2020  
VILLAGE OF  
BARTLETT

**PROJECT NAME** Culver's of Bartlett IL

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Chris McGuire

**Street Address:** [REDACTED]

**City, State:** Highland, WI

**Zip Code:** 53543

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** The Shiner Group

**Street Address:** [REDACTED]

**City, State:** Wilmette, IL

**Zip Code:** 60091

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** [Signature] **Date:** 5/1/2020  
*(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)*

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

- Annexation
  - PUD (preliminary)
  - PUD (final)
  - Subdivision (preliminary)
  - Subdivision (final)
  - Site Plan (please describe use: commercial, industrial, square footage): New Culver's Restaurant - 4,403 SF - 104 seats
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning See Dropdown to See Dropdown
  - Special Use for: Drive-thru & Outdoor Dining
  - Variation: \_\_\_\_\_

**SIGN PLAN REQUIRED?** See Dropdown

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

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 1430 S. IL Rt. 59

**Property Index Number ("Tax PIN"/"Parcel ID"):** \_\_\_\_\_

**Zoning:** Existing: PD  
(Refer to Official Zoning Map)

**Land Use:** Existing: Vacant

Proposed: PD

Proposed: Commercial

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

**Acreage:** 2.17

**For PUD's and Subdivisions:**

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

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

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

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

**Attorney** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** Cage Civil Engineering - Brad Hovanec, P.E.  
3110 Woodcreek Drive, Downers Grove, IL 60515  
(630) 598-0007 ext 105 bhovanec@cagecivil.com

**Other** Owner - Merch Network One, LLC c/o Ashish Merchant  
1208 Glenview Rd, Glenview, IL 60025  
(312) 404-5858 amerch810@gmail.com



## **FINDINGS OF FACT FOR SITE PLANS**

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

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

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

A restaurant is permitted in this PD zoning district.

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

The site has been designed to be complimentary and respectful of the neighboring properties with emphasis on the detention and buffer toward the townhouses. The parking lighting, landscaping, drainage will meet or exceed all requirements.

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

The site has been designed to be compliant with all local and state traffic engineering practices. This in turn makes it intuitive to the guests which makes it safe and convenient for all persons on the site and adjacent roadways.

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

We have placed special emphasis on the safety of all persons on the site with separation of the drive-thru from the majority of the parking spaces. We are very aware of ensuring all persons feel safe walking anywhere on the site.

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

We have designed the landscaping to be in compliance with the landscaping requirements. We have focuses on low and colorful around the building and keeping good safe site lines.

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

The dumpster corral is well designed for a long life and compliments the building materials.

## **FINDINGS OF FACT FOR SPECIAL USES**

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

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

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

The proposed Culver's restaurant with a drive-thru will provide a valuable service to the neighborhood which will include a wide range of food options in a quick and convenient method of delivery. This has been especially evident in recent months.

The proposed Culver's restaurant outdoor dining has been designed to accommodate guests in a safe and convenient location so they may enjoy the many wonderful days of sunshine in a semi sheltered and very attractive space.

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

Culver's is a family orientated fast casual dining which is typically open from 10 am to 11 pm daily. The drive-thru has been designed to initiative to the guests as well as respectful of the neighboring properties. The menu board speaker is designed as part of the order confirmation so the sound will be lower and close to the guest. This is furthest away from the townhouses. The outdoor dining has been designed to be aesthetically pleasing and functional. The space will have accent lighting and low volume music.

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

Culver's intends to honor all regulations and conditions stipulated for granting the special use of the drive-thru and outdoor dining.

**ACKNOWLEDGEMENT**

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

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

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

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

PRINT NAME: Christopher J. McGuire \_\_\_\_\_


DATE: 4/30/2020 \_\_\_\_\_

**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT**

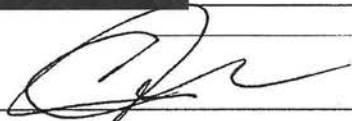
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed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

NAME OF PERSON TO BE **BILLED**: McCON Building Corporation \_\_\_\_\_

ADDRESS: 1059 Circle Drive \_\_\_\_\_  
Highland, WI 53543 \_\_\_\_\_

PHONE NUMBER:  \_\_\_\_\_

EMAIL:  \_\_\_\_\_

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

DATE: 4/30/2020 \_\_\_\_\_

# Location Map

2020-07 Culver's

Site Plan Review, Special Use Permits - Outdoor Seating & Drive Through

PIN: 01-16-203-092





REAR LEFT (SWG)



REAR RIGHT (NWC)



FRONT RIGHT VIEW (NEC)



CAN LIGHTING RECESSED  
IN SOFFIT

FRONT LEFT VIEW (SEC)



LEFT / (SOUTH) PERSPECTIVE

RIGHT / (NORTH) PERSPECTIVE

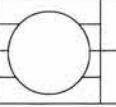


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NEW CULVER'S RESTAURANT  
NW Corner of Quincy  
Bridge Rd & IL-59  
Bartlett, IL 60103  
County of DuPage



OLLMANN ERNEST MARTIN ARCHITECTS  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone



ELEVATIONS  
NOTE: THOUGH THESE IMAGES HAVE PHOTO  
REALISTIC QUALITIES, THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.  
Date: 5-5-2020  
Revision:

2020-042

A3

**REPRESENTATION MATERIAL COLOR**

UPPER COPING	"HARBOR BLUE"
LOWER COPING	"MEDIUM BRONZE"
EIFS @ PIERS	"TIKI HUT" SW 7509
AWNING CANVAS (BY OTHERS)	"ROYALBLUE" 4617
WINDOW & DOOR FRAMES	NATURAL ALUM
SCONCE FIXTURES	DARK BRONZE
SIDING	"KHAKI BROWN" HARDIE PLANK
MFGR'D STONE w/ STONE SILL TRIM	"WOLF CREEK" BORAL



**SOUTH / MAIN ENTRY ELEVATION**



**EAST / FRONT ELEVATION**

**WEST / REAR ELEVATION**



**NORTH / DRIVE THRU ELEVATION**

©2020

NEW CULVER'S RESTAURANT  
NW Corner of Quincey  
Bridge Rd & IL-59  
Bartlett, IL 60103  
County of DuPage

Culver Franchising System, Inc  
1240 Water Street  
Prairie du Sac, WI 53578  
608-643-7960

OLLMANN ERNEST MARTIN ARCHITECTS  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone

ELEVATIONS  
NOTE: THOUGH THESE IMAGES HAVE PHOTO  
REALISTIC QUALITIES, THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.  
Date: 5-5-2020 Revision

2020-042

A2

REGIONAL  
DETENTION  
BASIN

**PAVING LEGEND**

[Pattern]	STANDARD DUTY ASPHALT
[Pattern]	STANDARD DUTY CONCRETE
[Pattern]	HEAVY DUTY CONCRETE
[Pattern]	CONCRETE SIDEWALK
[Pattern]	ASPHALT PAVEMENT PATCH (MATCH EX. PAVEMENT SECTION)

**SITE DATA TABLE**

NUMBER OF EMPLOYEES	12
NUMBER OF SEATS	104
INSIDE	20 (APPROX)
OUTSIDE	
TOTAL BUILDING SIZE	4,403 SF
CUSTOMER FLOOR SIZE	1,872 SF
OPEN SPACE AREA ONSITE	37.7%
REQUIRED PARKING STALLS (1 STALL PER 60 SF OF FLOOR AREA)	32
PROV. STANDARD PARKING STALLS	58
PROV. ADA PARKING STALLS	3
TOTAL PROV. PARKING STALLS	61

3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
P: 630.598.0097  
WWW.CAGECIVIL.COM



**REVISIONS**

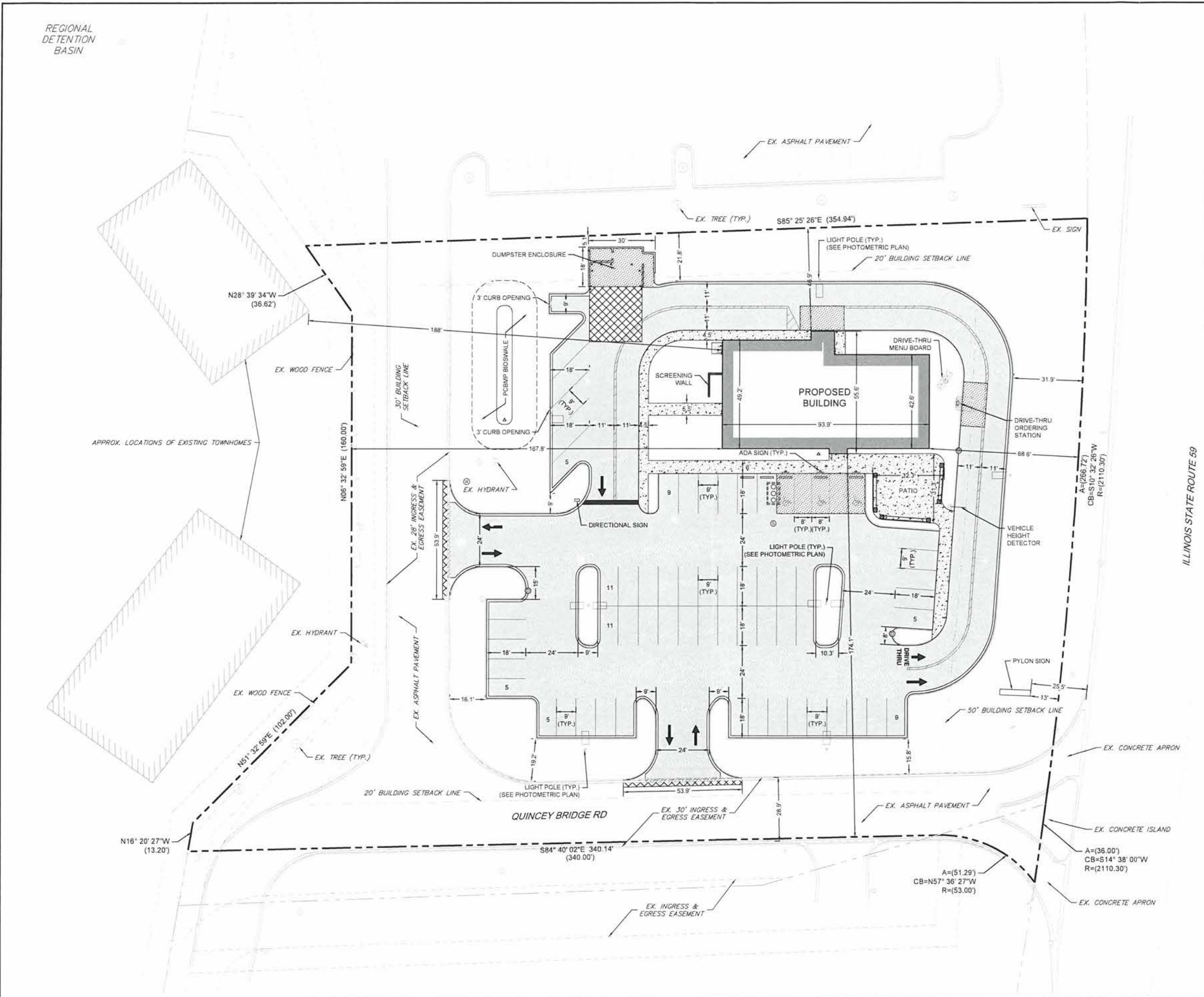
NO.	DESCRIPTION

PRELIMINARY ENGINEERING FOR  
**CULVER'S RESTAURANT**  
NW CORNER OF QUINCEY BRIDGE RD & ILLINOIS RT 59  
BARTLETT, ILLINOIS

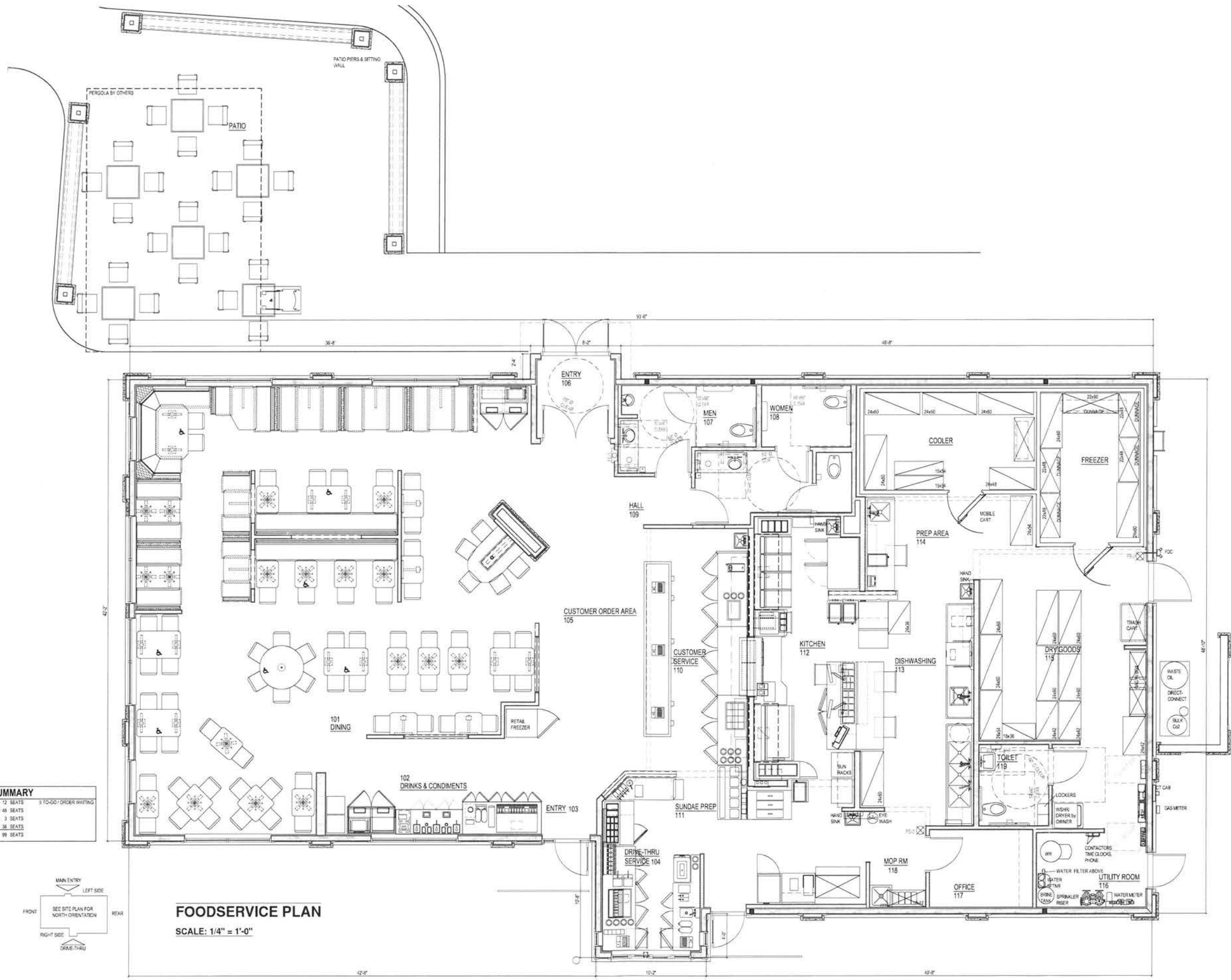
PROJECT NO: 200045  
BPH  
DATE: 04/29/20

**SITE LAYOUT  
PLAN**

**C2**  
3 5

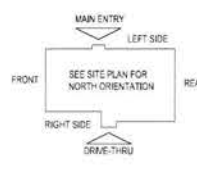






**SEATING SUMMARY**

2 6-PERSON TABLES = 12 SEATS	3 TO-GO / ORDER WAITING
12 4-PERSON TABLES = 48 SEATS	
1 3-PERSON TABLE = 3 SEATS	
18 2-PERSON TABLES = 36 SEATS	
33 TOPS	99 SEATS



**FOODSERVICE PLAN**  
SCALE: 1/4" = 1'-0"

© 2020
<p><b>NEW CULVER'S RESTAURANT</b>          NW Corner of Quincey Bridge Rd &amp; IL-59          Bartlett, IL 60103          County of DuPage</p>
<p>Culver Franchising System, Inc.          1240 Water Street          Prairie du Sac, WI 53578          608-643-7980</p>
<p><b>OWNER</b>          1208 Glenview Rd          Glenview, IL 60025          Ashish Merchant          312-404-8838</p>
<p><b>OLLMANN ERNEST MARTIN ARCHITECTS</b>          200 South State Street          Belleville Illinois 61008          815-344-7190 Phone</p>
© OEMA All rights reserved, any copying, retransmission or disclosure subject to OEMA written approval.
<p><b>FLOOR PLAN</b></p>
<p>Date: 5-1-2020      Revision:</p>
2020-042
A1

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>DECIDUOUS SHADE TREES</b>					
AMM	2 5" CAL	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	B&B
GDE	2 5" CAL	3	GYMNOCLADUS DIOIC 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B&B
GTS	2 5" CAL	5	GLEDITSIA TRI 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B
PYC	2 5" CAL	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B
TCR	2 5" CAL	6	TILIA CORDATA 'REDMOND'	REDMOND LITTLELEAF LINDEN	B&B
ULH	2 5" CAL	2	ULMUS 'REGAL'	REGAL ELM	B&B

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>ORNAMENTAL TREES</b>					
AGP	6' MULTI	1	AMELANCHIER GRAN 'PRINCESS DI'	PRINCESS DIANA SERVICEBERRY	B&B
BNH	6' MULTI	2	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B
MDW	6' MULTI	1	MALUS SPP. 'DONALD WYMAN'	DONALD WYMAN CRABAPPLE	B&B

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>DECIDUOUS SHRUBS</b>					
AAB	36" HT	25	ARONIA ARBUT 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	B&B
CAM	36" HT	29	CORNUS ALBA 'ARGENTEO MARG'	CREAM EDGE DOGWOOD	B&B
FOS	36" HT	17	FORSYTHIA X INTERMED 'SUNRISE'	SUNRISE FORSYTHIA	B&B
FVB	24" W	20	FORSYTHIA VIRID 'BRONXENSIS'	BRONX GREENSTEM FORSYTHIA	B&B
HYA	30" HT	10	HYDRANGEA ARBOR 'ANNABELLE'	ANNABELLE HYDRANGEA	B&B
RAG	24" W	15	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	B&B
SYM	30" HT	22	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	B&B
VCC	30" HT	6	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	B&B
VTC	36" HT	40	VIBURNUM TRILOBUM 'ALFREDO'	ALFREDO AMER. CRANBERRY BUSH	B&B

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>EVERGREEN SHRUBS</b>					
JCK	24" W	5	JUNIP. CHIN 'KALLAY'S COMPACTA'	KALLAY COMPACT JUNIPER	B&B
TMT	24" W	16	TAXUS X MEDIA 'TAUNTON'	TAUNTON YEW	B&B
TME	24" W	5	TAXUS X MEDIA 'EVERLOW'	EVERLOW DENSE YEW	B&B

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>ORNAMENTAL GRASSES</b>					
CAA	#3 CONT	26	CALAMAGROSTIS ACUT 'STRICTUS'	STRICTUS FEATHER REED GRASS	
MSZ	#3 CONT	10	MISCANTHUS SIN 'LITTLE ZEBRA'	LITTLE ZEBRA DWARF JAP. SILVER GRASS	

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>GROUND COVER / PERENNIALS</b>					
ACH	#1 CONT	24	ACHILLEA MILLE 'PAPRIKA'	PAPRIKA YARROW	18" O.C.
ALS	#1 CONT	60	ALLUM TANGUT 'SUMMER BEAUTY'	SUMMER BEAUTY WILD ONION	18" O.C.
HEM	#1 CONT	30	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	12" O.C.
GEM	#1 CONT	77	GERANIUM SANGUINEUM 'MAX FREI'	MAX FREI BLOODY CRANESBILL	18" O.C.
LAV	#1 CONT	58	LAVENDULA 'MUNSTEAD STRAIN'	MUNSTEAD ENGLISH LAVENDAR	24" O.C.
SED	#1 CONT	39	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	18" O.C.
SOD	SQ. YD.	1,513	SODDED LAWN - SEE NOTE 13		
SEED	SQ. YD.	230	BIOSWALE / DETENTION SEED MIX		

**BIOSWALE / DETENTION SEED MIX**  
 SEED MIX - AVAILABLE THROUGH PRAIRIE NURSERY, WESTFIELD, WI., 1-800-476-9453. WWW.PRAIRIENURSERY.COM

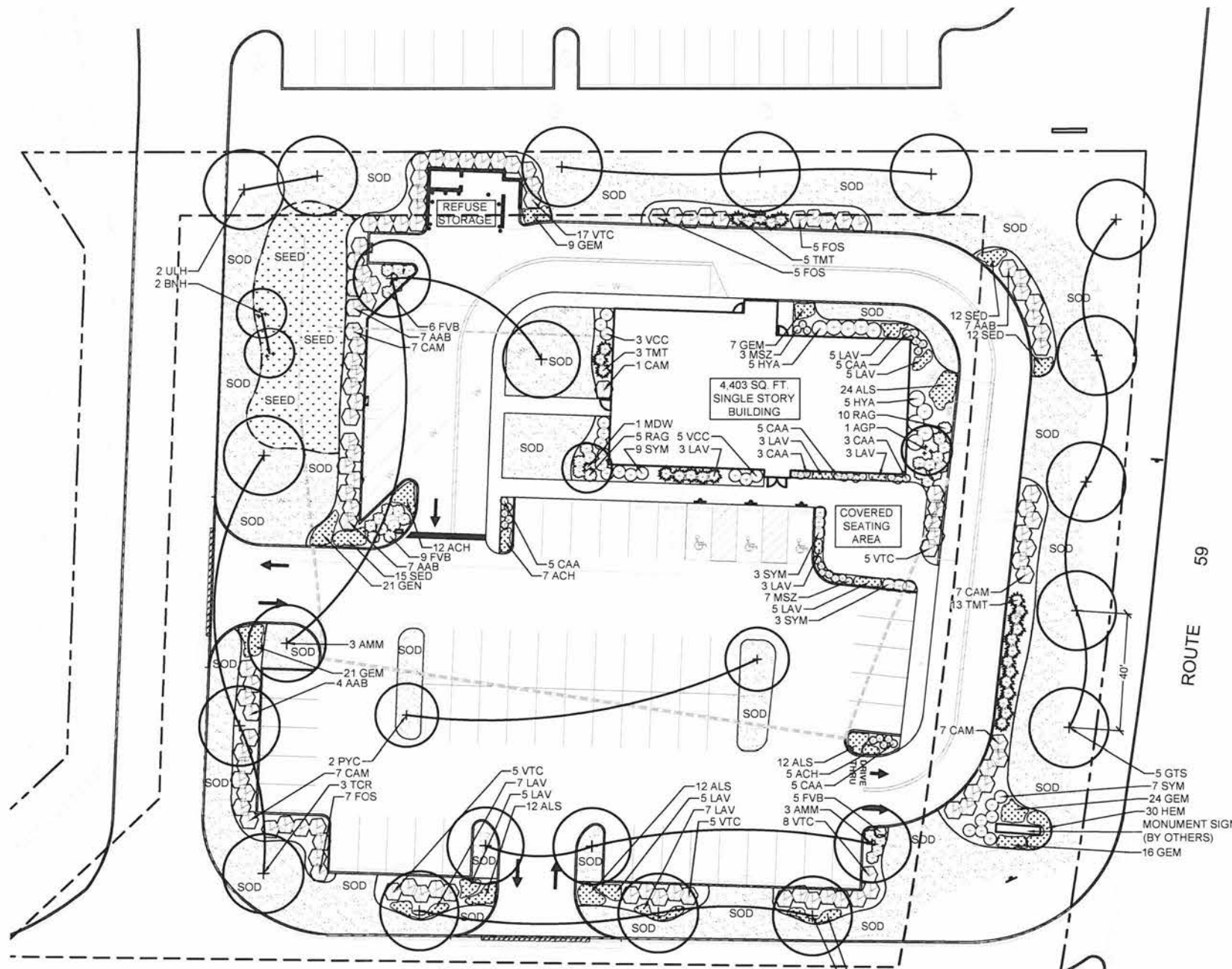
APPLICATION RATE 10LBS PER ACRE

**SEED SPECIES CONTAINED**  
 WILDFLOWERS, NODDING PINK ONION, RED MILKWEED, NEW ENGLAND ASTER, WHITE FALSE INDIGO, PALE INDIAN PLANTAIN, WILD SENNA, JOE PYE WEED, BONESET, DOGTOOTH DAISY, OX EYE SUNFLOWER, WILD IRIS, BLUE FLAG IRIS, PRAIRIE BLAZINGSTAR, DENSE BLAZINGSTAR, GREAT BLUE LOBELIA, BERGAMOT, YELLOW CONEFLOWER, BLACK EYED SUSAN, SWEET BLACK EYED SUSAN, BROWN EYED SUSAN, ROSINWEED, CUPPLANT, PRAIRIE DOCK, OHIO GOLDENROD, STIFF GOLDENROD, BLUE VERVAIN, IRONWEED, GOLDEN ALEXANDERS

GRASSES, BIG BLUESTEM, BEBB'S SEDGE, BOTTLEBRUSH SEDGE, PORCUPINE SEDGE, AWL FRUITED SEDGE, FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, SWITCHGRASS, DARK GREEN BULRUSH, INDIANGRASS, PRAIRIE CORDGRASS, ANNUAL RYE NURSE CROP

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF A VACANT LAND WITH SEEDED GRASS OVER THE EXTENTS. THERE ARE NO TREES OR SHRUBS LOCATED WITHIN THE PROPERTY LIMITS.



1 LANDSCAPE PLAN

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SODDED LAWN (SEE NOTE 13)
- SEEDED BIOSWALE / DETENTION

SHEET SCALE 1"=20'  
 0' 10' 20' 40' 60'

**LG Workshop, LLC**  
 Landscape Architecture  
 Site Planning  
 Illustration  
 2324 W. Armitage Avenue  
 Chicago, IL 60647  
 ph. 773.697.4388  
 www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:  
 CAGE  
 CIVIL ENGINEERS

PROJECT NAME



Culver's Restaurant  
 Bartlett, Illinois

DRAWING ISSUED  
 NO. TITLE DATE  
 1. Issued for Review 4/29/2020

SET TYPE  
 LANDSCAPE PLANS

PROJECT NUMBER  
 2004022

DATE  
 04-28-2020  
 DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE  
 LANDSCAPE PLAN

SHEET NUMBER

L.1



# Memorandum

**To:** Village President and Board of Trustees  
Paula Schumacher, Village Administrator

**From:** Scott Skrycki, Assistant Village Administrator  
Tony Fradin, Economic Development Coordinator

**Date:** 5/11/2020

**Re:** Culver's Sales Tax Request

## **HISTORY**

During the Fall of 2019 economic development staff began engaging with Culver's Restaurant to discuss operating in the Village of Bartlett. Over the next several months staff provided information relative to demographics, schools, churches, as well as other attributes of the Village. After much conversation with their site selection team, broker, and then the franchisor, staff was advised they would be nearing a decision and would be in touch.

Later in the year, Culver's as well as their franchisor requested a meeting with the management team as well as the director of PDS Roberta Grill, to discuss the site and planning process in greater depth. After a discussion, they were advised that a project of this nature would be fast tracked and staff was excited to welcome the prospect of such a wonderful establishment.

## **PROJECT DETAILS**

After several meetings with staff, and exchanges of information, Culver's suggested that they were happy with Bartlett and were ready to move forward, as was their franchisee. The site that they initially focused on was the site they ended up moving forward with. It is located on the west side of Route 59, just north of Schick Road.

The project cost would be approximately \$3.8 million, including land, building costs, FFE and other soft costs. The projection of employees during the construction would be 20 at any given time, the employee count post construction and ribbon cutting would be 50. This count of 50 would be 25 full time and 25 part time, which would primarily be made up of local students.

In terms of the building, the department of planning and development services will be working with them on their most modern prototype which will include contemporary elevations and certain architectural qualities. The current footprint will allow for right-in-right-out access on Route 59.

### **REQUEST AND RECOMMENDATION**

The franchisee has asked for a sales tax rebate of 50% for a period of 10 years with a rebate of no more than \$125,000. Given the current marketplace as well as the payback residents will receive, staff recommends accepting this proposal and proceeding with the agreement. This recommendation is based on several aspects. These aspects include but are not limited to, projected revenue, competitive market place, work with PDS, and community wide strategic plan objectives.

1. The ***projected revenue*** for the Village from this particular Culver's is expected to be approximately \$40,000 per year (less if proposed rebate is passed) when factoring in the municipal sales and home-rule sales tax. The rebate would be 50% of the municipal sales tax, which would equate to \$10,000. This would still give \$30,000 to the community via sales tax and home-rule sales tax. Currently the property is not generating anything in this category.
2. Staff studied the ***competitive market place*** and discovered similar communities gave similar QFS establishments this structure. The research would indicate that we are remaining competitive, while being respectful to our tax base.
3. The work already done with ***PDS*** has shown a level of desire and commitment to the village given their commitments of modern architectural design, and beautification of the building.
4. The ***community-wide strategic plan*** which interviewed focus groups across the entire Village was a factor in this recommendation.  
This particular project would further four goals in three categories of the plan, and include:
  - Maintain fiscal position and budget stability and enhance Village's fiscal profile and financial strength.
  - Work to improve retail business profile in the Village.
  - Revisit, refine, and execute the Village's overall economic development incentives.
  - Redevelop and revitalize open lots and other sites along Route 59.

### **FOR REFERENCE**

Currently, the Village has one sales tax agreement on the books which is the Ace Hardware located in the Streets of Bartlett. This agreement is for a 50/50 share for ten years not to exceed \$50,000.

### **NEXT STEPS**

Should the Village Board want to move forward with this 50/50 sales tax incentive of the municipal sales tax for ten years, not to exceed \$125,000, an agreement will go to the Board for approval.



April 28<sup>th</sup>, 2020

Mayor Wallace and Board of Trustees  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

Dear Mayor Wallace and Board of Trustees:

We are very excited about the progress we have made to-date in our due diligence and site planning for our proposed Culver's on Route 59 just north of Schick Road. We have especially appreciated the positive manner in which the Village has discussed this proposed project. This would be our second Culver's; the first being in Gurnee, IL. We have also owned and operated a variety of other businesses, so we are by no means new to running a business.

This Culver's will be owned by my wife, Ambreen, and myself. This project will cost us over \$3,800,000 including land, building costs, FF&E and other soft costs. We believe this restaurant will have extremely positive effects on the Village of Bartlett. This project will employ approximately 20 people during construction at various times. Once open, we will have approximately 25 full time (35-50 hours per week) and 25 part-time (15-20 hours per week) which will consist primarily of local students. As you may know from visiting other Culver's, we, as owners, play a very active role in the restaurant and the community. The restaurants are welcoming places for families, students and seniors and are extremely well maintained.

This request is being made at an extremely unique and difficult time for everyone, including particularly, the restaurant industry. We are projecting sales in excess of \$2,000,000 which will translate to over \$20,000 per year to the community in sales taxes (not to mention the Home Rule component). As you know, however, we have stated from the beginning our likely need for some type of sales tax relief. Having considered this and in light of our projected budget, per the attached Confidential document, we respectfully request the Village share the actual sales tax on a 50-50 basis over a period of up to 10 years and not-to-exceed \$125,000.

We will gladly provide any supporting documentation which you may require to fulfill this request, as well as be available to discuss this. Thank you very much for your consideration.

Sincerely,

Ashish & Ambreen [REDACTED]  
Cell [REDACTED]

Submitted via email