

VILLAGE OF BARTLETT

COMMITTEE AGENDA

SEPTEMBER 1, 2015

PLANNING & ZONING

1. Daniela's Bistro Special Use – Liquor and Outdoor Seating
2. Mr. Carwash Site Plan Amendment



Agenda Item Executive Summary

Case # 15-09 - Daniela's special use for liquor and outdoor seating for a video gaming establishment

Item Name _____ Committee or Board Village Board Committee

BUDGET IMPACT			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		
EXECUTIVE SUMMARY			
A request for two SPECIAL USE PERMITS (a) to serve liquor and (b) to allow outdoor seating in conjunction with Daniela's video gaming establishment located at the northwest corner of Bartlett and Hickory Avenues at the former Station Cleaners site in the Cartland Building.			
ATTACHMENTS (PLEASE LIST)			
<u>Revised Site Plan/Floor Plan</u> , Original Site Plan/Floor Plan, CD Memo, Applicant Cover Letter, Owner Authorization Letter, Application, Location Map, Site Plan, fence detail			

ACTION REQUESTED

For Discussion Only to discuss the revised Site Plan/Floor plan and move on to the Plan Commission to conduct the public hearing on the REVISED outdoor seating plan and special use.

Resolution _____


Ordinance _____

Motion _____

Staff: Jim Plonczynski Date: 8/25/15

COMMUNITY DEVELOPMENT MEMORANDUM

15-185

DATE: August 24, 2015
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski,  Director
RE: **(#15-09) Daniela's**

PETITIONER

Peter Zaikowski

SUBJECT SITE

300 Bartlett Avenue – Cartland Building (NWC Bartlett and Hickory Avenues)

REQUEST

Special Use Permits – a) To Serve Liquor and b) for Outdoor Seating in conjunction with a video gaming establishment

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-1
North	Residential	Residential	SR-4
South	RR	Utility	RR*
East	Commercial	Commercial	B-1
West	Parking	Commercial	B-1

*Metra RR tracks

MOST RECENT DISCUSSION

1. The petition was discussed at the August 18, 2015 Village Board's Planning and Zoning Committee. The trustees expressed concern with the size of the establishment, whether or not the project was a café or a video gaming establishment and the impact on the surrounding property. Several Trustees thought that the interior should include two restrooms and have additional seating and be more of a café style restaurant. Several residents and an adjacent business owner came out against this use at this location.

2. The petitioner stated that his intent was to provide an opportunity to do both a café and provide the gaming experience. His intent is to eventually purchase the whole building and put in a restaurant where the medical office is located and the video gaming would be adjacent to this use. The petitioner wanted to start with a smaller investment and build from the success of it to re-develop the whole building.
3. The petitioner submitted the attached **revised site and floor plan** that adds a restroom, increases the seating from 9 to 28 and reduces the number of video games to four. The petitioner is seeking direction and input from the Village Board Committee to proceed with this revised site/floor plan.
4. The required parking for the revised site and floor plan would increase from three (3) to ten (10) parking spaces for this use. The Cartland building has 39 parking spaces.
5. Staff believes that the change to the project may require another public hearing and review of the outdoor seating area by the Plan Commission.

PREVIOUS DISCUSSION

6. The petitioner is requesting a Special Use Permit to serve liquor and to allow outdoor seating in conjunction with a video gaming establishment within the existing Cartland Building in the former Station Cleaners space.
7. The Village Board approved video gaming in the Village of Bartlett on July 17, 2012. Currently, the Village has three stand-alone video gaming establishments.
8. The petitioner has entered into a lease in the former Station Cleaner site with the owner. They are proposing to open a video gaming establishment that will provide food and refreshments including liquor for adults that wish to game outside of a casino environment in accordance with the state laws.
9. The establishment would include a food service area with 4 seats as well as an "entertainment area" with five (5) gaming stations (which is the state maximum). Total number of seats will be 9 with 1 employee.
10. There will also be an outdoor seating area during nice weather for those patrons wishing to dine and drink outside of the facility (see diagram). The petitioner will move his indoor tables and chairs outside during nice weather. There will be no outdoor gambling.
11. The State Law requires establishments operating video gaming machines to have a valid liquor license. The petitioner is proposing to offer liquor, beer, and wine for their patrons. They have applied for a Class A Liquor License.

12. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.
13. The proposed hours of operation for the video gaming establishment would be, Sunday -Thursday 9:00 AM to 12:00 AM, and Friday and Saturday, 9 PM to 2 AM. These proposed hours meet the restrictions for the Class A license of Sun.-Thurs. 8:00 AM to 1:00 AM and Fri.-Sat. 8:00 AM to 2:00 AM.
14. Parking for the Cartland Building consists of 39 spaces located west of the building. This use would require 3 parking spaces. There are five (5) public parking spaces directly in front of the building. There appears to be sufficient parking for this use.

RECOMMENDATION

1. The Staff recommends approval of the special uses for serving liquor in conjunction with a video gaming facility and outdoor seating requested with the following conditions and findings of fact;
 - A. The petitioner shall obtain all required building permits;
 - B. The petitioner shall obtain a Class A liquor license;
 - C. The petitioner shall obtain a Village Video Gaming License;
 - D. The outdoor seating area shall be limited to a maximum of four (4) seats;
 - E. The outdoor seating shall only be allowed in the area identified in the Outdoor Seating Plan received by the Community Development Department on 4/24/15;
 - F. The outdoor seating area fence detail shall be submitted and approved by the Community Development Department;
 - G. The outdoor seating area shall be maintained and free from trash and debris at all times;
 - H. That the hours of operation for the outdoor seating area shall be restricted to Sunday -Thursday 11:00am-10:00pm and Friday and Saturday 11:00am-11:00pm ;
 - I. The tables and chairs will be brought inside every evening; and
 - J. Findings of Fact (Special Uses - Outdoor Seating & Serving Liquor)
 - i. The proposed video gaming establishment serving liquor and providing outdoor seating at 300 Bartlett Avenue is desirable and will provide a service and facility which is in the interest of public convenience and will contribute to the general welfare or the community;
 - ii. That this 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;
 - 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. The Plan Commission conducted the public hearing and reviewed the petitioner's request for Special Use Permits – To Serve Beer & Wine and have Outdoor Seating at their July 9, 2015 meeting. Numerous residents in the neighborhood to the north of the commercial area came out and spoke against the special use permit at the public hearing. In addition, a letter of support for the project was submitted and entered in to the record.

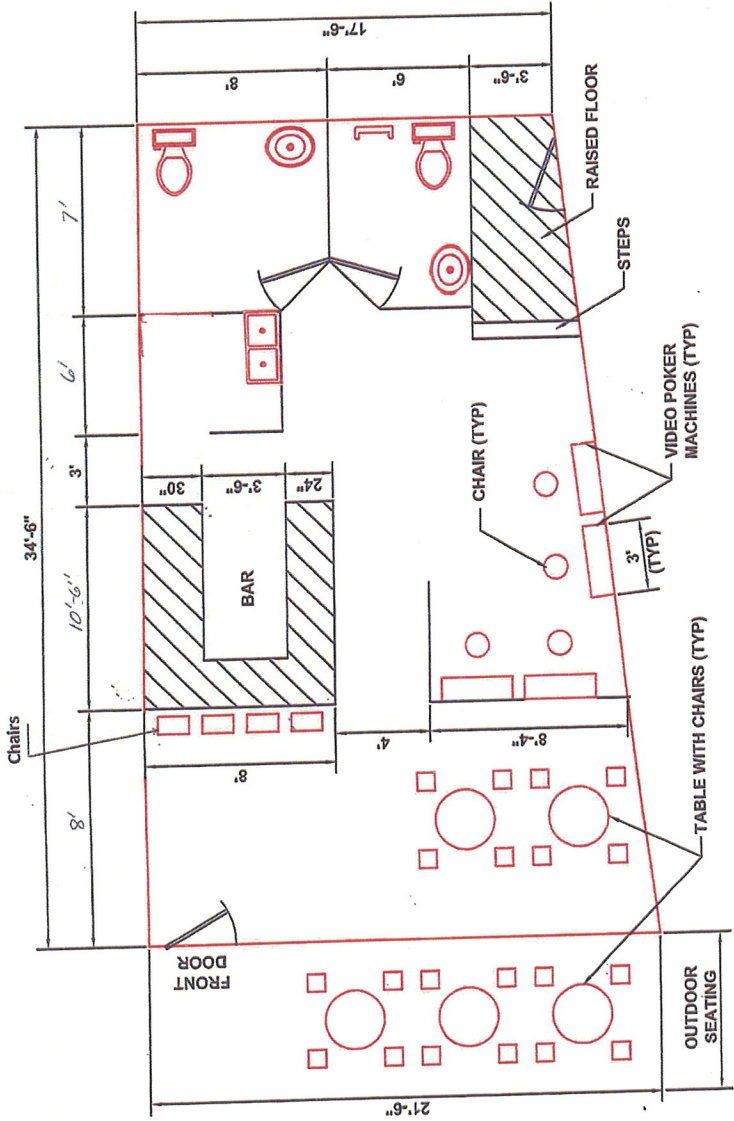
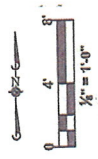
The Plan Commission **failed to approve** a positive recommendation of the petitioner's request for the Special Use Permits to the Village Board. Therefore, the petition will move forward to the Village Board without a positive recommendation.

3. The Village Board's Planning and Zoning Committee reviewed the petitioner's request and the record of the Plan Commission's public hearing at their August 18, 2015 meeting. The Trustees were concerned with placing another video gaming establishment in the Village and believed that the neighbors' concerns for the project focused more on the negative impact of the video gaming on the area.
4. Attached is the revised Site Plan/Floor Plan, the original Site Plan/Floor Plan and background information for your review.

/jjp/attachments

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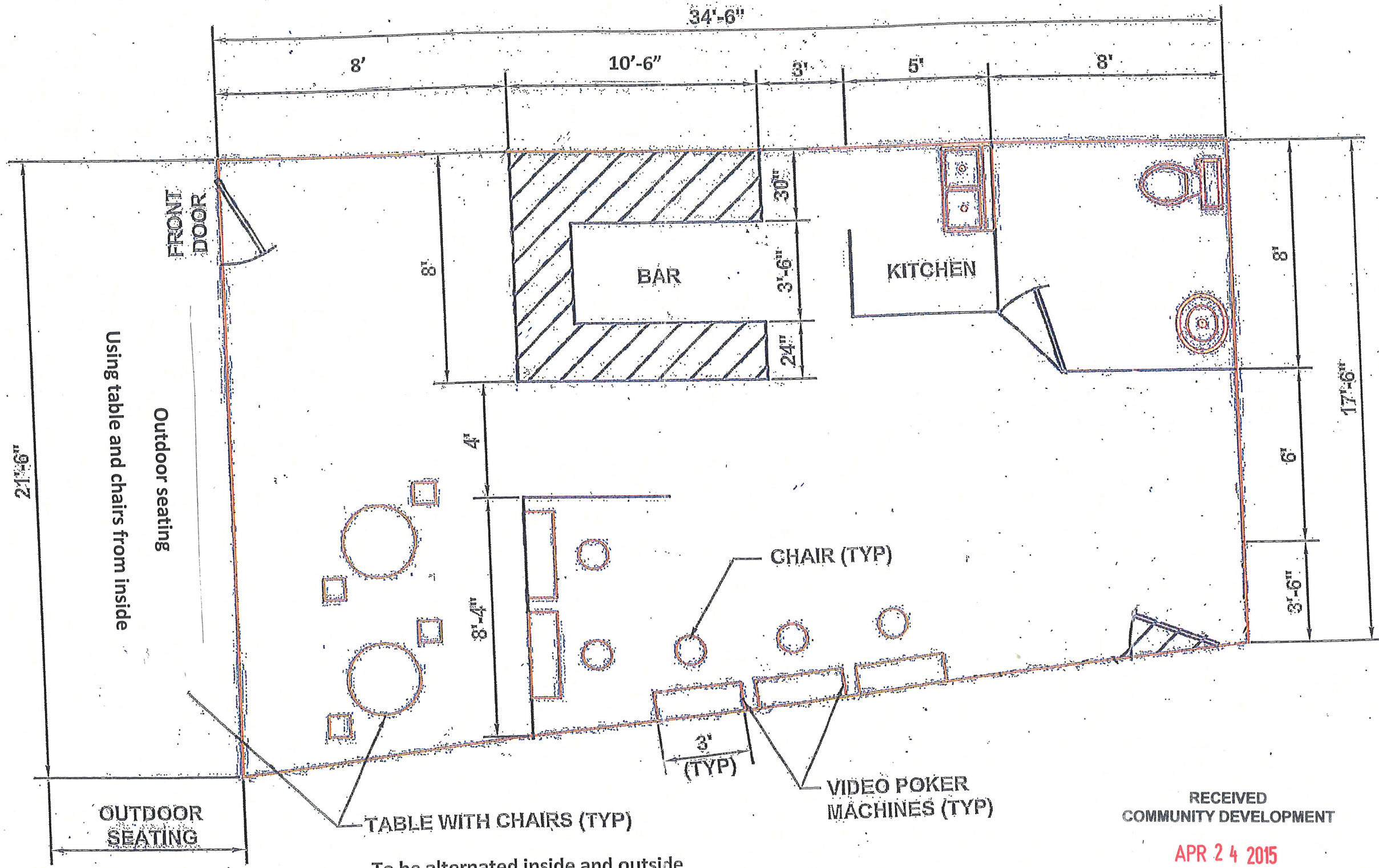
Revised site plan



BARTLETT AVENUE

Max # of Employees 2

BARTLETT AVENUE



To be alternated inside and outside

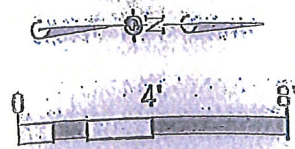
Max # of Employees 1

Total seats 9

RECEIVED
COMMUNITY DEVELOPMENT

APR 24 2015

VILLAGE OF
BARTLETT



RECEIVED
COMMUNITY DEVELOPMENT

APR 24 2015

VILLAGE OF
BARTLETT

PDS Enterprises Bartlett LLC
Daniela's Bistro
Peter Zaikowski
1572 Knoll Crest
Bartlett IL 60103
630-512-7312
peterzaikowski@gmail.com

March 10, 2015

Village of Bartlett
Request for Special Use permit
228 S. Main Street
Bartlett IL 60103


Dear President and Board of Trustees:

PDS Enterprises Bartlett LLC. is locally owned, and operated by Peter and Daniela Zaikowski, residents of Bartlett Illinois with over 30 years' experience in the restaurant and bar industry . We are looking to open Daniela's Bistro at 300 Bartlett Ave. Daniela's Bistro will provide a comfortable place for locals to come for a premium gaming experience, striving to be the gaming Bistro of choice for the locals in Bartlett and surrounding suburbs.

Daniela's Bistro will be a unique gathering place. Providing exemplary service (imagine walking into a cozy environment and being warmly greeted each day with a smile), a simple yet unique themed menu and fun atmosphere will create a sense of 'belonging' for locals and visitors alike. Our credo is: "A happy enthusiastic environment creates a happy enthusiastic guest"

Daniela's Bistro wants to be part of the community; we are planning to join the Chamber of Commerce as well as hosting many charity events. We have enjoyed being residents of Bartlett and want to help keep the friendly and neighborhood feel that brought us to live in Bartlett

Sincerely,



Peter Zaikowski

President

PDS Enterprises Bartlett LLC.

John T. Cartland
4024 Dundee Road
Northbrook, IL 60062

May 9, 2015

Mr. Tony Fradin, CEcD
Economic Development Coordinator
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Fax: 630-540-5436

RE: 300 Bartlett Avenue
Bartlett, IL

RECEIVED
COMMUNITY DEVELOPMENT

MAY 11 2015

VILLAGE OF
BARTLETT

Dear Tony:

Please be advised that I am the owner of the above referenced property, and I give my permission for Pete Zaikowski of PDS Enterprises Bartlett, LLC to apply for a special use permit to conduct a video gaming facility in my building.

If you have any questions, please feel free to contact me. The best place to reach me is on my cell at 847-337-0637.

Cordially,


John T. Cartland



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 15-09
RECEIVED
COMMUNITY DEVELOPMENT
(Village Stamp)
APR 24 2015
VILLAGE OF BARTLETT

PROJECT NAME: Daniela's Bistro
(Please type or complete in blue or black ink.)

PETITIONER INFORMATION

Name: PETER ZAIKOWSKI
Address: 1572 Knoll Crest
Bartlett IL 60103

Phone: _____
Fax: _____
Mobile: 630-512-7312
Email: PETER.ZAIKOWSKI@gmail.com

PROPERTY OWNER INFORMATION

Name: John Cartland
Address: 304 S Hickory Av
Bartlett IL 60103

Phone: 847-322-8716
Fax: _____
Mobile: _____
Email: _____

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

Class A liquor sales & video gaming
outdoor seating

PROPERTY INFORMATION

Common Address/General Location of Property: 300 Bartlett Ave.
Bartlett IL 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-403-014-000

Zoning: B-1 Land Use: commercial
(Refer to Official Zoning Map)

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

Acreage: _____

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney: Rosario A. Picone Jr
510 S East Av Oak Park IL 60304

Surveyor: _____

Other: _____

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.

We Believe that this will be A great
Location for Daniela's. It will offer A safe
and comfortable place for the community to come
eat, drink and enjoy A premium gaming experience.

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.

This use will Bring NO such harm
to the community. It will only
Bring value to our community.

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.

We will safely Follow All
Rules AND regulations.

ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda for a public hearing.

SIGNED: _____
PRINT NAME: PETE ZAIKOWSKI
DATED: 3-10-2015

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, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: PETE ZAIKOWSKI
ADDRESS: 1572 Knoll Crest
Bartlett IL 60103
PHONE NUMBER: 630-512-7312
SIGNED: _____
DATED: 3-10-2015

View from W. Bartlett Ave & S Hickory Ave

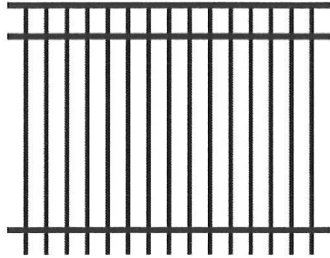


Jefferson 3 ft. x 6 ft. Black Aluminum Fence Panel

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COMMUNITY DEVELOPMENT

MAY 21 2015

VILLAGE OF
BARTLETT



PRODUCT OVERVIEW

Model # RS36B202SN

Internet # 205311139

Jefferson style Aluminum Fence combines the strength and beauty of wrought iron fences with the rust-free properties of aluminum. They can withstand years of moisture, wind, salt and chlorine without rusting or needing repainting. This fence will add prestige and value to any property. No other fence will do so much to enhance the beauty of your home, pool or yard. They are constructed from an exclusive high-strength aluminum alloy called HS-35. This remarkable material has the strength of steel (yield strength of 35,000 psi), but will never rust, even in coastal areas or around swimming pools. Jerith's durable powder coated finish is guaranteed not to crack, chip or peel for as long as you own your fence. Our coating is an environmentally safe, high quality alternative to paint. It is far more durable, fade-resistant and scratch resistant than other fence coatings, which is why we give a lifetime warranty on our products. All Jerith fences, gates and posts are assembled with hidden, stainless steel fasteners for outstanding corrosion resistance and strength. These hidden fasteners allow the fence sections to follow the slope of the ground without any modifications. Finally, our products are extruded, fabricated, coated and assembled entirely in the United States. We pride ourselves on being price competitive while still manufacturing our products in Philadelphia, as we have done for over 50-years.

- Elegant, traditional design adds prestige and value to any property
- Design gives clear view into enclosed area for an open feeling
- Pre-assembled for ease of installation and convenience
- Limited lifetime warranty on workmanship, materials and coating for as long as you own your fence
- Made in the United States
- Also available in green, bronze and white finishes at Home Depot locations (not available online)
- Section will support 300 lb. load without permanent deformation
- Full sections can traverse up to a 22 in. incline from one side of the panel to the other
- 6 ft. Long sections can be easily cut down to size when smaller panels are required

LOCATION MAP





Agenda Item Executive Summary

Case # 15-17 - Mr. Carwash- 1125 W. Stearns
 Item Name Road- Site Plan Amendment Committee or Board Village Board Committee

BUDGET IMPACT			
<i>Amount:</i>	n/a	<i>Budgeted</i>	n/a
<i>List what fund</i>	n/a		
EXECUTIVE SUMMARY			
A SITE PLAN AMENDMENT to add 6 arch vacuum stations including 6 parking stalls to be located north of the building.			
ATTACHMENTS (PLEASE LIST)			
CD Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Landscape Plan.			

ACTION REQUESTED

For Discussion Only to discuss the project and move it forward to the Plan Commission for further review.

Resolution _____

Ordinance _____

Motion_____

Staff: Jim Plonczynski, Community Develop. Director Date: 8/21/15

COMMUNITY DEVELOPMENT MEMORANDUM

15-183

DATE: August 24, 2015
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD Director
RE: **(#15-17) Mr. Carwash**

PETITIONER

Mr. Carwash- Dino Re

SUBJECT SITE

1125 W. Stearns Road

REQUEST

Site Plan Amendment to install six arch vacuum stations including parking.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-4
North	Commercial	Commercial	B-3 PUD
South	Commercial	Commercial	B-4
East	Commercial	Commercial	B-3
West	Forest Preserve	Open Space/Recreation	SR-3 PUD

DISCUSSION

1. The Petitioner is requesting a Site Plan Amendment to a 1.46 acre carwash site to install six arch vacuum stations on the north side of the property with accompanying parking stalls. The building also houses Meineke Car Care and was granted a special use for the carwash, a variance for rear yard parking and site plan approval in May, 2004 by Ordinance #2004-54 (Case 2003-50).
2. Per Ordinance #2000-85 the Home Depot Shopping Center was granted a variance to allow parking in the 60 foot front yard setback creating a ten foot front yard setback along Stearns Road.
3. Currently there are 3 car vacuums along the North side of the building in the drive aisle of the carwash line. The petitioner proposes to remove those three and put in six diagonal parking stalls with the arched vacuums so the cars will not be in the way of the drive aisle to get to the carwash.

CD Memo 15-183

August 24, 2015

Page 2

4. Engineering and Landscape Plans are currently being reviewed by the Staff.

RECOMMENDATION

The Staff recommends forwarding the Petitioner's request for a Site Plan Amendment to the Plan Commission for further review and discussion.

A copy of the approved Site Plan, revised Site Plan, Elevations and additional background information are attached for your review.

alz/attachments

x:\comdev\mem2015\183_Mr. Carwash_siteamend_vbc.docx

PARKING CALCULATIONS	
EMPLOYEES:	6
REQUIRED PARKING:	3
DETAILING BAYS:	4
REQUIRED PARKING:	8
TOTAL REQUIRED PARKING:	11
TOTAL PROVIDED:	18

ZONING INFORMATION	
ZONING:	B-4 COMMUNITY SHOPPING DISTRICT
BUILDING HEIGHT:	22 FT.
MAX. BUILDING HEIGHT:	25 FT.
FLOOR AREA RATIO:	.015
MAX. FLOOR AREA RATIO:	.5
SITE AREA:	63,407 S.F. (1.456 ACRES)

- DRAWING INDEX:**
- A1 SITE PLAN
 - A2 FLOOR PLAN
 - A3 ELEVATIONS
 - A4 PHOTOMETRICS

STATEMENT OF COMPLIANCE:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND EXTENT OF MY CONTRACTUAL OBLIGATION, THAT THEY ARE IN COMPLIANCE WITH THE "ENVIRONMENTAL BARRIERS ACT," THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM CODE 400) AND THE LOCAL BUILDING CODES AND ORDINANCES.

SIGNED: _____
 ILLINOIS REGISTRATION NUMBER: 1-018734
 EXPIRES: NOVEMBER 30, 2004

DESIGN STUDIO C
 987 CORPORATE CIRCLE, SUITE C
 GRAYSLAKE, ILLINOIS 60030
 (847) 543-1347 FAX (847) 543-0501

RECEIVED
 COMMUNITY DEVELOPMENT
 NOV 3 2004
 VILLAGE OF
 BARTLETT

MR. CAR WASH
LILA CONSTRUCTION
 LOT 3 HOME DEPOT-BARTLETT SUBDIVISION, BARTLETT, ILLINOIS

REV.	DATE
A	2.17.2004
B	3.11.2004
C	9.1.2004

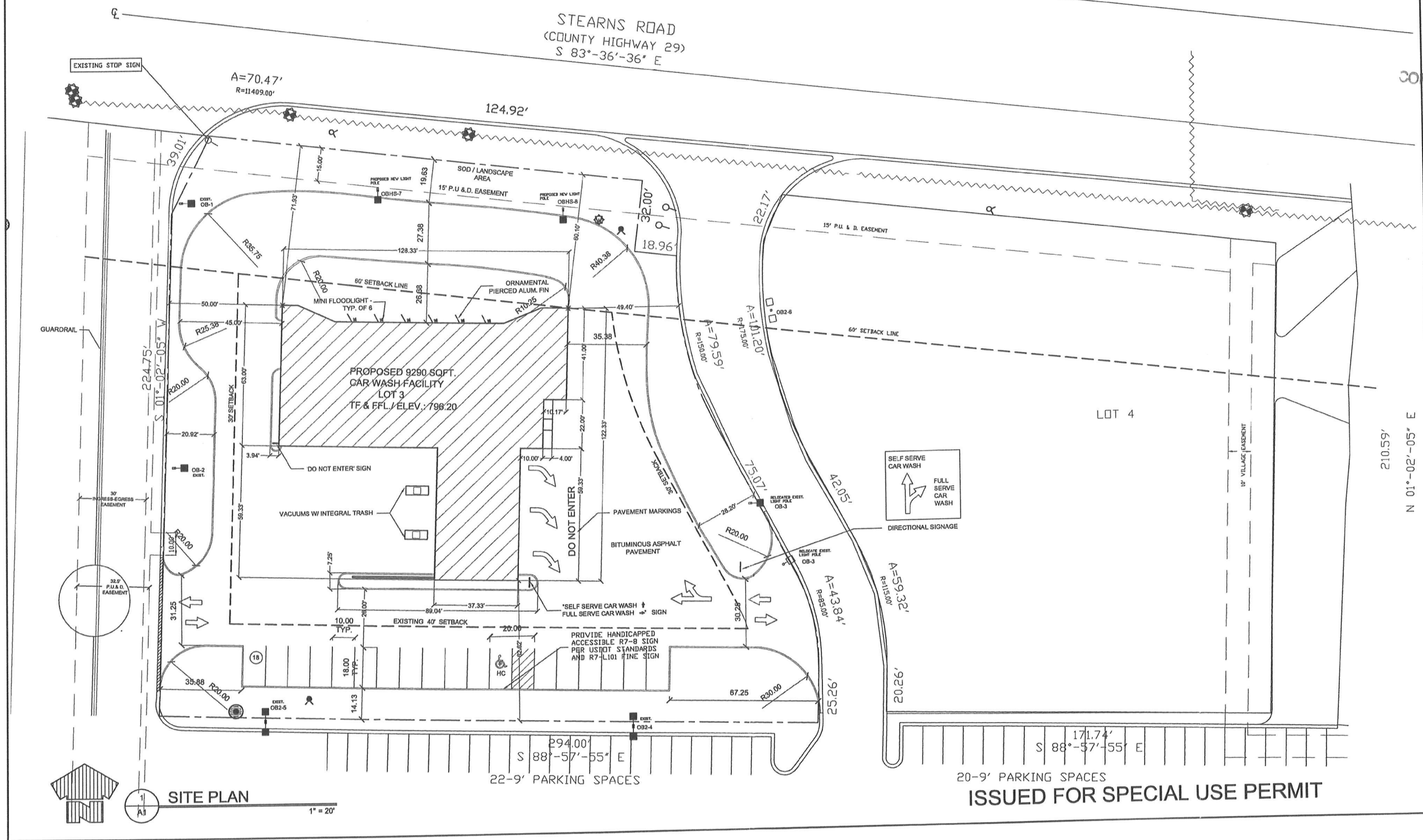
SHEET TITLE
 FLOOR PLAN

DATE
 11.12.2003

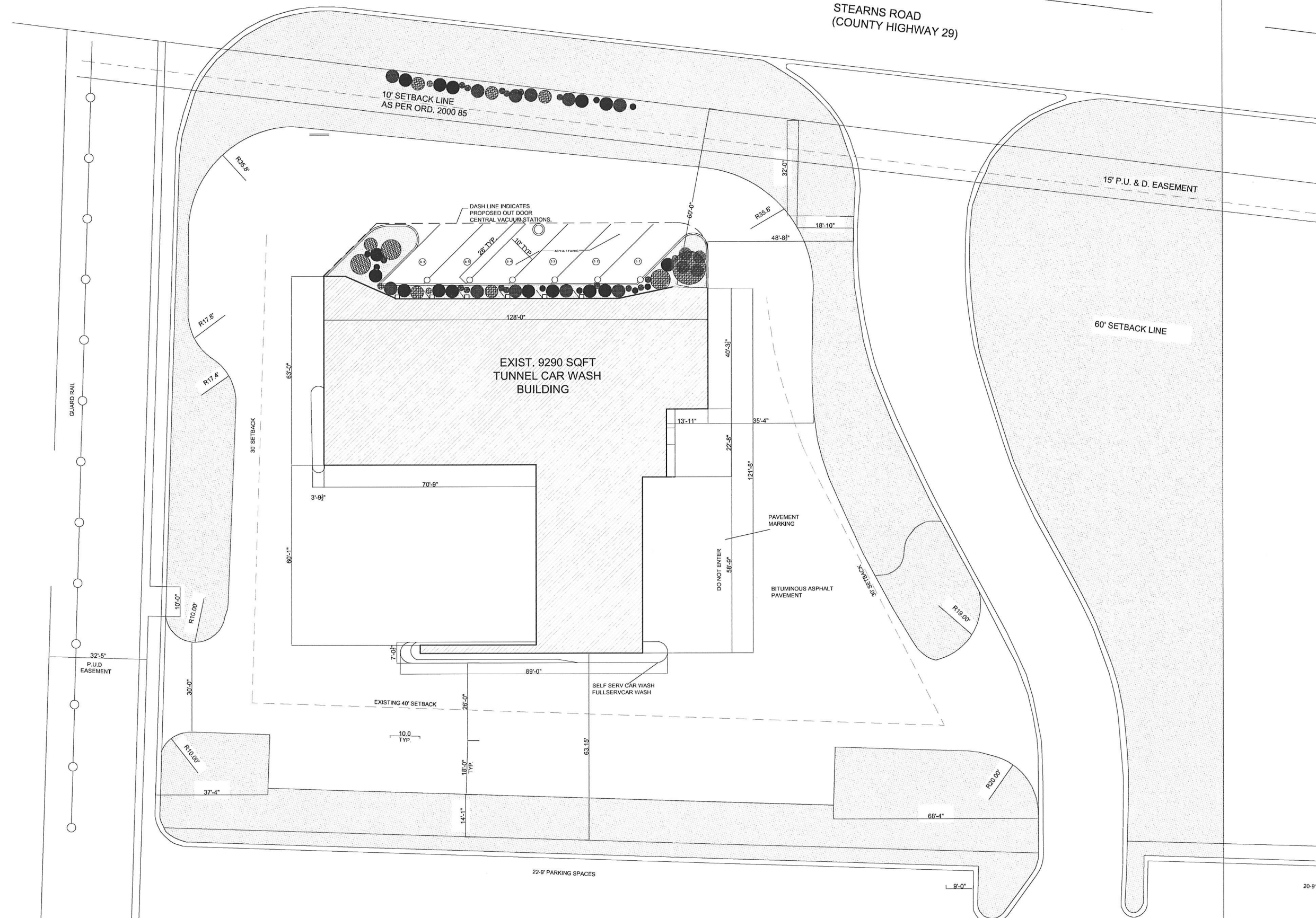
PROJECT NO.
 2003-060

SHEET
A1

EXISTING SITE PLAN



SITE PLAN



1 PROPO. SITE PLAN
SCALE: 1"=15'-0"



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NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE PRIOR WRITTEN PERMISSION OF NOVA DESIGN BUILD, INC.

DWG. TITLE: PROPOSED SITE PLAN

DRAWN BY:	CHECKED BY:
NO.	REMARKS
DATE	SITE PLAN SUBMISSION.
07-28-15	
A	

CA-1-1

NOTICE TO BIDDERS
THIS DRAWING MAY NOT BE USED FOR BID AND/OR ESTIMATE PURPOSES AFTER TWO WEEKS FROM THE BID ISSUANCE DATE ON THE DWG. WITHOUT FURTHER CONFIRMATION BY NOVA DESIGN BUILD, INC.

PROPOSED SITE PLAN
MR. CAR WASH

1125 WEST STERNS ROAD, BARTLETT, IL 60103

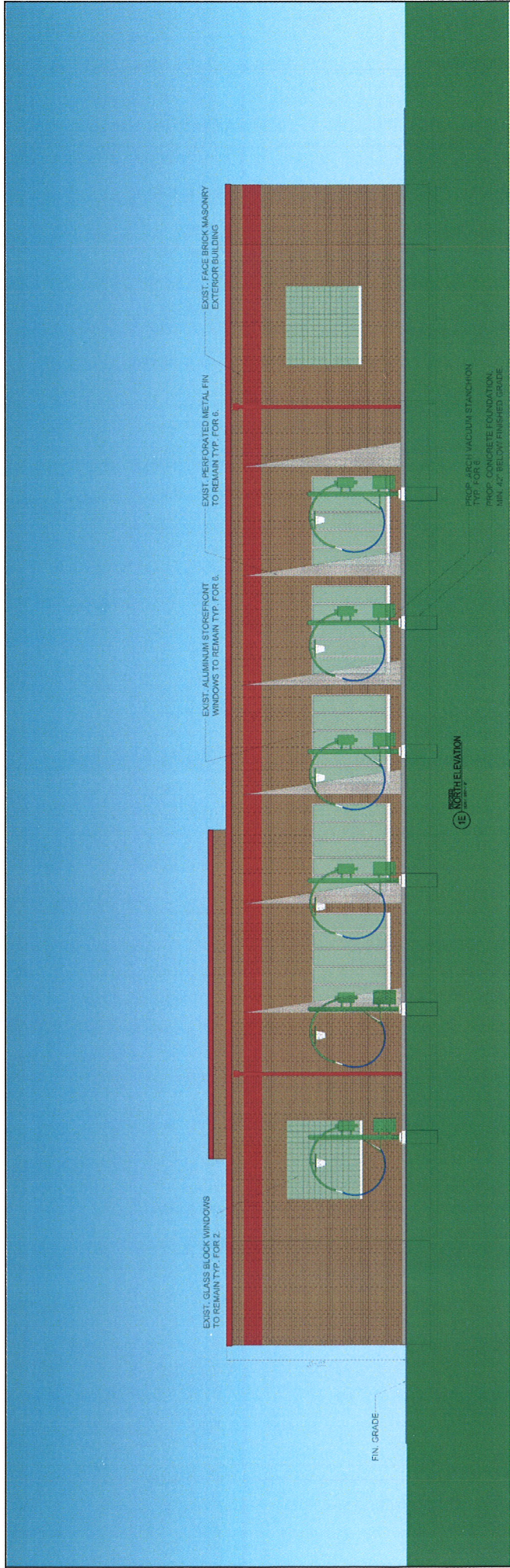
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NOVA DESIGN BUILD, INC.

ARCHITECTS ENGINEERS

2044 TECHNY ROAD NORTHBROOK, IL 60062
PHONE NO. (847) 514 0704 / FAX NO. (888) 769 6358





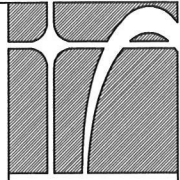
PROPOSED CAR VACUUMS AT MR. CAR WASH
 1125 WEST STEARNS RD, BARTLETT IL, 60103

NOVA DESIGN BUILD INC.
 847-514-0704 | njmodi@gmail.com

**RECEIVED
 COMMUNITY DEVELOPMENT**

AUG 11 2015

**VILLAGE OF
 BARTLETT**



NOVA DESIGN BUILD, INC.
 ARCHITECTS ENGINEERS
 2044 TECHNY ROAD NORTHBROOK, IL, 60062
 PHONE NO. (847) 514 0704 / FAX NO. (888) 769 6358

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PROPOSED ELEVATIONS
MR. CAR WASH
 1125 WEST STERNS ROAD, BARTLETT, IL 60103

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 AFTER TWO WEEKS FROM THE BID ISSUANCE DATE ON THE DWG. WITHOUT
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DWG. TITLE: **EXIST. AND PROPO. EXTERIOR ELEVATIONS**

DRAWN BY:	CHECKED BY:
NO. 07-28-15	DATE
A	REMARKS
	SITE PLAN SUBMISSION

DWG. NO. **A-2-1**

