



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
July 13, 2017
7:00 P.M.**

- I. Roll Call
- II. Approval of the June 8, 2017 meeting minutes
- III. (#17-15) Acton Mobile (Bluff City Industrial Park)
PUD/Site Plan Amendment
PUBLIC HEARING
- IV. (#17-12) Olivia's Place
Special Use Permits:
 - a) To Serve Beer and Wine
 - b) Allow Outdoor Seating
 - c) Allow Live Entertainment (acoustical music)**PUBLIC HEARING**
- V. (#17-14) O'Hare's Pub
Special Use Permits:
 - a) To Sell Packaged Liquor (beer and wine only)
 - b) Allow Outdoor Seating
 - c) Allow Live Entertainment (acoustical music)**PUBLIC HEARING**
- VI. Old Business/New Business
- VII. Adjournment

**Village of Bartlett
Plan Commission Meeting
Minutes
June 8, 2017**

Chairman Lemberg called the meeting to order at 7:03 pm.

Roll Call

Present: J. Lemberg, J. Miaso (arrived @7:05), A. Hopkins, J. Allen
M. Hopkins, J. Kallas and T. Connor
Absent: D. Negele, T. Ridenour
Also Present: J. Plonczynski, CD Director

Approval of Minutes

A motion was made to approve the minutes of the May 11, 2017 meeting.

Motioned by: J. Allen
Seconded by: A. Hopkins

Roll call

Ayes: J. Miaso, A. Hopkins J. Allen, J. Lemberg, J. Kallas, J. Lemberg and T. Connor
Abstain: None
Motion carried.

Case # 17-07 Everwash
Preliminary/Final PUD Plan and Special Use Permit for a Carwash
PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

J. Plonczynski stated the Petitioner is Thomas Kim on behalf of Everwash, LLC2, for a carwash on the west side of Schick Road, directly north of Chesterbrook Academy for a Preliminary/Final PUD Plan Review and a Special Use Permit for a carwash. The property was zoned in 1988 as a Planned Development as part of the Woodland Hills Ordinances 1988-13 & 1988-14. 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.

In 1997, the subject property was identified as part of Lot 3 of a three (3) lot subdivision known as the Illini Partners VII, Unit 2 and was approved by Ordinance 1997-81. This is the development that brought Chesterbrook Academy and the Goodwill.

In 2001, the property was included in a Resubdivision of Lot 3 for Chesterbrook Academy which exists today.

The request for a Preliminary/Final PUD Plan and a Special Use Permit for a carwash to be located on 1.4 acres along the west side of Rt. 59, north of Schick Road.

The carwash would include a tunnel wash with accompanying vacuums and two indoor pet wash spaces located along the south side of the building.

The 19 foot tall building would be constructed with white concrete masonry with brown wood siding providing an architectural accent to the façade. Windows would be incorporated along both the north and south elevations to provide a clear view through the building while vehicles are accessing the tunnel wash.

Access to the site would be via two full curb cuts along Quincy Bridge Road (a private drive). The first is located along the north property line adjacent to the existing right-in/right-out along Rt. 59 that currently provides access to Goodwill and Chesterbrook Academy

Internal circulation on the site would primarily consist of a one-way pattern. Vehicles would travel through the tunnel wash and then exit the building from the east side.

The Petitioner has the dryer portion of the tunnel wash furthest away from the residential area. The vacuum mechanical unit has an exhaust silencer installed on the apparatus.

A berm with landscaping is proposed at the northwest corner of the site. A six (6) foot high wood fence with steel posts would be installed along the south property line along with

landscaping that would provide a buffer between this use and the adjacent outdoor play area of the Chesterbrook Academy located directly to the south.

General hours of operation for the carwash would be from 7:00 a.m. until 9:00 p.m. Monday through Saturday and 7:00 a.m. until 5:00 p.m. on Sunday. Two (2) employees will generally be on-site and the carwash will always have an employee available while it is operational.

Engineering and Landscape plans are currently being reviewed by the Staff.

The Staff recommends approval of the Petitioner's requests subject to the following conditions and Findings of fact: Village Engineer approval of the Final Engineering Plans, Landscape and Photometric Plans; The Findings of Fact for the Preliminary/Final PUD Plan and the Findings of Fact for the Special Use Permit (carwash).

J. Plonczynski stated **T. Kim** is present if anyone had any questions.

T. Connor asked how far is the egress to the carwash from the residents. **J. Plonczynski** Stated it is about 80 feet.

T. Connor asked **T. Kim** if any of his other two car washes back up to a residential area and are there any noise problems with the dryers?

J. Lemberg stated before any questions are answered he will need to swear them in. The audience and **T. Kim** were sworn in by **J. Lemberg**.

T. Kim stated he resides at 623 Meadow Ct. Elk Grove Village. In response to **T. Connor's** question. **T. Kim** stated he has two other locations, one in St. Charles and the other in Lake in the Hills, both are near residential areas. The Lake in the Hills location is about the same distance that is proposed for the Bartlett site. **T. Kim** went on to say there are three sources of noise or of concern. One is the dryer blowers, which are positioned in the enclosed building at the exit of the wash, closest to Rt. 59. At the entrance you can barely hear it, that's why it is angled out. If you walk on the east side of the building you will definitely hear it. The second is a horn that goes off for the safety of the employees, which will also be positioned at the exit so it will not be heard on the other side. The third item of concern is the vacuum. Rather than have different vacuums everywhere, they centralized the sound into one producer to contain the noise as well as a silencer, similar to a car muffler. **T. Kim** stated this is not something that is standard, they added this feature to minimize the noise down to 54 decibels at the property line. To give an example, a truck will be over 100 decibels. The last thing they do is to add a board on board privacy fence around the enclosure to divert the sound away from the residence.

A. Hopkins questioned the stacking of cars, it looks like it would hold 21 cars. If it is filled up and cars are stacking up on Quincy Bridge Road will there be an employee directing traffic? **T. Kim** started yes, absolutely. There are three pay lines specifically for something

like this. All of the pay lines are automated and have RFID readers, there are no transactions. This is similar to an IPASS. Most members will be zipping through, but employees will be on site. This site will never operate without an employee and they will make sure the flow is going well and safety is of the utmost concern for the employees and the customers. If there is excessive stacking an employee can start directing traffic. **A. Hopkins** asked what the maximum number of employees would work at one time and where would they park. **T. Kim** stated on a busy day there would be three to four employees at one time. There are two employee spaces and next to the ADA parking, there is additional parking. **A. Hopkins** asked if this site will have a detailing service or a third party that would wax cars that will take up additional space. **T. Kim** stated there isn't a plan for this type of service, the main business is in the express tunnel wash. Customers will stay in their vehicles, then either exit, use the vacuums or use the pet wash.

M. Hopkins questioned **T. Kim** about the sound issue. The Lake in the Hills location it at 54 decibels at the property line, however it cannot be measured at this location because the vacuums are not installed. **M. Hopkins** stated since this is **T. Kim's** third carwash, he is concerned with this issue. **M. Hopkins** asked if the noise from the throat of the tunnel as measured from the property line will be less than 54 decibels. **T. Kim** stated yes, that's correct, the biggest noise producer at the property line would be the vacuums that measures at 54. **M. Hopkins** stated perhaps he is wrong but 54 decibels is a moderate conversation level, modest amount. **J. Plonczynski** stated he didn't know the exact amount but there are performance standards in the industrial district where they use it but 54 decibels is not considered above normal speech pattern. **T. Kim** stated when he is standing at the property line talking with someone he doesn't need to raise his voice for them to hear him. It is on all day with a low hum, not a high pitched sound. **M. Hopkins** asked if **T. Kim** considered moving the vacuums to the island on the east side of the property along Rt. 59. **T. Kim** stated they did look at that but there were a few issues. They tried to combine it with the trash enclosure for servicing, and to move it to the east side it would be difficult for a truck to maneuver in that area. **M. Hopkins** stated the trash could stay there, he was asking if they considered moving the vacuum equipment to a different location. **T. Kim** stated the other reason of not wanting to move the vacuums is that direction is for visibility to the site. There are places that the vacuum producer be put at the exit of the tunnel without an enclosure because it is weather resistant, that could be an option but it will not look as nice. **M. Hopkins** state since that is the biggest noise culprit it seems one of the worst selection of the alternates that are on the site plan. His second question was regarding the finish on the building. **T. Kim** stated it is a CMU that is painted white with a patterned contemporary look with white wood and store front glass. They will be using their collection of color pallets and finishes. **M. Hopkins** asked if this is a standard CMU with paint on it. **T. Kim** stated it is a standard CMU, split face on the bottom section and all of it is painted with a weather resistant paint, for weather and appearance. This design is almost identical to what was done in Lake in the Hills. (The laptop with pictures of the Lake in the Hills facility was passed around to the Committee members). **M. Hopkins** stated he hopes **T. Kim** understands his concerns with taking a modern building and taking

the bottom of the barrel in terms of materials and do a neat architectural expression with it. **M. Hopkins** continued he thinks it is a cool thing but raw painted concrete block is what is put on the back of a retail center and not front and center on a new building. **T. Kim** stated he appreciates the feedback but hopefully the images will speak for themselves. He did acknowledge that CMU cost wise, is not considered an expensive item but it more about how you make it look and what you do with it. **T. Kim** stated his original background was urban environment using an adaptive reuse of old dilapidated buildings, which has become somewhat of a trend. **M. Hopkins** stated the overall composition is great and they have spent a lot of money on the glass and the wood but front and center facing the street is painted block, maybe there is some other alternatives out there that have more of a finish than raw painted block. **T. Kim** stated the appearance of the site from Rt. 59 directly head on is also of great concern to Everwash since that is their book cover. **T. Kim** believes (from the images that are being passed around) the combination ends up looking very slick and modern. **M. Hopkins** stated this is not an architectural review committee but the concern is the impact of this property to the surrounding neighborhood and if this will have any effect on them. It is something to be cautioned about. **M. Hopkins** went on to say it is a great building composition but the material is of concern to him. Perhaps there is an affordable alternative. **T. Kim** asked now that the images have been passed around what are **M. Hopkins** thoughts. **M. Hopkins** stated that material without an embellishment still look like the back of a retail center. This is a concern that this is a precedence that we are setting to future buildings being developed.

J. Lemberg asked if anyone else had any questions or comments. No one responded. He opened the meeting to the Public. If anyone wished to speak. No one spoke, the Public Hearing was closed. Residents then changed their minds. **J. Lemberg** then asked that they fill out a witness form.

D. Root, who resides at 1422 Quincy Bridge Court was concerned about how the lighting from the site as well as headlights were going to effect the residents in Brentwood.

T. Kim stated there would be a fence as well a berm to solve this problem.

D. Polowy who resides at 1406 Quincy Bridge Court stated he went to **T. Kim's** facility in Lake in the Hills where **T. Kim** talked with him for close to 45 minutes. **D. Polowy's** main concern was the noise. **T. Kim** showed him a single family home near the main vacuum location. The Lake in the Hills facility seemed much further away from the homes compared to what it will be in Bartlett. **D. Polowy** stated a car, truck or motorcycle pass is about 100 to 110 decibels but it's only for a few seconds, the vacuums are 14 hours. **D. Polowy** stated while talking to **T. Kim**, **T. Kim** would do anything in his power to rectify any problems that may occur after the carwash was put in place to make sure you could not hear much of the carwash or the vacuums by the residents. **T. Kim** stated if the sound is of concern there are several things that can be done.

J. Lemberg asked if anyone else in the audience had any other questions or comments. The Public Hearing portion of the meeting was closed. **J. Lemberg** asked if anyone from the Committee or Staff have any questions or comments for the petitioner.

M. Hopkins asked **J. Plonczynski** if the Village Engineer was satisfied with the curb cut on Quincy Bridge being so close to the right in right out. **J. Plonczynski** stated at that point Quincy Bridge Road is a private lane, not a public street. **M. Hopkins** stated he was talking about the practicality, once it is built out there will people be waiting. **J. Plonczynski** stated the right in right out has been there for some time, and it is IDOT approved. There is no problem coming in and accessing the site in this manner. The stacking pattern is there because it is our requirement, unless it is a very busy day, they believe there is enough room. **M. Hopkins** stated if the Village Engineers are happy with this but perhaps it should be a right out and no left in. **J. Plonczynski** stated they have looked at the total buildout and there were no big concerns of being over stacked. The majority of the traffic pattern even from the Goodwill and Chesterbrook Academy is to come down to Schick and out through the light.

J. Lemberg asked if there were other questions or comments.

M. Hopkins suggest there be a condition of approval that the developer take the extra steps to add soundproofing material or sound buffering steps within the enclosure for the vacuums.

J. Lemberg asked if they should combine the motion for the PUD and the Special use or should they be separate. **J. Plonczynski** stated the PUD is for the PUD Plan and that's more of a Subdivision Site Plan kind of thing. If you are going to add an extra condition he suggested doing it as two motions, one for the PUD (Site Plan) and another for the conditions that **M. Hopkins** suggested for the Special Use.

J. Lemberg asked for a motion for the Preliminary and Final PUD recommending approval for the Petitioner's request Subject to the Findings of Fact.

Motioned by: T. Connor
Seconded by: A. Hopkins

Roll call

Ayes: J. Miaso, A. Hopkins, J. Allen, T. Connor, J. Kallas, M. Hopkins
Nays: None

All in favor.

Motion Carried.

J. Lemberg asked for a motion for a Special Use Permit for the Petitioners request subject to the following conditions A - F and **M. Hopkins** sound proofing would be G which is additional soundproofing added to the vacuum enclosure to reduce the sound as measured at the property line below 54 decibels.

Motioned by: M. Hopkins

Seconded by: J. Miaso

Roll call

Ayes: J. Miaso, A. Hopkins, T. Connor, J. Kallas, M. Hopkins

Nays: J. Allen

Motion Carried.

J. Lemberg wished the petitioner good luck.

Old Business/New Business

J. Plonczynski stated he wasn't sure if he had any old business, but new business there will be a meeting next month, on July 13, with possibly three items. The Ridge Building was approved by the Village Board on Tuesday night for construction in the Brewster Creek Business Park. Alden Bartlett Estates project was moved on the Village Board for a final vote on June 20th.

J. Lemberg asked if no one had any questions or comments was there a motion to adjourn.

Motioned by: J. Kallas


Seconded by: J. Miaso

All in favor.

Motion Carried.

The meeting adjourned at 7:40 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
17-136

DATE: June 30, 2017
TO: The Chairman & Members of the Plan Commission
FROM: Angela L Zubko, Village Planner 
RE: **(#17-15) Acton Mobile (Bluff City Industrial Park) – PUD/Site Plan Amendment**

PETITIONER

Dean Kelley on behalf of Acton Mobile (Bluff City Industrial Park)

SUBJECT SITE

2300 Graham Street- East side of Rt. 25, north of Graham Street, approximately 0.5 miles northeast of Kenyon Road and Route 25.

REQUESTS

PUD/Site Plan Amendment

SURROUNDING LAND USES

Subject Site	<u>Land Use</u> Maintenance Bldg/Ind.	<u>Comprehensive Plan</u> Industrial	<u>Zoning</u> PD
North	Industrial	Industrial	PD/ I*
South	Industrial	Industrial	PD
East	Industrial	Industrial	PD
West	Industrial/ Vacant	Unincorporated Kane	I*

*I-Industrial -Unincorporated Kane County

SITE HISTORY

1. This property was annexed and zoned PD (Planned Development) on July 29, 2003 by Ordinance #2003-98. The 186 acre Bluff City Industrial Park was approved for light and heavy industrial uses including Special Uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation.
2. The original **Site Plan** for the existing building was approved by Ordinance #2016-90 (An Ordinance Approving An Amended Preliminary PUD Plan and Amended

General Site Plan for the Bluff City Industrial Park 186 Acres, Approve a Final PUD Plan for Acton Mobile and Granting Special Use Permits for a Planned Unit Development and to Allow Outdoor Storage) on December 6, 2016.

DISCUSSION

3. The petitioner is requesting a **PUD/Site Plan Amendment** for Acton Mobile on their 8.35 acre site to demolish an existing 1,000 square foot attached storage shed and construct an addition of approximately 2,000 square feet to the existing building and reduce the rear yard setback from 30 feet to 22 feet.
4. Acton Mobile has improved the lot from gravel to asphalt pavement around the building and made modifications to the existing pond to meet the Village's stormwater requirements. This request will not require any additional improvements to the stormwater detention area.
5. The original Site Plan approved six (6) parking stalls to accommodate the five (5) employees. No additional parking is required for the addition.
6. Acton Mobile has also relocated all their mobile office trailers, storage trailers and portable classrooms to this site and have a triple wide trailer south of the existing building, which is used for their office operations.
7. The Landscape Plan and Engineering Plans will stay the same including the previous conditions from the original ordinance.
8. Landscaping needs to be completed on the site by September 15, 2017 including the landscape mesh on the fencing per Ordinance #2016-90.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request subject to the following conditions and Findings of Fact (conditions from Ordinance #2016-90 shall remain in effect as follows):
 - A. Village Engineer approval of the Engineering Plans;
 - B. Fence fabric must be installed within one year (by September 15, 2017) of the issuance of a building permit on the existing 8' tall fence on the 3.35 acre Kane County portion of the site along the private drive.
 - C. Landscaping on the Cook County portion must be installed within one year (by September 15, 2017) of the issuance of a building permit per the approved Landscape Plan. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
 - D. Lock boxes shall be provided and access granted to the South Elgin & Bartlett Fire Protection Districts for the gates located on both the private road and

Graham Street;

- E. The following are permitted to be stored outside on the Acton Mobile 8.35 acre site:
 - Mobile office trailers
 - Storage trailers
 - Portable classrooms
- F. The following are prohibited on the 5 acre truck and trailer storage/concrete plant site:
 - No operation of commercial office or retail businesses out of stored vehicles
 - No truck or vehicle commercial repair operations
 - Storage of furniture not in an enclosed container
 - Storage of vehicles and trucks in disrepair
 - Junk yards
- G. Building permits shall be required for all construction activities;
- H. Findings of Fact (PUD/Site Plan Amendment):
 - i. That the proposed uses are permitted uses in the PD Planned Development Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

- 2. A copy of the previously approved Site Plan, the Amended Final PUD/Site Plan and additional background information are attached for your review.



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

May 24, 2017

SENT VIA HAND DELIVERY

Village President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

RE: Bluff City Industrial Park
Acton Mobile

Dear Village President and Board of Trustees,

I represent the owner of property in Bluff City Industrial Park, Bluff City, LLC. We are seeking to amend the Site Plan that is located at 2300 Graham Street, Bartlett, Illinois to allow for a building addition to be within 22 feet of the north property line. Our request can be summarized as follows:

1. Amend the Site Plan allow our tenant, Acton Mobile, to demolish an existing 1,000 SF attached storage shed and construct an addition of approximately 2,000 square feet to the existing building.

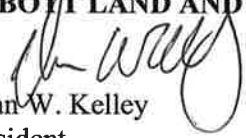
The purpose of the addition is to allow for the storage of product and the free movement between the existing building and the new addition. Also, we have agreed to sprinkler the existing building and the addition. This was based on feedback received from the Building Department and Fire Protection District. Please note that we are unable to meet the 30' setback because the size of the addition needs to be sufficient to accommodate Acton Mobile's needs. Nevertheless, the 22' separation between the building and the property line is more than enough to provide for vehicular access. Furthermore, the north property line is heavily screened with existing vegetation and is several hundred feet away from the nearest user to the north, which is an industrial building in Elgin.

2. We have submitted a Development Application with all of the required materials. This includes our response to the Findings of Fact as required within the Development Application as it relates to Site Plans.

I will be available in person to discuss the request and answer any questions that the Village Board may have. Thank you for your consideration.

Sincerely,

ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

Enclosures



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2017-15

(RECEIVED)
COMMUNITY DEVELOPMENT
RECEIVED
COMMUNITY DEVELOPMENT
JUN 01 2017
VILLAGE OF
BARTLETT
VILLAGE OF
BARTLETT

PROJECT NAME Bluff City Industrial Park - Acton Mobile

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440 x4

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-8700

OWNER'S SIGNATURE: [Signature]

Date: 5/24/17

(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): Change to a Final PUD Amendment to allow for building addition to be within 22' of North property line.
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

2300 Graham St, Bartlett, IL 60103 (Kane County)

Common Address/General Location of Property: 2250 Graham St, Bartlett, IL 60103 (Cook County)

Property Index Number ("Tax PIN"/"Parcel ID"): Part of 06-25-200-016-0000 (Kane County) & Part of 06-30-101-003-0000 (Cook County)

Zoning: Existing: I-2 PUD **Land Use:** Existing: Industrial
(Refer to Official Zoning Map)

Proposed: I-2 PUD Proposed: Industrial

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

Acreage: 8.38 Acton Mobile

For PUD's and Subdivisions:

No. of Lots/Units: N/A

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Brian Lansu
2250 Southwind Blvd, Bartlett, IL 60103
P: 630-497-8700 x 337 Email: brain@grp7.com

Engineer Mackie Consultants, LLC - Martin T. Burke
9575 W. Higgins Road, Suite 500, Rosemont, IL 60018
P: 847-696-1400 email: mburke@mackieconsult.com

Other Developer: Abbott Land & Investment Corp. - Dean W. Kelley
2250 Southwind Blvd, Bartlett, IL 60103
P630-497-9440 Email: dean@abbottland.com

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR SITE PLANS

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

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

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

The Acton use is a permitted use within the district and the 2,000 square foot addition will enhance the utility of the building and overall operation.

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

The addition to the building that involves a Site Plan Amendment replaces an existing 1,000 SF storage area and improves it with a larger storage area that will also be connected and free-flowing with the existing building. It is consistent with the surrounding uses and is heavily screened to the north by existing vegetation.

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 onsite circulation will be maintained sufficiently so traffic can flow around the building in either direction.

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

Very little pedestrian movements would occur within the site other than onsite activities, which are not impacted by the Amendment to the Site Plan.

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)

The existing landscaping to the north as well as landscaping installed as part of the original site plan approval for Acton Mobile provide for a sufficient mixture of grass, trees, and shrubs within the interior and perimeter of the site.

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

The building addition will not impact any outside storage area, which are screened in accordance with required village standards.

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: Dean W. Kelley

DATE: 5/24/2017

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: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd.

Bartlett, IL 60103

PHONE NUMBER: 630-497-9440

EMAIL: _____

SIGNATURE: 

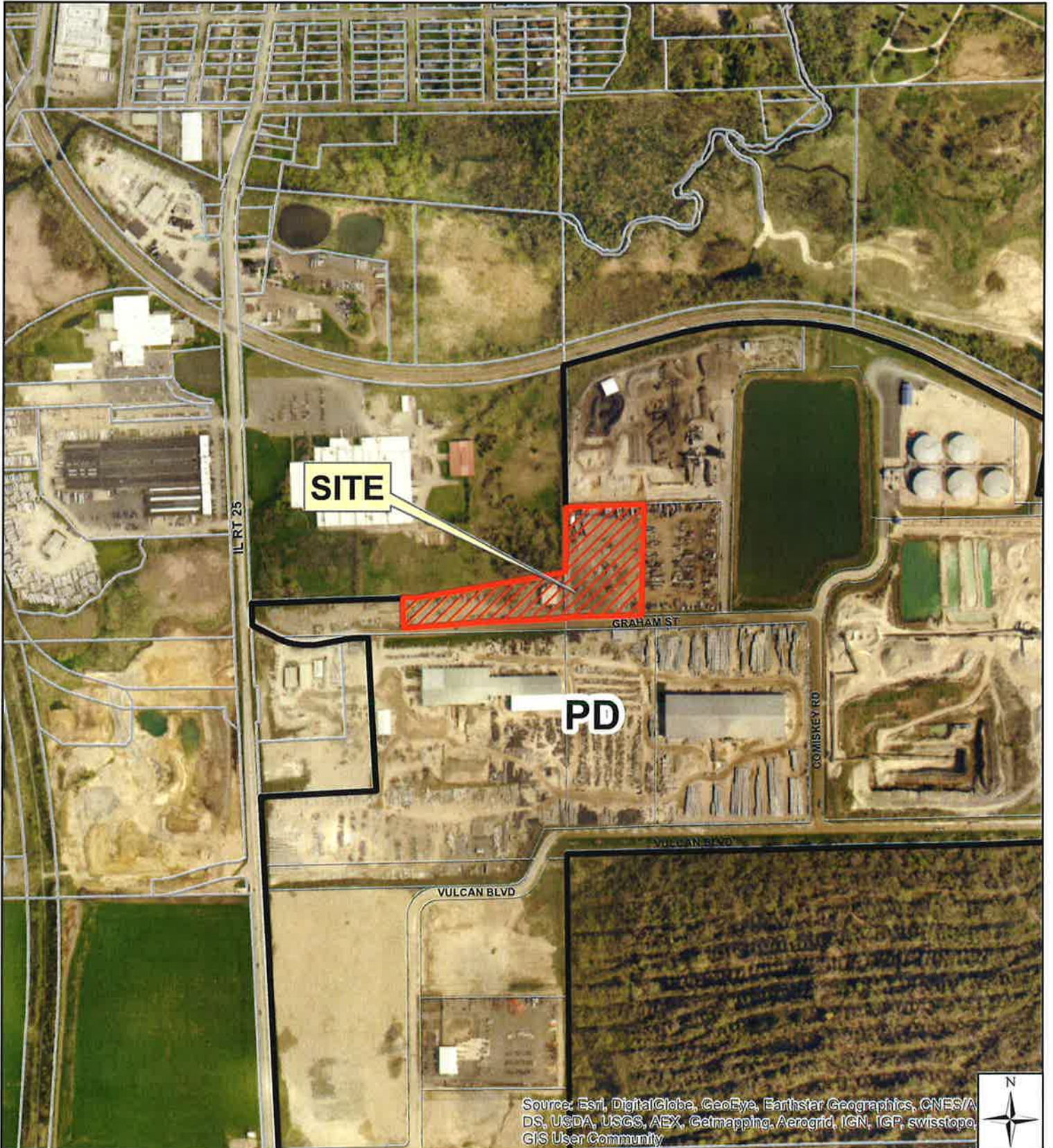
DATE: 5/24/2017

ZONING/LOCATION MAP

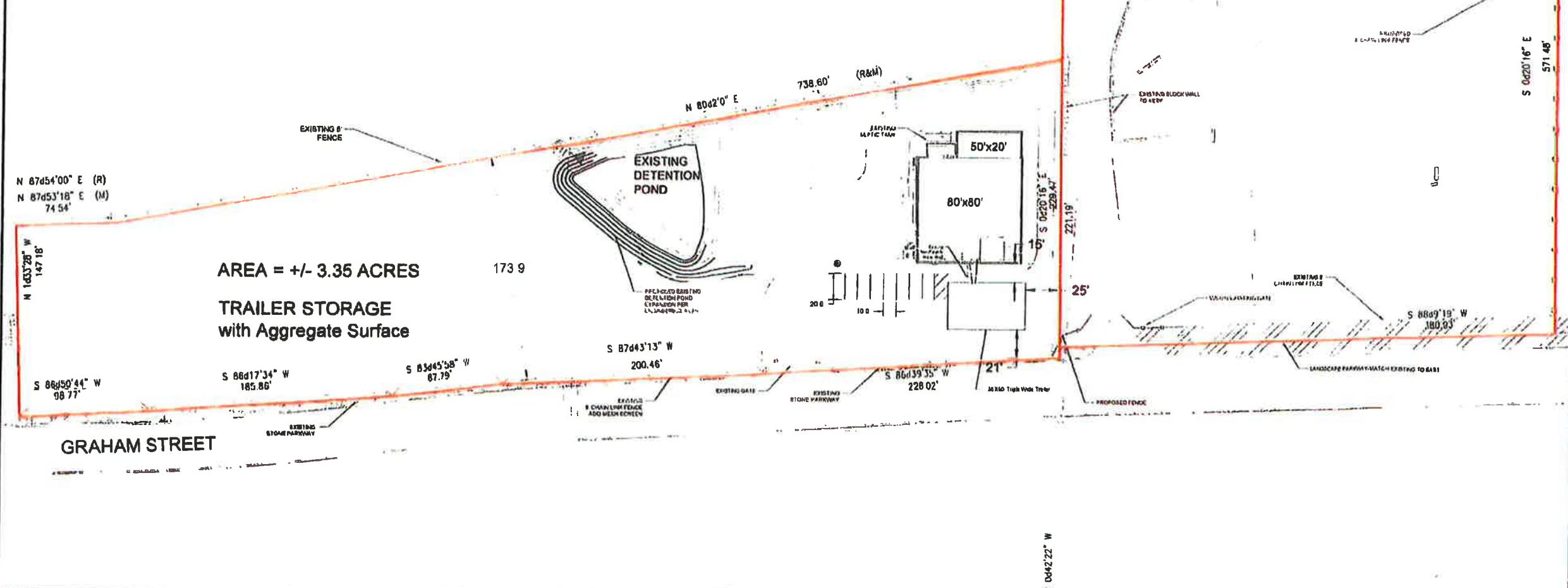
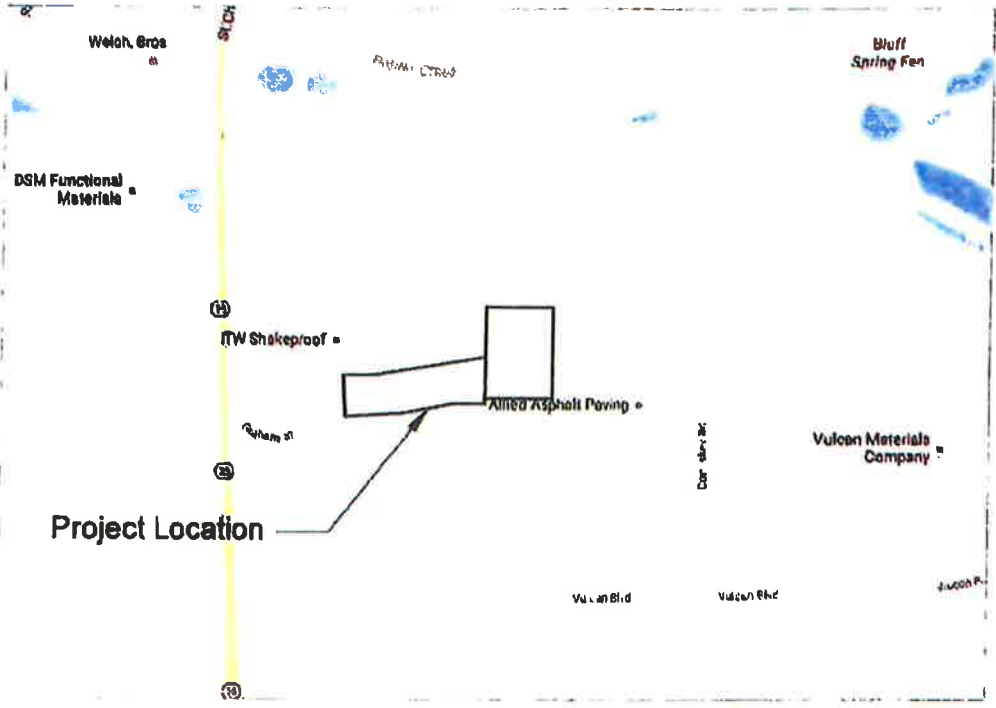
Acton Mobile

Case #17-15 - PUD Plan Amendment

PINs 06-25-200-016 & 06-30-101-003



Project Location Map



- PROPERTY LINE
- PROPOSED 4" HMA PAVEMENT
- LANDSCAPE PKWY

Project Data	
• Total Acres = 8.35 Acres	
• Parking Stalls = 6	
• Accessible Stalls = 1	
• Ex Bldg. Floor Area Ratio = 2.1%	
• Prop. Trailer Floor Area Ratio = 0.6%	
• No. Employees = 5	



CALL JULIE 1-800-892-0123 with the following:
 COUNTY: KANE/CODK
 CITY: BARTLETT

48 hours before you dig
 (Notwithstanding to the State and Subdiv.)

PREPARED BY
BLUFF CITY MATERIALS, INC.
 2252 SOUTHWIND BOULEVARD
 BARTLETT, ILLINOIS
 PHONE: 618-497-8700 FAX: 618-497-9800

DATE	DESCRIPTION OF REVISION	BY

<input checked="" type="checkbox"/> DRAFT	DESIGNED BY: AKG	OWNER: ACTON
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY: MSD	Proj Type: REAL ESTATE
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY: MSD	Proj #: 1514-XX
<input type="checkbox"/> CLIENT APPROVED BY: _____	DATE: 11.17.16	Folder: xxx
	SCALE: 1"=40'	File: xxx

NOTICE
 TOLERANCES (EXCEPT AS NOTED)

Location
**BLUFF CITY INDUSTRIAL PARK
 BARTLETT, IL**
 Title
Final PUD Plan

SHEET
1
X

COMMUNITY DEVELOPMENT MEMORANDUM
17-134

DATE: June 30, 2017
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Village Planner *AJ*
RE: **(#17-12) Olivia's Place**

PETITIONER

Walter Jack Owner/Operator of Olivia's Place-a Division of Lacey's Place and Lucky Bernie's

SUBJECT SITE

143-149 E. Lake Street – Oakfield Center (Southeast corner of Lake Street/U.S. 20 and Oak Avenue)

REQUEST

Special Use Permits:

- a) To serve beer and wine;
- b) Allow outdoor seating
- c) Allow live entertainment (acoustical music)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Residential	Townhouse Residential*	R-5 PUD*; B-3
South	Institutional	Municipal/Institutional	P-1
East	Commercial	Commercial	B-3
West	Open Space	Open Space/Recreation	SR-2

* Village of Streamwood

ZONING HISTORY

1. The Oakfield Center was approved by Ordinance #1979-59 on August 7, 1979.
2. The Village Board approved video gaming in the Village of Bartlett by Ordinance #2012-52 on July 17, 2012.

DISCUSSION

1. The petitioner is requesting three **Special Use Permits**: a) to serve beer and wine, b) to allow outdoor seating, including serving beer, wine and food, and c) to allow live entertainment of acoustical music for their patrons at this proposed location.
2. The petitioner is proposing to open a video gaming establishment that will provide dining and refreshments including beer and wine for adults that wish to game outside of a casino environment in accordance with the new state laws. The petitioner also proposes to have wine tastings, paint parties and live acoustic music on Friday and Saturday nights.
3. Olivia's Place is a Division of Lacey's Place and Lucky Bernie's. Attached are pictures from Lucky Bernie's which will be similar to the proposed Olivia's Place and proposed renderings of Olivia's Place. The owners currently have an Olivia's Place in Berwyn, IL and are also opening up another location in Elk Grove Village this summer.
4. The proposed 2,400 square foot establishment would include a dining area with about 30 seats as well as an "entertainment area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.
5. The petitioner is also requesting a Special Use for outdoor seating with about 6 seats. A 36" fence around the existing outdoor seating area is required for the outdoor consumption of alcohol and they must maintain an accessible pedestrian walkway between the enclosure and the street. To meet the requirements of the ADA (American with Disabilities Act), there will be 4' of sidewalk between the fence and curb.
6. The State Law requires establishments operating video gaming machines to have a valid liquor license. Olivia's Place is proposing to offer only beer and wine for their patrons and proposes to be open seven days a week from 8 a.m. to 2 a.m. and is applying for a Class B liquor license. The hours permitted to serve beer and wine for the Class B liquor license are Sun.-Thurs. 8:00 a.m. to

1:00 a.m. and Fri.-Sat. 8:00 a.m. to 2:00 a.m. Olivia's Place is aware they can only serve beer or wine during the hours specified for the Class B liquor license. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.

7. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. A map depicting the 100 foot buffer is attached for reference. The school building is located about 207 feet from the Oakfield Shopping Center building.
8. Olivia's Place would have about ten (10) employees with three (3) employees on each shift. Parking for the Oakfield Shopping Center consists of 177 parking spaces, 43 of which are located in the parking lot directly in front of this unit. This use would require 20 parking spaces. There is ample parking for this use. The Site Plan is attached for your reference.
9. At the Village Board Committee meeting on June 20, 2017 there was some concern about serving beer and wine in the outdoor seating area within close proximity to a school. The Petitioner offered to not serve beer and wine in the outdoor seating area if it was a concern; however, the Trustee's requested to see if there were any concerns voiced during the Public Hearing at the Plan Commission prior to a condition being added to the Special Use request.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and findings of fact:
 - A. A maximum of six (6) seats shall be permitted for outdoor seating in according with the Floor Plan.
 - B. The outdoor fence must be installed before serving alcohol outside;
 - C. Building permits shall be required for all construction activities;
 - D. The Petitioner shall obtain a liquor license;
 - E. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - F. Findings of Fact: Special Use Permits (serving beer and wine, outdoor seating and live entertainment)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;

- iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. Conceptual pictures, proposed renderings, the floor plan including outdoor seating, the 100' buffer map and the Original Oakfield Site Plan and additional information are attached for your review and consideration.

ALZ/attachments

x:\comdev\mem2017\134_Olivia's Place_beer and wine_pc.docx



*Division of Lacey's Place and
Lucky Bernie's*

Village of Bartlett

Proposed New Location: Olivia's Place Wine -Deli -Gaming 143-49 E. Lake Street Bartlett, IL 60103

Dear Village of Bartlett

Our family has come up with a unique upscale concept that we feel would be very successful in your community. We would love the opportunity to schedule a sit down with you and the mayor to describe our concept a little bit more in depth. Below are a few things to help with the Village of Bartlett understand not only our unique concept but also the aesthetic and quality of work we intend to do. Our business will be multifaceted in nature. All our locations have a mandated 60% food requirement, per the city (Total Revenue is comprised of: 50% Food (\$22,000/month), 30% Alcohol Beer & Wine (\$10,000/month), 20% Gaming (\$10,000/month). We currently have a signed lease, for 2,300 sq. ft. space, at 143-49 E. Lake Street:

Revenue Drives:

- Boars Head exclusive hot/cold deli sandwiches
- Carry out and dine in options
- Seating for over 30 people
- Deli meat/cheese sold by the pound
- Meat and cheese sampler/charcuterie boards, to go alongside a nice glass of wine
- Daily soup specials
- Build-you-own salad menu
- Gluten free and healthy options
- Corp/private party catering
- Signature small vineyard wines, that we will hand-pick ourselves (Napa; Illinois; Quad Cities; Argentina; New Zealand; etc.)
- Local craft beers (Chicago; Burke Beverage; Lakeshore Beverage; etc.)
- Video Gaming to supplement income and pay expenses while we establish a regular customer base.

Entertainment / Promo:

- Wine Tasting
- Wine and Paint Parties
- Live Acoustic music on Fri/Sat. nights ("One man band and duos")

Olivia's Place hours of operation are 8 am – 2am, 7 days a week, with all aspects of the business functioning from open to close. Our shifts are comprised of three employees, with opening, mid, and closing shifts. We are a family friendly business, with our target market being very diverse.

A lot of people ask us about our name... I think if you would ever have met our Daughter now age (7) the youngest of our three daughters and being a twin, she is funny, friendly and outgoing. You too would think of a place that is fun, friendly and outgoing. We named all our stores Olivia's Place to remember that family fun is important.

We currently have a small Olivia's Place in Berwyn, IL, but it is not as upscale as the new location we are in with Phase I in Elk Grove Village, which it will be as upscale as our Bartlett Location.

We believe that upscale, unique nature of our business, will do phenomenal in Bartlett, and would greatly appreciate consideration for a liquor license approval.

Please feel free to review our website:

www.luckybernies.com this is the upscale Wine and Deli concept that we are seeking.

Thank you very much!

Walter Jack
Owner/ Operator



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 17-12 12
RECEIVED
COMMUNITY DEVELOPMENT
MAY 08 2017

PROJECT NAME Olivia's Place

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Walter T. Jack

Street Address: 2640 Boxwood DR.

City, State: Elgin, IL

Zip Code: 100124

Email Address: blackjacksenterprise@ Phone Number: 773-1040-7717

Preferred Method to be contacted See Dropdown gmail.com

VILLAGE OF
BARTLETT

PROPERTY OWNER INFORMATION

Name: FB Property Mgmt. Inc.

Street Address: 125 N. Halsted - 203

City, State: Chicago, IL

Zip Code: 60661

Phone Number: 312 876-9300

OWNER'S SIGNATURE:

Date: 5-5-17

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Wine / Deli with supplemental Video
gaming.

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.

Family style deli for all ages.

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.

NO

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

Yes

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: X Walter Jack

PRINT NAME: Walter Jack

DATE: 5-4-2017

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: Walter Jack

ADDRESS: 2140 Boxwood Dr.
Elgin, IL 60124

PHONE NUMBER: 773-640-7717

EMAIL: blackjacksenterprise@gmail.com

SIGNATURE: X Walter Jack

DATE: 5-4-17

ZONING/LOCATION MAP

143-149 E. Lake St.

Case #17-12 - Olivia's Place

Special Uses



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community



Lucky Bernie's Pictures- Woodstock and Spring Grove

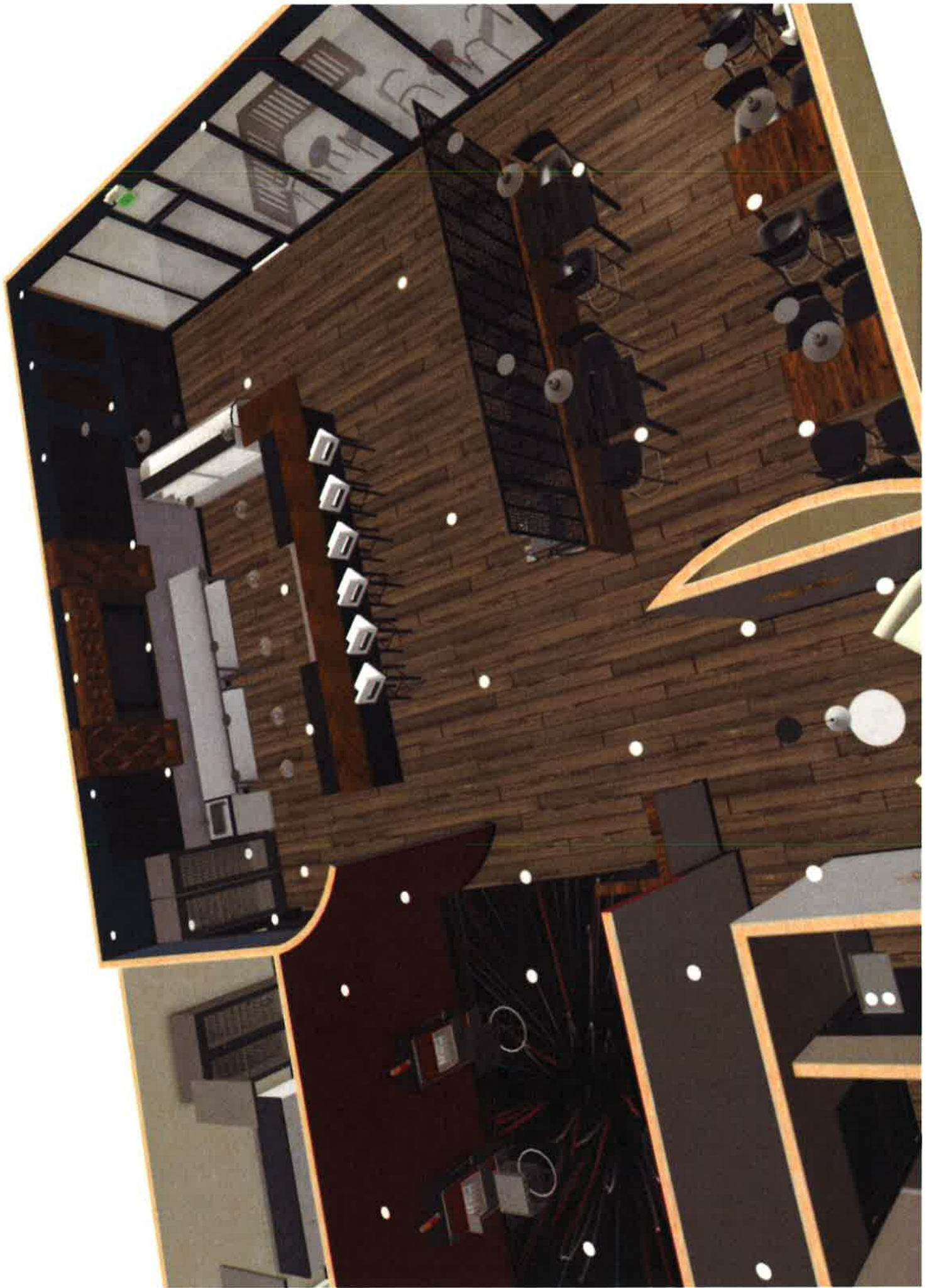




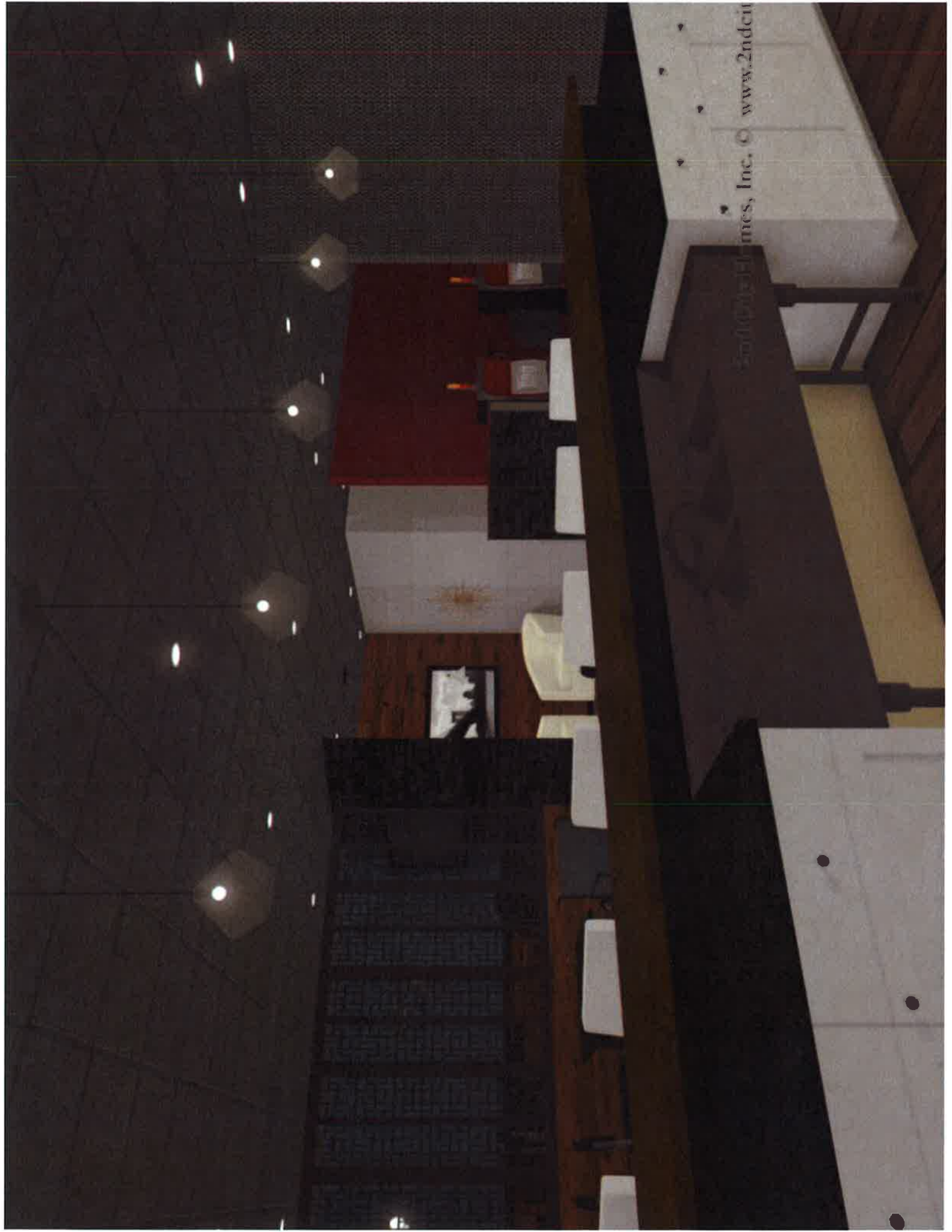










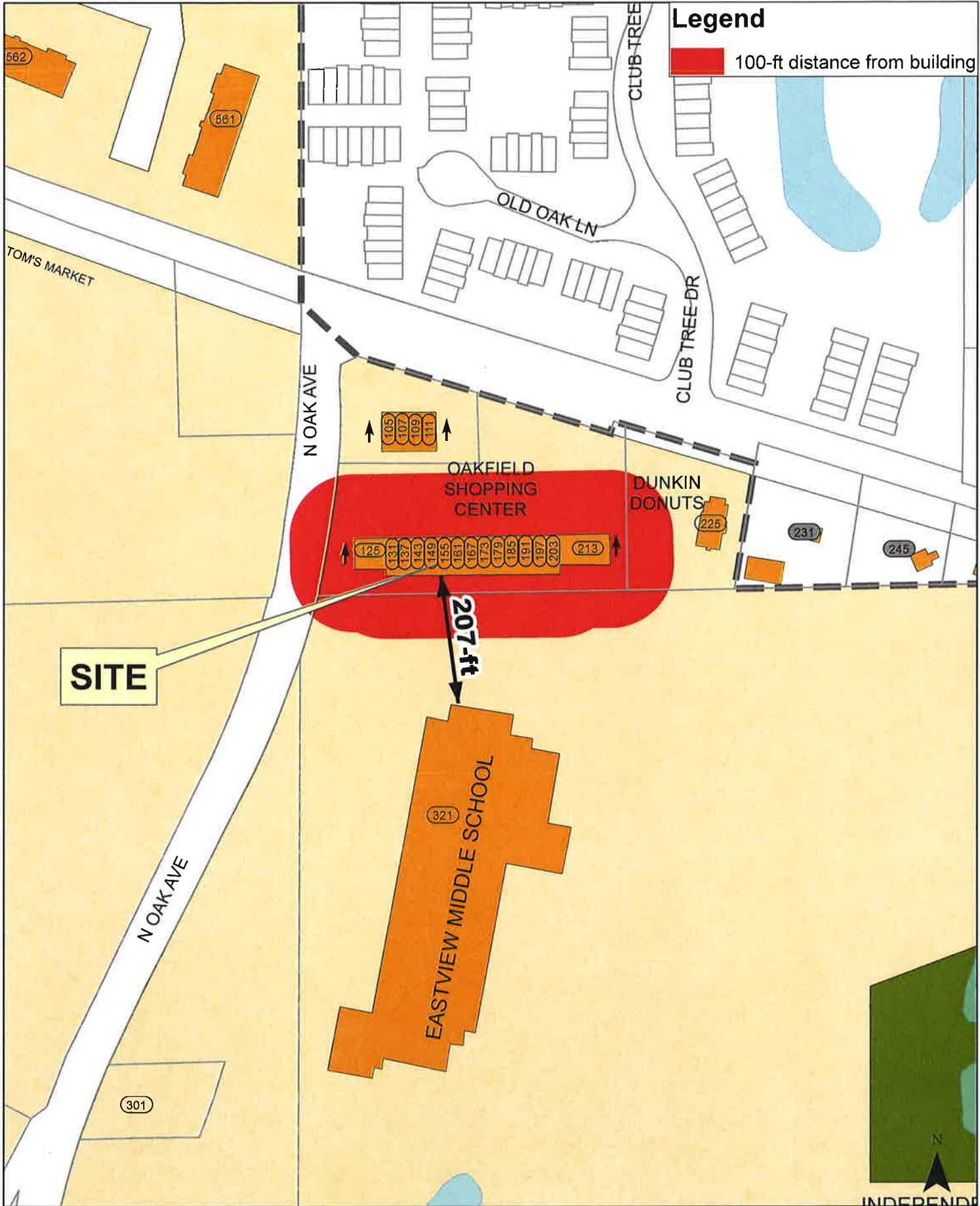


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LOCATION MAP



Legend

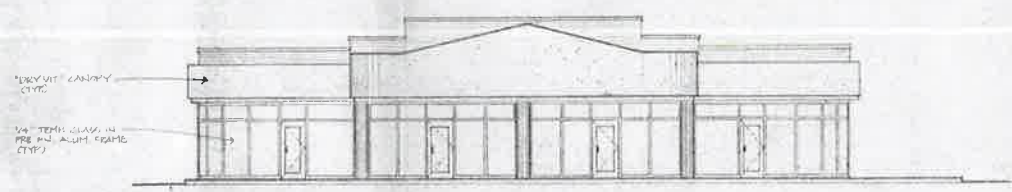
 100-ft distance from building

SITE

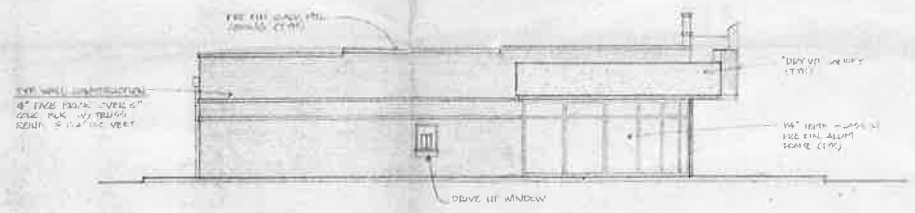
207-ft



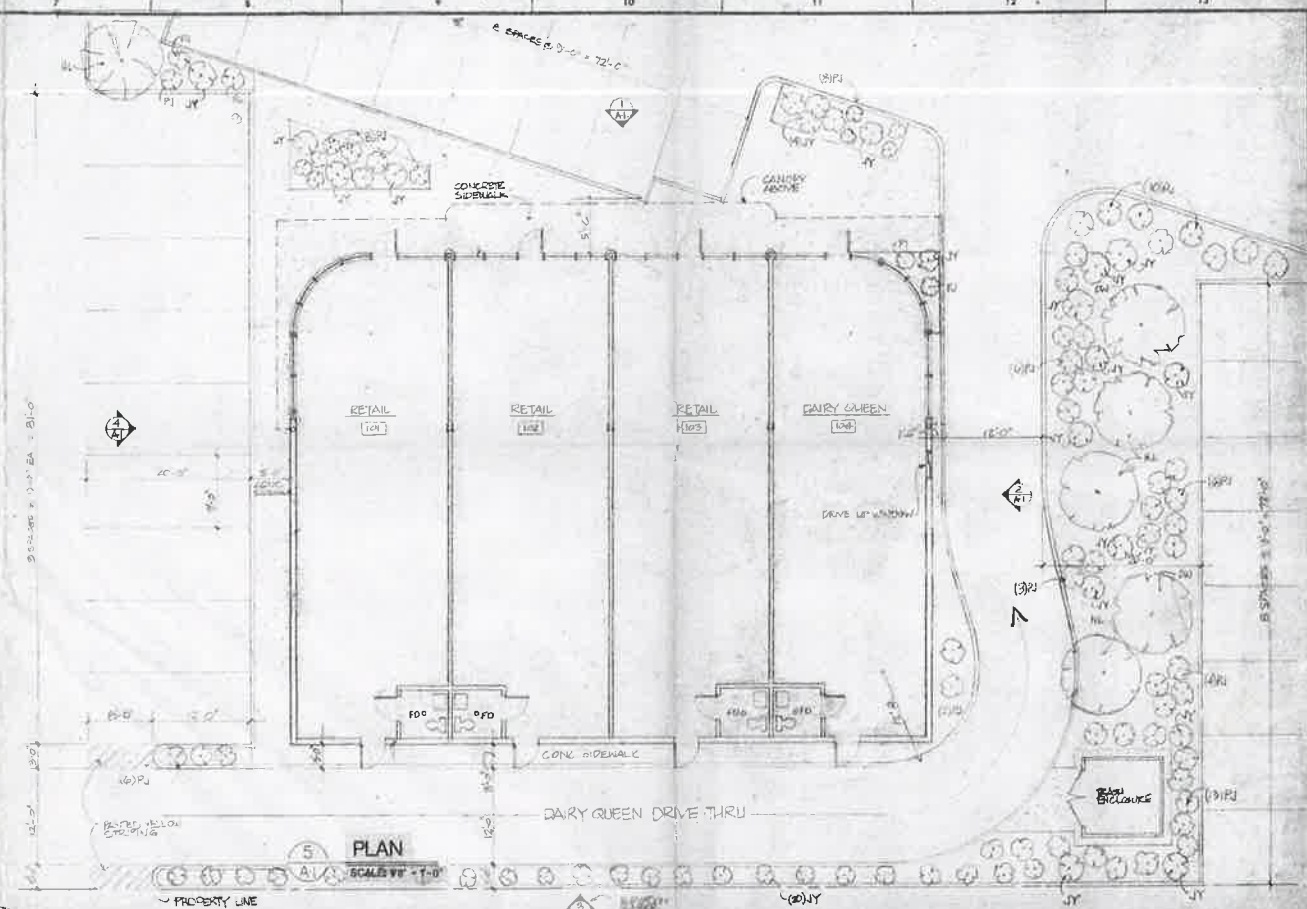
1 inch = 200 feet



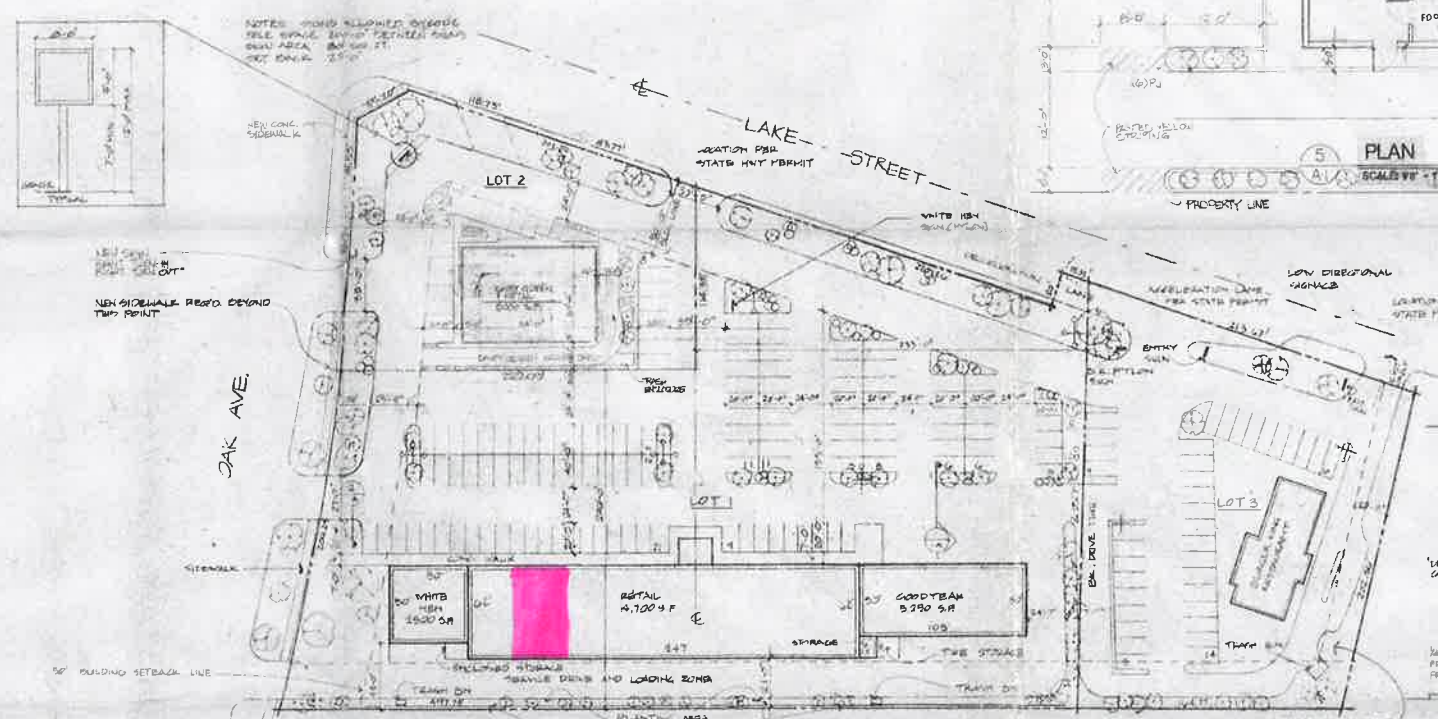
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 PLAN
SCALE 1/8" = 1'-0"



6 SITE PLAN
SCALE 1" = 40'-0"

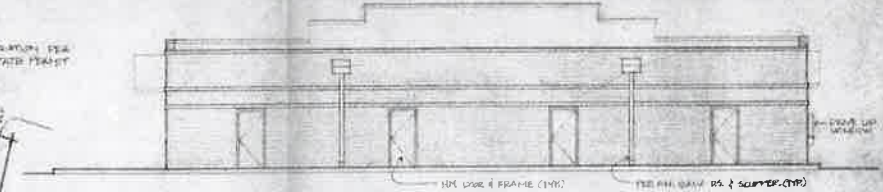
LOT 1
RETAIL SPACE 22,450 SF (TOTAL)
REQ'D PARKING 111.39
ACTUAL PARKING 115
NOTE:
FOR ADDITIONAL SITE INFORMATION
SEE CIVIL DRAWINGS
CURRENT ZONING:
D-3 NEIGHBORHOOD BUSINESS DISTRICT ORD. 71-54

LOT 2
RETAIL SPACE 9,000 SF
REQ'D PARKING 36.00 (1000 SF = 25)
ACTUAL PARKING 25

LOT 3
REQ'D PARKING 27
ACTUAL PARKING 37

REFER TO UTILITY PLAN BY THE SAME NO. AND FOR LOCATION OF SANITARY SEWER & WATERMAIN

SEE FORMER ENGINEER'S REPORT FOR LANDSCAPING AND OTHER PRELIMINARY INFO CONCERNING THE PROJECT



3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



4 EAST ELEVATION
SCALE 1/8" = 1'-0"

NO.	BOTANICAL NAME	COMMON NAME	REMARKS	QUANTITY
01	QUERCUS TORONTOENSIS	WHITE OAK	24.15' HIGH	4
02	FRAXINUS AMERICANA	PETER DAMEL	24.15' HIGH	7
03	YUCCA GLAUCA	JAPANESE YEW	4' HIGH	4
04	SPYRAEAE	DOGWOOD		2

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-15-11	PRELIMINARY	AS	AS
2	11-15-11	REVISED	AS	AS
3	12-15-11	REVISED	AS	AS
4	01-15-12	REVISED	AS	AS
5	02-15-12	REVISED	AS	AS

schaffer bonavolonta architects inc
222 SOUTH MADISON
CHICAGO, IL 60607
312 421-6888
111 CHICAGO
ROUND RD, SUITE 101A
BURNHAM, IL 60149
630 283-3433

OAKFIELD, DAIRY QUEEN & RETAIL
BARTLETT, ILLINOIS
SITE PLAN & ELEVATIONS
DATE: 12-15-11
DRAWN: K.A.P.
SCALE: A-1
JOB NO: 1111111111
PAGE: 1 OF 1

COMMUNITY DEVELOPMENT MEMORANDUM
17-137

DATE: June 30, 2017
TO: The Chairman & Members of the Plan Commission
FROM: Angela L Zubko, Village Planner 
RE: **(#17-14) O'Hare's Pub**

PETITIONER

Peggy O'Hare Vance, Owner/Operator of O'Hare's Pub

SUBJECT SITE

207 S. Main Street – Town Center (Directly East of Village Hall)

REQUEST

Special Use Permits:

- a) To sell package liquor (beer and wine only);
- b) Allow outdoor seating; and
- c) Allow live entertainment (acoustical music)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Village Center Mixed Use	PD
North	Commercial	Village Center Mixed Use	PD
South	Commercial	Village Center Mixed Use	PD
East	Condos	Attached Residential- Med.	PD
West	Village Hall	Municipal/Institutional	P-1

DISCUSSION

1. The Petitioner is requesting a **Special Use Permit to sell package liquor (beer and wine only)** at their current location in Town Center.
2. The previous restaurant at this location, La Dolce Vita, received approval for liquor sales by Ordinance #2004-142. The Special Use is associated with the address. Therefore, O'Hare's Pub has been serving alcoholic beverages since it opened in 2016.

3. The Petitioner is also requesting a **Special Use Permit for outdoor seating** with about 36 seats. A 36" fence around the outdoor seating area is required for the outdoor consumption of alcohol and they must maintain an accessible pedestrian walkway between the enclosure and the street. To meet the requirements of the ADA (American with Disabilities Act), there will be 4' of sidewalk between the fence and curb.
4. The Petitioner is also requesting a **Special Use Permit to allow live entertainment** with live acoustical music **only** for St. Patrick's Day celebrations and for private special events.
5. O'Hare's Pub is currently open seven days a week Monday thru Thursday from 11:00 a.m. to 12:00 a.m. and Friday & Saturday from 11:00 a.m. to 1:00 a.m. and Sunday from 11 a.m. to 11 p.m. The Class H liquor license restrictions are Sunday thru Thursday from 8:00 a.m. to 10:00 p.m. and Friday and Saturday from 8:00 a.m. to 12:00 a.m. The petitioner is aware if the special use is granted to sell packaged liquor (beer and wine only) they cannot sell outside of the Class H liquor license hours.

RECOMMENDATION

1. *If the Plan Commission recommends approval of the Special Uses, the Special Uses should be subject to the following conditions and findings of fact:*
 - A. The petitioner shall obtain a liquor license;
 - B. Building permits shall be required for all construction activities;
 - C. The outdoor fence must be installed before serving alcohol outside;
 - D. A maximum of thirty-six (36) seats shall be permitted for outdoor seating in accordance with the Outdoor Seating Plan.
 - E. Live entertainment, permitted indoors only, for St. Patrick's Day celebrations and for private special events, not on a regular basis.
 - F. A request for live entertainment outdoors shall require an approved amplifier permit for each event.
2. At the Village Board Committee meeting on June 20, 2017 the Committee requested a separate vote for each Special Use, including conditions and the findings of fact.

Special Use Permit **to sell packaged liquor (beer and wine only)** with the following conditions and findings of fact:

- A. The petitioner shall obtain a liquor license;
- B. Findings of Fact: Special Use Permit (to sell packaged liquor (beer and wine only))
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;

- ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
- iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Special Use Permit **to allow outdoor seating including serving alcoholic beverages and food** with the following conditions and findings of fact:

- A. Building permits shall be required for all construction activities;
- B. The petitioner shall obtain a liquor license;
- C. A maximum of thirty-six (36) seats shall be permitted for outdoor seating in accordance with the Outdoor Seating Plan.
- D. The outdoor fence must be installed before serving alcohol outside;
- E. Findings of Fact: Special Use Permit (outdoor seating)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Special Use Permit **to allow live entertainment (acoustical music)** with the following conditions and findings of fact:

- A. Live entertainment permitted indoors only for St. Patrick's Day celebrations and for private special events, not on a regular basis.
- B. A request for live entertainment outdoors shall require an approved amplifier permit for each event.
- C. Findings of Fact: Special Use Permit (to allow live entertainment)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the

CD Memo 17-137

June 30, 2017

Page 4

stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

3. Background information is attached for your review and consideration.

ALZ/attachments

x:\comdev\mem2017\137_O'Hare's Pub_package liquor and outdoor seating_pc.docx

May 22, 2017

To The Village of Bartlett, Community Development Department

Subject: Special Use Permit for Outdoor Seating and Class "H" Retail Liquor License

O'Hare's Pub & Restaurant opened downtown Bartlett October 28, 2016. We have been pleased with outstanding results to date. Many of our loyal followers who have patronized our Pub at our old location have followed us to downtown Bartlett. We have met many new guests at this location that are close by residents, people working and enjoying downtown Bartlett, and regular commuters.

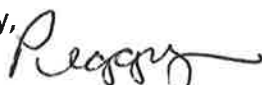
In order to maintain our commitment to superior service and customer accommodation, as our cliental has expanded, we must also be consistent and expand our level of service and sales. We feel strongly that a Class H Liquor License for carry out package sales will meet our goals of superior service and guest satisfaction, especially for those commuters.

In concert we wish to have outdoor seating to enhance our ability to fulfill the requests of our guests. We believe outdoor seating will bring another enjoyable experience to downtown Bartlett.

Both the "H" Class liquor license and the Outdoor seating can only be an asset to our daily business operations.

As always, due regard and precautions will be enacted.

Thank you for your consideration in this matter.

Cordially,

Peggy O'Hare Vance, Owner
O'Hare's Pub & Restaurant
207 S. Main Street
Bartlett, IL 60103
734-646-2942 (cell)
630-372-8878 (Pub)



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 2017-14
RECEIVED
COMMUNITY DEVELOPMENT
MAY 23 2017
VILLAGE OF
BARTLETT

PROJECT NAME O'Hare's Outdoor Seating
AND Retail Liquor Beer/wine

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Peggy O'Hare Vance

Street Address: 318 Mansfield Ct.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: Peggy@oharespub.com

Phone Number: 734-646-2947
cell

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Bartlett Town Center

Street Address: 120 South Riverside Plaza #1200

City, State: Chicago IL

Zip Code: 60606

Phone Number: Steve Malitz / Barry Millman 847-810-8585

OWNER'S SIGNATURE: see letter Date: Dated 2-22-17

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

outdoor seating

retail liquor for beer/wine

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.

Our community welcomes outdoor seating and it will be an enhancement and a draw to people visiting O'Hare's at a downtown location. We will be certain to have proper area with clear walkway.

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.

IN NO way should it be detrimental especially since our business neighbors already have outdoor seating. It will improve business atmosphere in downtown and take into consider a proper walkway.

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.

O'Hare's Pub will adhere to all Village stipulations and conditions to approve the outdoor seating. We have the measurements to allow for plenty of walkway.

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: Peggy O'Hare Vance

PRINT NAME: Peggy O'Hare Vance

DATE: 5-22-17

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: Peggy O'Hare Vance

ADDRESS: 207 S. Main St.

PHONE NUMBER: 630-372-8878

EMAIL: peggy@oharespub.

SIGNATURE: Peggy O'Hare Vance

DATE: 6-1-17

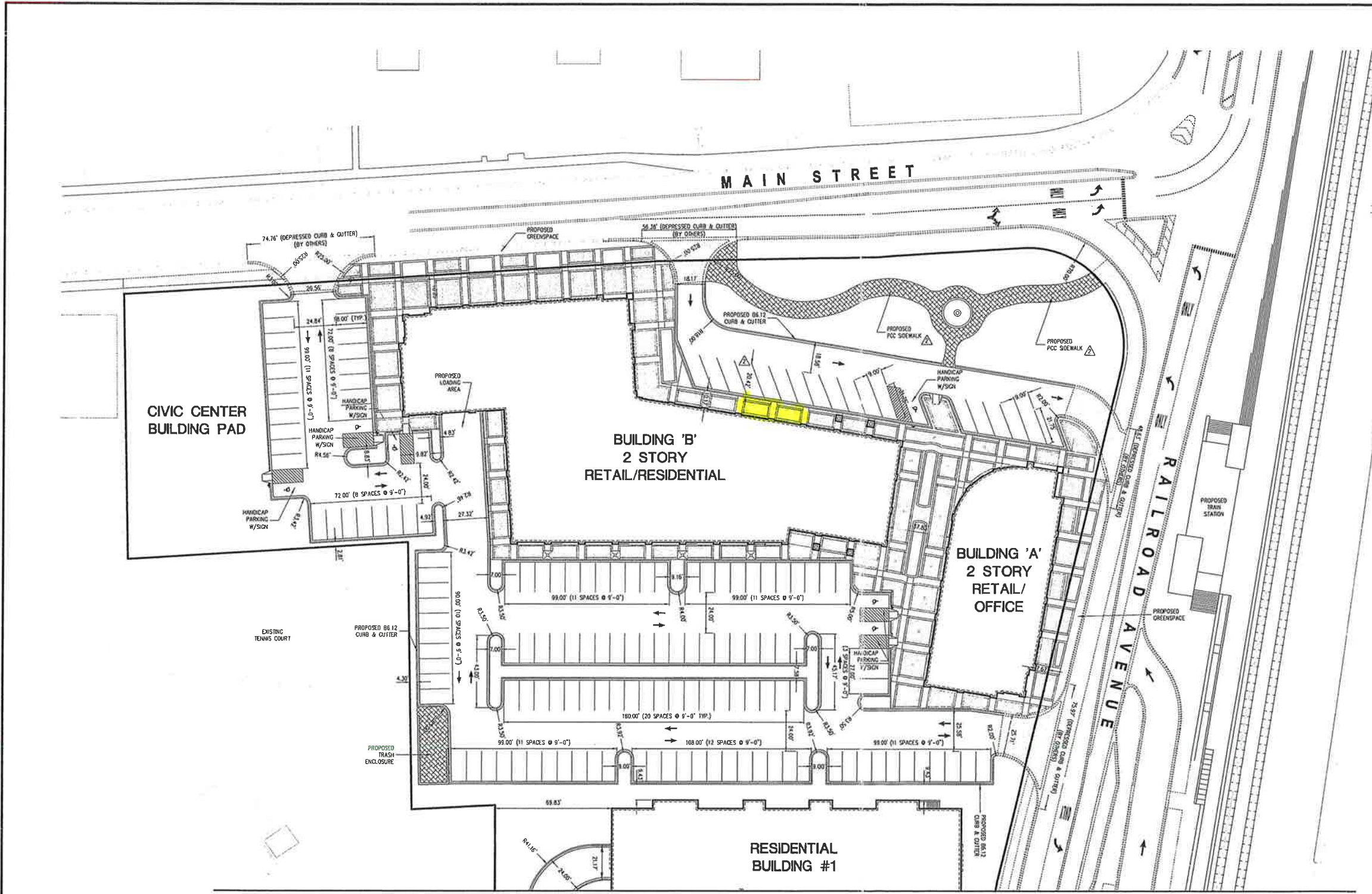
ZONING/LOCATION MAP

207 S. Main St. - O'Hares Pub and Restaurant

Case # 17-14 - Special Uses

PIN 06-34-410-018





AREA CALCULATIONS FOR RETAIL/RESIDENTIAL BUILDINGS:	
BUILDING 'A' 2 STORY RETAIL/OFFICE BUILDING	18,740 GSF
CUSTOMER FLOOR AREA (1ST FLR)	6,442 GSF
CUSTOMER FLOOR AREA (2ND FLR)	6,595 GSF
BUILDING 'B' 2 STORY RETAIL/RESIDENTIAL BUILDING	59,342 GSF
CUSTOMER FLOOR AREA (1ST FLR)	22,654 GSF
RESIDENTIAL FLOOR AREA (1ST FLR)	1,500 GSF
RESIDENTIAL FLOOR AREA (2ND FLOOR)	26,038 GSF
RESIDENTIAL FLOOR AREA (MEZZANINE)	430 GSF
RESIDENTIAL FLOOR AREA (ATTIC SPACE W/ >= 7'-6" HEADROOM)	3,656 GSF
RESIDENTIAL FLOOR AREA (BLDG 'B')	31,024 GSF
AREA CALCULATIONS FOR ENTIRE PROJECT:	
SITE AREA	342,381 GSF
TOTAL CUSTOMER FLOOR AREA (BUILDING 'A' AND 'B')	35,691 GSF
TOTAL RESIDENTIAL AREA (BUILDING 'B' AND 1-5)	427,634 GSF
TOTAL PROJECT AREA (BUILDINGS A, B, AND 1-5)	474,692 GSF
FAR (BUILDINGS A, B, AND 1-5 VS. SITE AREA)	1.386
BUILDING COVERAGE (BUILDINGS A, B, AND 1-5)	135,033 GSF

PARKING CALCULATIONS:	
RETAIL AND RESIDENTIAL AREA (BUILDINGS 'A' AND 'B') SURFACE PARKING	
TOTAL NUMBER OF PARKING SPACES	161 SPACES
NUMBER OF HANDICAP ACCESSIBLE SPACES	6 SPACES
TYPICAL PARKING SPACE SIZE	9'W x 18'D
TYPICAL HANDICAP PARKING SPACE SIZE (INCLUDING LOADING ZONE)	16'W x 18'D

**RECEIVED
COMMUNITY DEVELOPMENT**

APR - 4 2008

**VILLAGE OF
BARTLETT**

- NOTES:
- ALL DIMENSIONS ARE TO BACK OF CURB OR LOT CORNER, UNLESS OTHERWISE NOTED.
 - FOR ACCURATE BOUNDARY INFORMATION, SEE FINAL SUBDIVISION PLAT.
 - ALL PROPOSED STRIPING (IN PARKING AREAS) SHALL BE 4 INCH WIDE YELLOW PAINT.
 - ALL PROPOSED CURB SHOWN HEREON IS 06.12 CURB AND CUTTER, UNLESS OTHERWISE NOTED.
 - BUILDING ENVELOPES SHOWN AS REFERENCE PER FINAL PLAT OF SUBDIVISION PREPARED BY PAVIA-MARRING COMPANY, INC (PAC) FOR FURTHER INFORMATION, REFER TO THE FINAL PLAT PREPARED BY PAC.

04-26-2006 ISSUE FOR FULL BUILDING PERMIT

BARTLETT TOWN CENTER
SOUTHEAST CORNER OF MAIN STREET AND RAILROAD STREET
BARTLETT, ILLINOIS

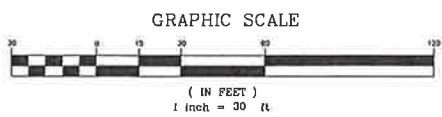
GEOMETRIC PLAN (RETAIL)	DRAWN BY: RAR	CHECKED BY: MDC
	SCALE: 1"=30'	DATE: 06-28-03
	JOB NUMBER: 03-113	SHEET: 6 OF 12

Consulting Civil Engineering
Land Planning & Surveying
633 Rogers Street
Downers Grove, Illinois 60515
voice 630-434-2780
fax 630-434-2781

#	DATE	DESCRIPTION
1	08-18-03	PER VILLAGE REVIEW COMMENTS
2	09-15-03	PER VILLAGE REVIEW COMMENTS
3	10-02-03	ISSUE FOR PERMIT
4	10-07-03	PER VILLAGE REQUIREMENTS
5	01-07-04	PER CLIENT
6	04-14-04	PER CLIENT
7	06-10-04	PER MRRD SUBMITTAL
8	07-26-04	PER MRRD REVIEW

C.M. Lavoie & Associates, Inc.

- CONCRETE SIDEWALK PAVING
- EXISTING SIDEWALK (PREVIOUSLY INSTALLED BY VILLAGE OF BARTLETT)
- EXISTING DRIVEWAY ENTRANCE AGGREGATE BASE COURSE & BITUMINOUS BINDER COURSE (PREVIOUSLY INSTALLED BY VILLAGE OF BARTLETT)
- SIDEWALK IMPROVEMENTS FOR METRA PROJECT (BY OTHERS)



© Copyright, 2003 C. M. Lavoie & Associates, Inc. These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

SEE SHEET 7 OF 12

- REVISED PLANS PER SITE PLAN REVISIONS RECEIVED PER PAVIA-MARRING FAX DATED 07-22-03 AND REVIEW COMMENTS FROM VILLAGE OF BARTLETT DATED JULY 25, 2003.
 - REVISED SHADING PATTERNS ON PLAN AND LEGEND TO BE MORE LEGIBLE AND TO DENOTE VILLAGE OF BARTLETT'S SCOPE OF WORK AS EXISTING.
 - REVISED NOTES PERTAINING TO GEOMETRIC PLAN ONLY.
 - ADDED AREA AND PARKING CALCULATIONS TABLE.
 - ADDED HANDICAP PARKING STRIPING.
- REVISED PLANS PER SITE PLAN REVISIONS RECEIVED PER SOLOMON CORNWELL BUENZ & ASSOCIATES FAX DATED 09-10-03.
 - REVISED WALKWAY LOCATED EITHER SIDE OF THE FOUNTAIN.
 - ADDED RIGHT ANGLE DISTANCE AT THE PARKING LOCATED WEST SIDE OF THE COMMERCIAL BUILDING.
- REVISED PLANS PER MRRD LETTER DATED JULY 19, 2004.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER MRRD LETTER DATED AUGUST 25, 2004.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER SDB DESIGN E-MAIL DATED 11-10-04.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER NEW ENGLAND BUILDERS MEMORANDUM DATED 01-05-05.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER CLIENT REQUEST ON 08-19-05.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER SDB DESIGN E-MAIL DATED 09-28-05.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER SDB DESIGN E-MAIL DATED 11-10-05.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER SITE PLAN REVISIONS RECEIVED PER SOLOMON CORNWELL BUENZ & ASSOCIATES FAX DATED 09-10-03.
 - REVISED NOTES PERTAINING TO GEOMETRIC PLAN ONLY.
 - ADDED AREA AND PARKING CALCULATIONS TABLE.
 - ADDED HANDICAP PARKING STRIPING.
- REVISED PLANS PER PHONE CONVERSATION WITH TOWN OF BARTLETT FIRE DEPARTMENT DATED OCTOBER 7, 2003.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER FAX RECEIVED FROM CLIENT DATED JANUARY 7, 2004.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER FAX RECEIVED FROM SOLOMON CORNWELL BUENZ & ASSOCIATES INC. DATED APRIL 6, 2004.
 - NO REVISIONS THIS SHEET.
- REVISED PLANS PER MEETING AT VILLAGE OF BARTLETT JUNE 9, 2004.
 - NO REVISIONS THIS SHEET.



20 MAY 17



4' opening walkway

4' 0" ↓

left panels



OUTDOOR SEATING AREA

OPEN

7' OFF the wall
45'

D'HARES PUB & RESTAURANT

207 S. MAIN ST.

630-372-8878

GREAT FOOD

GREAT TIMES

