

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**JUNE 19, 2018**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

250 Wilcox Court - Variation

220 Aron Court - Variations

**COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GABRENYA**

May's Lounge Special Use Permit

Gambit's Ordinance Amendment & Special Use Permit



# Agenda Item Executive Summary

Item Name 250 Wilcox Court - Variation Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The Petitioners are requesting a 7-foot **variation** from the required 10-foot separation between an accessory structure and the principal structure (single family residence) to allow an 11'x17' shed to be located in the rear yard. The shed would be located approximately 3' from the covered patio and 8' from the south elevation of the house.

The **Zoning Board of Appeals** reviewed the variation request, conducted the public hearing and recommended **approval** at their June 7, 2018 meeting.

## ATTACHMENTS (PLEASE LIST)

CD Memo, Zoning Board of Appeals Meeting Minutes, Applicant Cover Letter, Application, Location Map and Plat of Survey

## ACTION REQUESTED

- For Discussion Only - To review the Petitioner's request and forward to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 6/11/2018

**COMMUNITY DEVELOPMENT MEMORANDUM**

**18-97**

DATE: June 11, 2018  
TO: Paula Schumacher, Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#18-11) 250 Wilcox Court**

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**PETITIONER**

Edward & Jennifer Paladino

**SUBJECT SITE**

250 Wilcox Court, Lot 13 in the Amy Subdivision

**REQUESTS**

Variation – Accessory Structure less than 10 feet from the Principal Structure

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Single Family</b>	<b>Suburban Residential</b>	<b>SR-3 PUD</b>
North	Single Family	Suburban Residential	SR-3 PUD
South	Single Family	Suburban Residential	SR-3
East	Single Family	Suburban Residential	SR-3 PUD
West	Single Family	Suburban Residential	SR-3

**DISCUSSION**

1. The subject property is zoned SR-3 PUD (Suburban Residence Single Family Planned Unit Development).
2. The Petitioners received a variation from the 3' maximum fence height in a corner side yard setback to allow for a 5' high wrought iron fence in 2014 per Ordinance #2014-83.
3. The Petitioners are now requesting a 7-foot variation from the required 10-foot separation between an accessory structure and the principal structure (single family residence) to allow an 11'x17' shed to be located in the rear yard. The shed would be located approximately 3' from the covered patio and 8' from the south elevation of the house.

4. The Petitioners' lot has a large Public Utility, Drainage and Detention Easement that is 35' wide along Prospect Avenue and about 60' wide along the southern property line encompassing a majority of the lot. The Petitioners are limited in their choice of where to locate the shed on the property; and permanent structures are not permitted in easements per the Building Code.
5. The impervious surface ratio of this lot is currently 27%. The proposed accessory structure will increase the impervious surface ratio for the house and other paved improvements to 28%, which complies with the 35% maximum impervious surface for a lot of this size.
6. The Village Board has considered ten (10) variation requests to reduce the accessory building separation from the principal structure. Only one (1) request was denied.

The variation requests for accessory building separation since 1993 are broken down as follows:

<u>Petition #</u>	<u>Street</u>	<u>Separation request</u>
1993-13	Francine Drive	6' DENIED
1995-29	Newcastle Lane	4.25'
1996-09	Plymouth Court	4.5'
2000-26	Gerber Road	7.35'
2001-13	Tennyson Road	1'
2002-05	Trenton Lane	4.5'
2006-14	Braintree Lane	2'
2006-58	White Oak Lane	5'
2007-10	W. Oneida Avenue	4'
2016-07	Rosewood Court	10'

7. The Bartlett Fire Protection District has reviewed this Petitioner and did not have any concerns or comments.
8. If the variation is approved, the Petitioners may apply for a building permit for the proposed accessory structure/shed.

### **RECOMMENDATION**

1. The **Zoning Board of Appeals** reviewed the Petitioner's variation requests, conducted the public hearing and recommended **approval** at their June 7, 2018 meeting based upon the following Findings of Fact:
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for variation is based are unique



- to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
- C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals and background information are attached for your review and consideration.

alz/attachments

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Village of Bartlett  
Zoning Board of Appeals Minutes  
June 7, 2018

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Case (#18-11) 250 Wilcox Court

Variation: Accessory Structure less than 10 feet from a Principal Structure

**PUBLIC HEARING**

The following Exhibits were presented:

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioners **Edward & Jennifer Paladino**, 250 Wilcox Court were sworn in by **M. Werden**.

**Edward & Jennifer Paladino** stated they have outgrown their garage with the kid's sports equipment and are looking to build a shed in their back yard which is dominated by easement space. There is a very small space next to their patio that the shed will be built. The setback is 10 feet and the **Paladino's** are requesting an 8 foot setback in order to have a larger shed. The shed materials will match the existing house, using 2 x 4 construction on a concrete slab and a few windows. **M. Werden** stated he went by the property and it looks like there is a lot of space and matching the shed to the home will make it look really nice. **G. Koziol** stated the fence that the Paladino's installed came out extremely well. Being there is limited space as to where they can put a shed **G. Koziol** felt this would be a perfect spot. **E. Paladino** stated this would be the last big project they would be looking at doing. **G. Koziol** asked if the Bartlett Fire District had any comments on this project. **A. Zubko** stated yes its number seven in her memo, that they reviewed this and there were no concerns or comments. This will be a 7 foot variation, 8 feet from the house and 3 feet from the covered patio. **E. Paladino** stated he goes overboard so this will be quality project. **B. Bucaro** asked if the ordinance on the patio side is also 10 feet. **A. Zubko** stated yes because it's a covered patio its considered part of the principle structure now, which needs to be 10 feet from both sides. **M. Werden** asked if all of the lots in that area have that large of a right of way in the back. **A. Zubko** stated no, theirs has the most.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

**M. Werden** asked if there was any further discussion or motions from the Board.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-11, 250 Wilcox Court, Accessory Structure less than 10 feet from a Principal Structure.

**Motioned by: G. Koziol**

**Seconded by: J. Banno**

**M. Werden** closed the Public Hearing portion of the meeting.

Roll Call

**Ayes: M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**

**Nayes: None**

**The motion carried.**

**M. Werden** advised the Petitioner to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.

May 3, 2018

To the President and Trustees of Bartlett;

My name is Edward Paladino and I along with my wife and children reside at 250 Wilcox Ct in Bartlett. We would like to request a variance for a utility shed location. Our rear yard is very limited in buildable space for a utility shed due to a drainage and detention easement. The required building distance from our house is 10 feet and we would like to build the shed at 8 feet. Additionally, the space in which we have to build the shed is adjacent to our existing covered patio. Over the past 4 years we have put a lot of effort into improving the esthetics of our home and with this next project we continue to do the same. Thank you.

Edward and Jennifer Paladino



# VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only  
Case # 2018-11  
RECEIVED  
COMMUNITY DEVELOPMENT  
MAY 04 2018  
VILLAGE OF  
BARTLETT

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: EDWARD + JENNIFER PALADINO

Street Address: 250 WILCOX CT

City, State: BARTLETT, IL

Zip Code: 60103

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Preferred Method to be contacted (Please Circle): Phone / Email

### PROPERTY OWNER INFORMATION

Name: EDWARD + JENNIFER PALADINO

Street Address: 250 WILCOX CT

City, State: BARTLETT, IL

Zip Code: 60103

Phone Number: \_\_\_\_\_

OWNER'S SIGNATURE: [Signature] Date: 4-10-18

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

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

REQUEST TO BUILD A UTILITY SHED 8 FT. FROM THE REAR OF MY HOUSE (2 FT. CLOSER THAN THE 10 FT. REQUIRED NORMALLY) AND ADJACENT TO COVERED PATIO EXISTING. OUR BACK YARD IS DOMINATED BY EASEMENT AND THIS IS OUR ONLY AVAILABLE SHED BUILDING SPACE.

### PROPERTY INFORMATION

Common Address/General Location of Property: 250 WILCOX CT

Property Index Number ("Tax PIN"/"Parcel ID"): 01-02-216-008

Acreage: 0.39

Zoning: SR-3 (Refer to Official Zoning Map)

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

Attorney: N/A

Surveyor: N/A

Other: N/A



## FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

IT WILL NOT.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

IT DOES.

COMPARED TO MY NEIGHBORS, MY YARD HAS A VERY LIMITED SPACE TO BUILD A UTILITY SHED. BECAUSE MY REAR YARD IS MOSTLY EASMENT, THE AREA I'M REQUESTING A VARIANCE FOR IS THE ONLY OPTION TO PUT THE UTILITY SHED.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

IT DOES NOT.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

IT HAS NOT.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

IT WILL NOT.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

IT WILL NOT.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

IT WILL NOT.

**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: EDWARD PALADINO \_\_\_\_\_

DATE: 4-10-18 \_\_\_\_\_

**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: EDWARD PALADINO \_\_\_\_\_

ADDRESS: 250 WILCOX CT \_\_\_\_\_

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

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

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

DATE: 4.10.18 \_\_\_\_\_

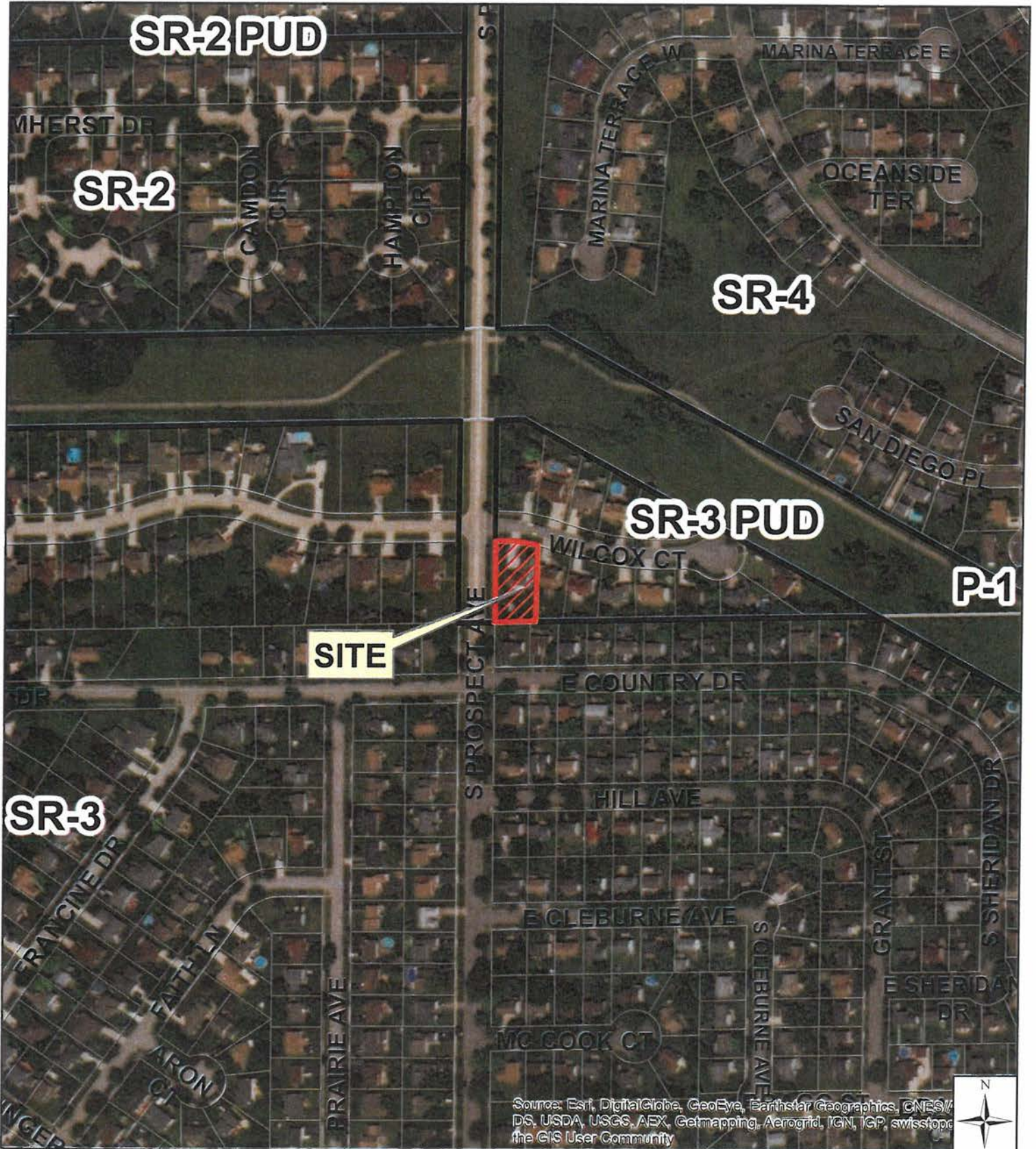


# ZONING/LOCATION MAP

250 Wilcox Ct.

Case #18-11 - Variation

PIN: 01-02-216-008



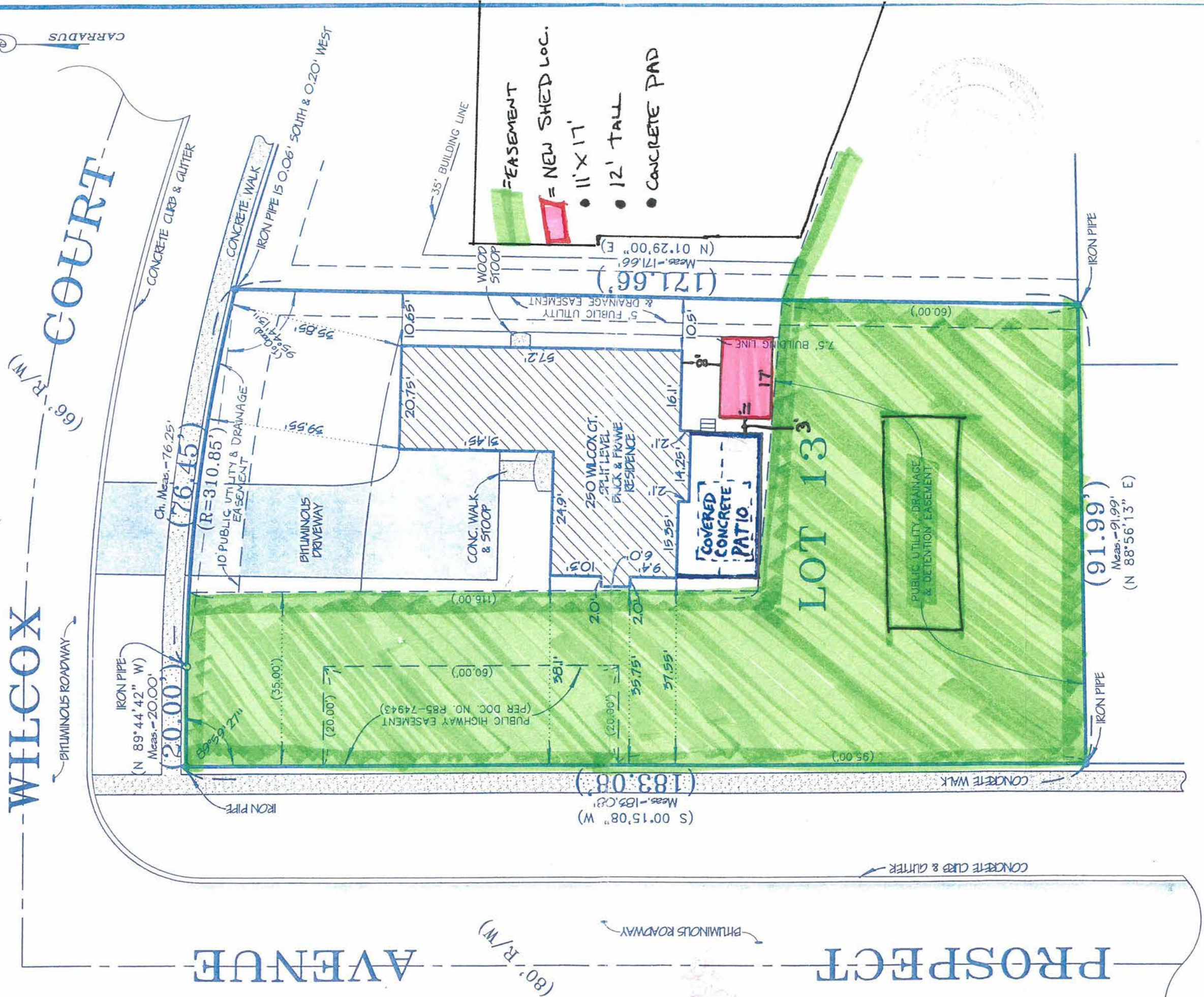


PALADINO SHED 250 WILCOX CT

# PLAT OF SURVEY

LOT 13 IN AMY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 2, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 7, 1990 AS DOCUMENT R90-152284, IN DU PAGE COUNTY, ILLINOIS.

- LEGEND
- Monumentation Found
  - Monumentation Set (R/L 35-2551)
  - (50') Record Dimension
  - X- Fence Line



### NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS } SS COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 15th DAY OF June A.D. 2009  
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2010.

**ALLEN D. CARRADUS** AND ASSOCIATES  
Residential & Commercial Land Surveying Services  
108 W. Liberty Drive, Wheaton, Illinois 60187  
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: **LAW OFFICES OF STELLA BERTAKIS**  
DRAWN BY: CMG DATE OF FIELD WORK: SCALE: 1" = 20' PLOTTED: PAGE 270-23 PROJECT NO. 21390





## Agenda Item Executive Summary

Item Name 220 Aron Court - Variations Committee  
or Board Committee

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

The Petitioners are requesting **two variations**: a five foot (5') reduction from the required thirty-five foot (35') front yard setback for the construction of a covered front porch and a thirteen foot (13') reduction from the required thirty-five foot (35') rear yard setback to bring the existing house into conformance.

The **Zoning Board of Appeals** reviewed the variation requests, conducted the public hearing and recommended **approval** at their June 7, 2018 meeting.

### ATTACHMENTS (PLEASE LIST)

CD Memo, Zoning Board of Appeals Meeting Minutes, Applicant Cover Letter, Application, Location Map, Plat of Survey, porch detail, picture of front elevation, proposed elevation

### ACTION REQUESTED

- For Discussion Only - To review the Petitioner's requests and forward to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 6/11/2018

**COMMUNITY DEVELOPMENT MEMORANDUM**

**18-98**

DATE: June 11, 2018  
TO: Paula Schumacher, Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#18-12) 220 Aron Court**

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**PETITIONER**

Kevin & April Wickey

**SUBJECT SITE**

220 Aron Court, Lot 177 in the Ginger Brook Unit Number 3 Subdivision

**REQUESTS**

Variations:

- a) a 5 foot reduction from the required 35 foot front yard, and
- b) a 13 foot reduction from the required 35 foot rear yard

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Single Family</b>	<b>Suburban Residential</b>	<b>SR-3</b>
North	Single Family	Suburban Residential	SR-3
South	Single Family	Suburban Residential	SR-3
East	Single Family	Suburban Residential	SR-3
West	Single Family	Suburban Residential	SR-3

**DISCUSSION**

1. The subject property is zoned SR-3 (Suburban Residence Single Family).
2. The Petitioners are requesting **two variations**: a five foot (5') reduction from the required thirty-five foot (35') front yard setback for the construction of a covered front porch and a thirteen foot (13') reduction from the required thirty-five foot (35') rear yard setback to bring the existing house into conformance.
3. Section 10-10-5-A of the Zoning Ordinance states that: "Repairs and Alterations: Ordinary repairs and alterations may be made to a nonconforming building or structure. **No structural alterations shall be made in or to such building or structure except those required by law, or except to make the building or**

**structure, and use thereof, conform to the regulations of the district in which it is located."** Therefore, the Petitioners are requesting the variation be granted to bring the existing structure into conformance prior to any alterations being made to the house.

4. The house was constructed in 1988 by permit #10159 and only the front yard setback was dimensioned on the Plat of Survey.
5. If the variations are approved, a building permit could be issued for the covered front porch and any other modifications to the home.

### **RECOMMENDATION**

1. The **Zoning Board of Appeals** reviewed the Petitioner's variation requests, conducted the public hearing and recommended **approval** at their June 7, 2018 meeting based upon the following Findings of Fact:
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
  - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals and background information are attached for your review and consideration.



Village of Bartlett  
Zoning Board of Appeals Minutes  
June 7, 2018

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Case (#18-12) 220 Aron Court  
Variations – Front and Rear Yards  
Public Hearing

The following Exhibits were presented:

- Exhibit A - Picture of Sign
- Exhibit B - Mail Affidavit
- Exhibit C - Notification of Publication

Petitioners **Kevin and April Wickey**, 220 Aron Court was sworn in by **M. Werden**.

**K. Wickey** stated when they realized they only had a 22 ft. rear yard setback and not 35 ft. as they had thought, they cannot do what they had planned for the back yard. They live on a cul-de-sac and many of the neighbors sit in front as the kids play. The plan is to put a covered porch on the front of the house extending the existing slab at the front door continuing to the beginning of the garage. **A. Wickey** stated after signing papers on the house they realized their back yard was virtually nonexistent and with a growing family they realized they are spending more time out in the front of the house with the neighbors. A covered porch would give them more comfort and shade. **M Werden** asked what type of roofing will be used. **K. Wickey** stated they were looking at metal clad roof, cost permitting or a similar shingle to the existing roof. **M Werden** asked Staff if there were any calls. **A. Zubko** stated no there were not. **M Werden** stated this is an unusually shaped lot and with the easements it can be very restrictive. **G. Koziol** stated when he drove through the neighborhood he was surprised to see the variety of porches on the homes in the area. **G. Koziol** stated he is a fan of front porches and was curious as to where the porch will end. **A. Wickey** stated where the flower bed is now will be replaced with concrete only up to the sidewalk but not past it. **J. Rasmussen** stated she lives on Hickory and everyone sits out in front and talks with their neighbors as well, because most of the back yards are tree preservations. She totally gets this idea and likes that everyone watches the kids while they are out playing and interacting. **K. Wickey** stated they wanted a space where four adults could actually sit out there comfortably. **B. Bucaro** stated he is not a fan of messing with front yard setbacks, however, since there isn't much of a back yard and the house being on a court he does doesn't have an issue with this project. **M Werden** stated being on the cul-de-sac it give the kids more room to play as opposed to the back yard.

The Public Hearing portion of the meeting was open to the Public. No one came forward.

**M. Werden** asked for a motion for Variations for the Front and Rear Yards.

**B. Bucaro** made a motion to pass along a positive recommendation to the Village Board to approve Case #18-12, 220 Aron Court, Variations for the Front and Rear Yards.

Motioned by: **B. Bucaro**  
Seconded by: **G. Koziol**

**M. Werden** closed the Public Hearing portion of the meeting.

Roll Call

Ayes: **M. Werden, G. Koziol, B. Bucaro, J. Rasmussen and J. Banno**  
Nays: None

The motion carried.

**M. Werden** advised the Petitioner to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda.



# The Wickey Family

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220 Aron Ct, Bartlett, IL 60101 | 630.235.8948 | wickey76@comcast.net

**05/01/2018**

President and Board of Trustees

Village of Bartlett

**Dear President and Board of Trustees:**

Please take the time to review our request for a variance on our home to add a front porch. Additionally we are requesting a variance for our home which we purchased in May of 2016. Since moving to Bartlett almost 2 years ago, we have expanded our family, made a lot of new friends, and invested into our new home. We had always wanted a good neighborhood to raise our family and grow old in. We also lucked out being able to find a nice cul de sac. Shortly after moving in, two other homes on our court had new families move in. Since then we have all become "family". We all have kids right around the same age and we all watch our kids play outside on our cul de sac. We are asking you to consider our request so that we can continue to turn this house into our dream home. And so that we may watch our kids grow up on our quiet cul de sac from our new front porch.

Thank you for your consideration.

**Sincerely,**

**The Wickey Family  
Kevin, April, Cali (4), and Sofi (5 months)**





## VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only  
Case # 2018-12  
RECEIVED  
COMMUNITY DEVELOPMENT  
MAY 08 2018  
VILLAGE OF  
BARTLETT

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Kevin Wickey  
Street Address: 220 Aron Ct.  
City, State: Bartlett, IL Zip Code: 60103  
Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Preferred Method to be contacted See Dropdown

### PROPERTY OWNER INFORMATION

Name: Kevin Wickey & April Wickey  
Street Address: 220 Aron Ct.  
City, State: Bartlett IL Zip Code: 60103  
Phone Number: \_\_\_\_\_

OWNER'S SIGNATURE: \_\_\_\_\_ Date: 5/2/18  
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

Building line setback by 5' to be able to build a covered front porch.  
Back yard setback 35' to bring existing house into compliance.

### PROPERTY INFORMATION

Common Address/General Location of Property: 220 Aron Ct, Bartlett, IL  
Property Index Number ("Tax PIN"/"Parcel ID"): 01-02-314-018-0000  
Acreage: ~.222 acres  
Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney \_\_\_\_\_  
Surveyor \_\_\_\_\_  
Other \_\_\_\_\_

1. Tax Lot 177 is irregularly-shaped lot. The building line is 35 feet. In order to construct a reasonable front porch on this particular piece of property and meet the minimum 35-foot setback along the entire frontage, we would not have enough depth to use the addition for the intended purpose. In order to create a useable space, we are requesting to site the porch with a 1.72' set back on the right side of the porch and 4.19' on the left side of the porch.

Upon applying for our variance for our front porch, we have been informed that we also need to request a variance for our home. Per the village regulations, we do not meet the minimum setback requirements from the rear of our property.

2. The property is irregularly shaped, as recorded on the subdivision plat in 1989. The shape of the lot requires a very large front yard if the full setback is to be followed according to code, much larger than on a lot with side lot lines perpendicular to the street frontage. The shape of the lot is beyond my control, as it was platted more than 28 years ago. Because of the building line on our property and the layout of our lot, we are unable to add a porch to our home without requesting a variance. Other homes within the subdivision that have a front porch would not be able to if they were built on our property.

As for the request for our home, we are requesting to have this approved as the house was already preexisting on the property prior to us purchasing the house in May of 2016.

3. The request for the building variation is not for the sole intent to make money. Rather being able to watch our children and the children of the neighborhood from our front porch, grow up and play in the cul de sac we live on.
4. The hardship we incur is shown in our plat of survey for tax lot 177. We have no plans on selling and are not requesting based on outside interest on our property.
5. The proposed variance will not be detrimental to the public welfare or injurious to other property.
6. The proposed variance will not impair lighting or air to adjacent property. It will not increase congestion in public areas or increase the danger of fire or public safety. The proposed variance will not impair the property values with the adjacent neighborhood.
7. We are not requesting any special privileges that we would not expect others within the neighborhood to be able to request and receive approval by applying through a similar process to the President and the Board of Trustees.

## **FINDINGS OF FACT FOR VARIATIONS**

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.
  
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
  
6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
  
7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.



**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: Kevin Wickey


DATE: 5/2/18

**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: Kevin Wickey

ADDRESS: 220 Aron Ct. Bartlett IL 60103

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 5/8/18



# ZONING/LOCATION MAP

220 Aron Ct.

Case #18-12 - Variations

PIN: 01-02-314-018

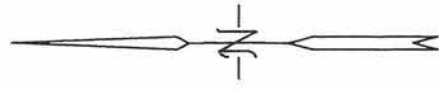




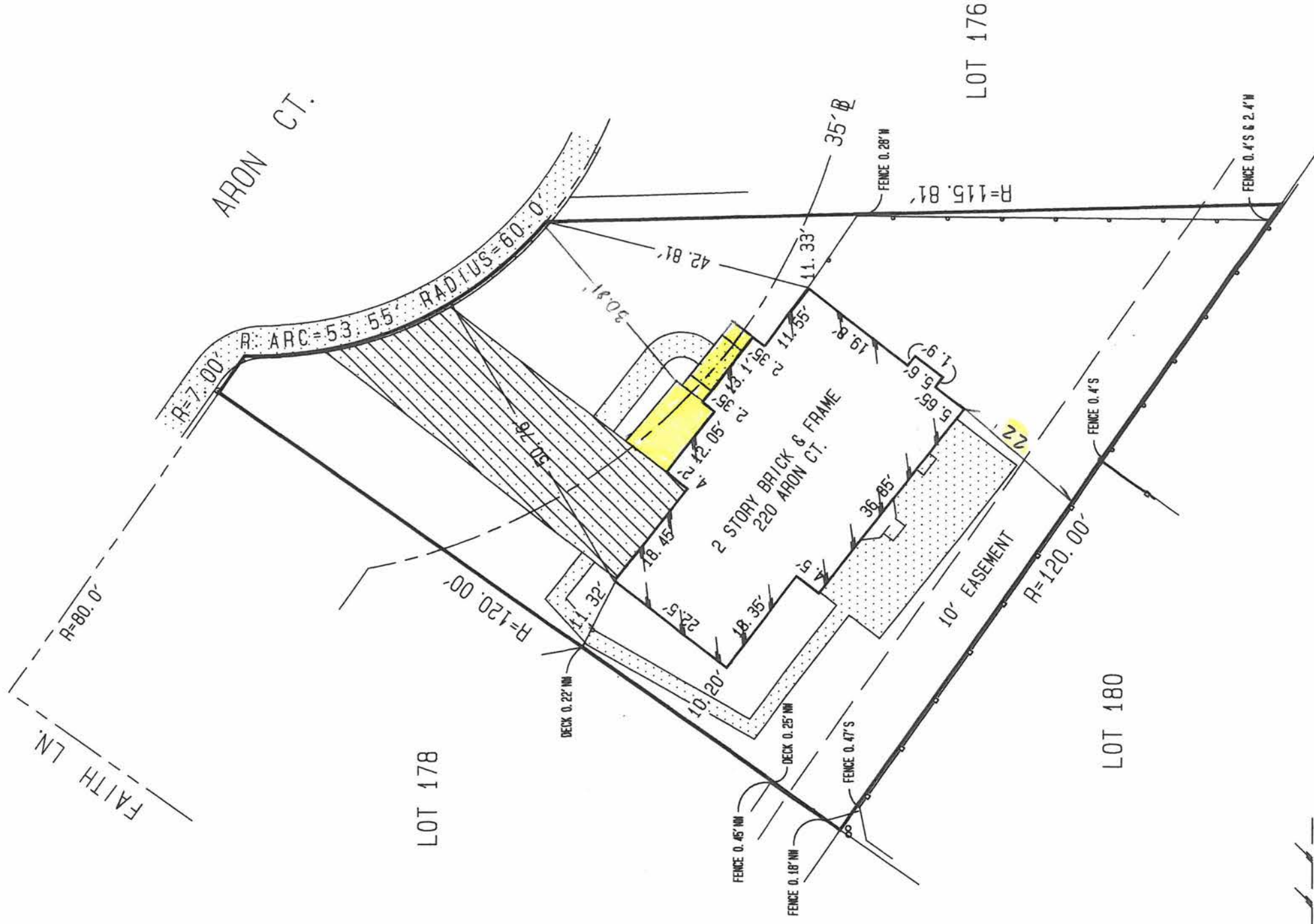
# PLAT OF SURVEY

Order No. 1613086

LOT 177 IN GINGER BROOK UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 25, 1987 AS DOCUMENT R87-25967 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENTS R87-55657 AND R87-85040, IN DUPAGE COUNTY, ILLINOIS.



SCALE 1" = 20'



- LEGEND**
- LIMITS of BUILDING =
  - R = RECORD
  - M = MEASURED
  - D = DEED
  - = FOUND IRON PIPE
  - = SET IRON PIPE
  - = HYDRANT
  - ⊙ = LIGHT
  - CONCRETE =
  - PAVERS =
  - ASPHALT =

LOT 181

LOT 176

LOT 178

LOT 180

STATE of ILLINOIS S.S.  
COUNTY of KANE



**LDI**  
LAND DIVISIONS, Inc.

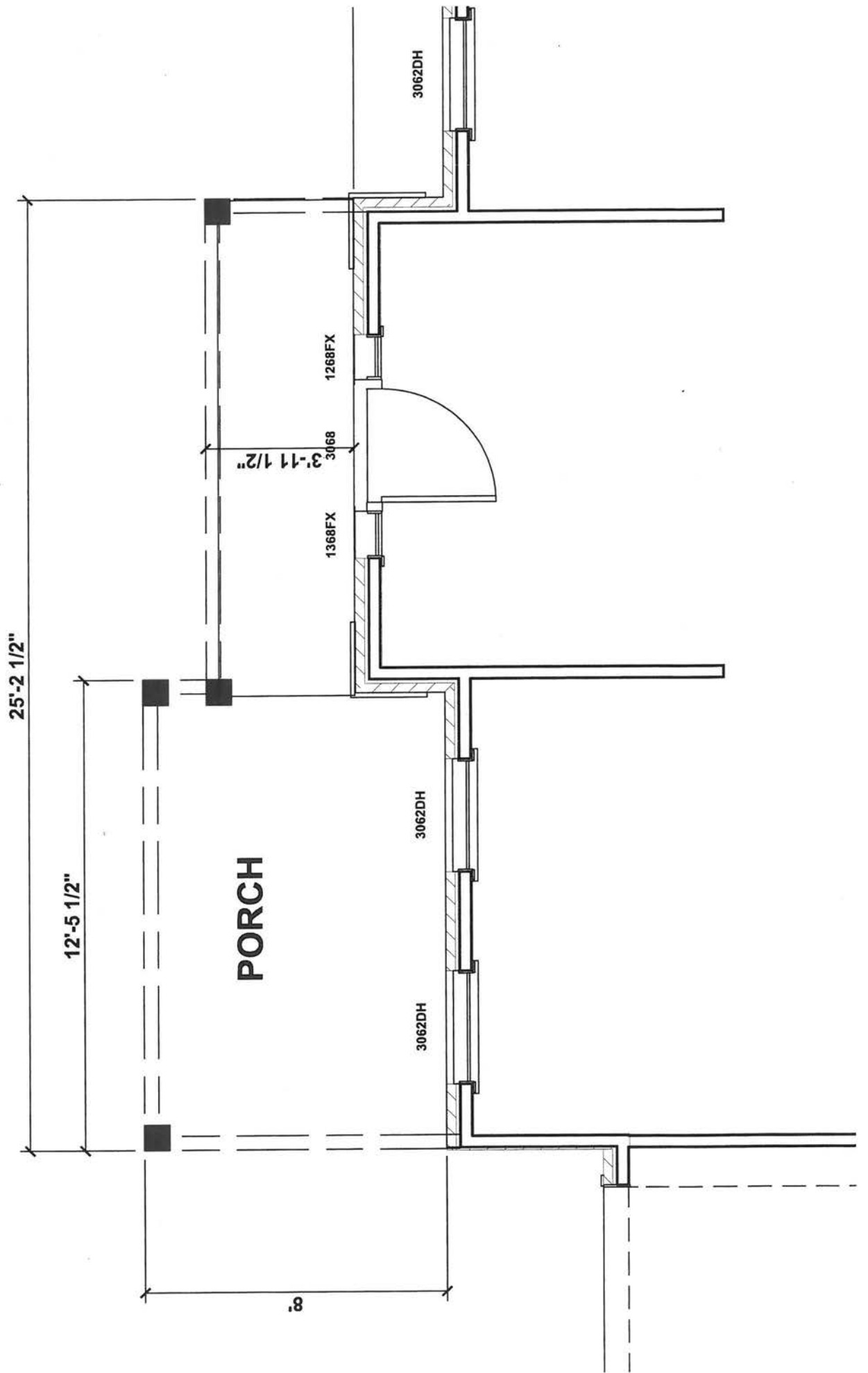
Professional Surveying Services  
P.O. Box 835  
West Dundee, Illinois 60118  
(847) 841-8305 (847) 551-9171  
fax (841) 551-9193

*[Signature]*

WE, LAND DIVISIONS, INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDARY OF THE ABOVE CAPTIONED PROPERTY.  
DATE OF SURVEY: MAY 23, 2016.

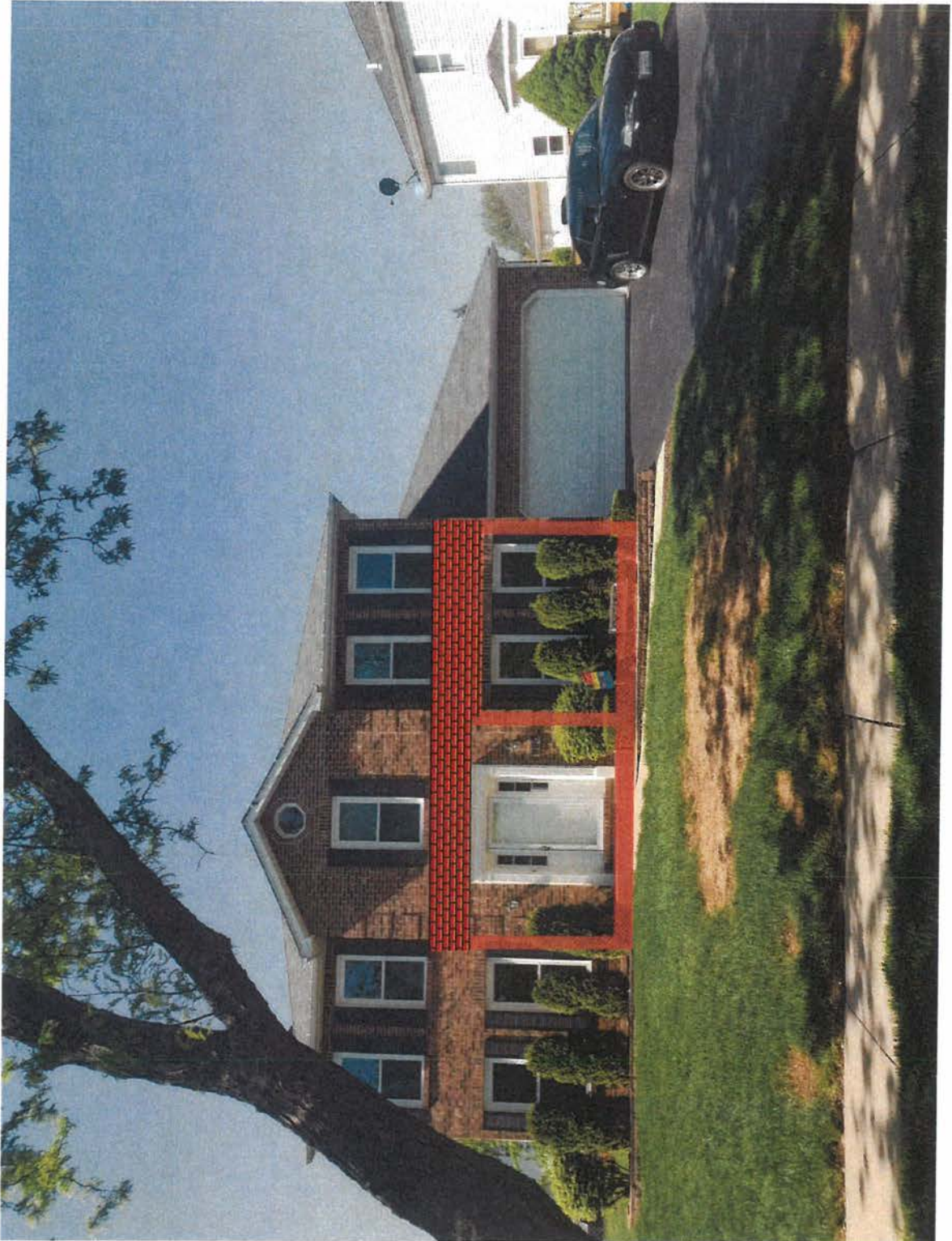
LICENSE NO. 2783 EXPIRES ON NOVEMBER 30, 2016.  
THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR ALVAREZ AND WICKEL.













# Agenda Item Executive Summary

Item Name May's Lounge Special Use Permit Committee or Board Committee

## BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

## EXECUTIVE SUMMARY

The Petitioner is requesting a **Special Use Permit** to serve alcohol in order to obtain a liquor license and obtain a State video gaming license.

This request is for May's Lounge, a video gaming establishment, proposed to be located at 211 S. Main Street directly east of Village Hall in the Bartlett Town Center.

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Floor Plan, Lake Zurich pictures, Town Center Alta Survey and 2 Letters of Support.

## ACTION REQUESTED

- For Discussion only- to discuss the project and move forward to the Plan Commission for further review and to conduct the public hearing on the Special Use.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 6/8/2018

**COMMUNITY DEVELOPMENT MEMORANDUM**  
**18-99**

DATE: June 8, 2018  
TO: Paula Schumacher, Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#18-10) May's Lounge**

---

**PETITIONER**

Angela Atamian on behalf of May's Lounge

**SUBJECT SITE**

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

**REQUEST**

Special Use Permit to serve alcohol

**SURROUNDING LAND USES**

<b><u>Subject Site</u></b>	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
	<b>Commercial</b>	<b>Village Center Mixed Use</b>	<b>PD</b>
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 serve beer and wine to 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. This will be a 21 and older only establishment.
3. May's Lounge currently has locations in Lake Zurich and Hickory Hills. Attached are pictures from the opening of May's Lounge in Lake Zurich in April which will be similar to the proposed May's Lounge in Bartlett. The petitioner is also opening

locations in Nilas, Berwyn, Carpentersville, Burbank, Streamwood and Addison soon.

4. The proposed 1,587 square foot establishment would include lounging areas with about 12 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 State Law requires establishments operating video gaming machines to have a valid liquor license. May's Lounge is proposing to offer beer and wine for their patrons and proposes to be open seven days a week from 8 a.m. to 1 a.m. Sunday through Thursday at 8 a.m. to 2 a.m. Friday and Saturday. May's Lounge 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. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.
6. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.
7. May's Lounge would have about six (6) employees with one (1) employee on each shift. Parking for the Town Center consists of 161 parking spaces. This use would require 8 parking spaces. There appears to be ample parking for this use. The Town Center Alta Survey is attached for reference.

### **RECOMMENDATION**

1. The Staff recommends forwarding the petitioner's request on to the Plan Commission for further review and to conduct the public hearing.
2. Background information is attached for your review.

ALZ/attachments

x:\comdev\mem2018\099\_May's Lounge\_SU for liquor\_vbc1a.docx





May's Bartlett, LLC  
April 4, 2018

Village of Bartlett  
228 S Main St.  
Bartlett, IL 60103

RECEIVED  
COMMUNITY DEVELOPMENT

APR 13 2018

VILLAGE OF  
BARTLETT

Dear Bartlett Village President & Board of Trustees,

Featuring a relaxing and comfortable atmosphere, May's is the place where guests can enjoy eclectic gourmet tapas dishes, accompanied by a seasonal selection of craft beer from locally source breweries, organic wine from family owned wineries and small batch coffees from fair trade growers. In addition to the food and beverage sales, we will also look to include video gaming terminals for guest entertainment.

May's is designed to create an all-around luxurious, fun and exciting experience. Meticulous attention is paid to every design detail. Our business model embraces hosting our guests in a very high-class, luxury built space providing a very personalized experience.

Our locations that have opened prior to Bartlett with overwhelming reception to the communities they serve. The owner of May's has decades of experience in luxury space and custom furniture design. Having previously owned and managed Prairie Rock Brewing Company in Schaumburg and Elgin Illinois, he has also extensive background in restaurant and food services.

The proposed location of May's Bartlett at 201 South Main Street is leased to May's Bartlett. Upon buildout, it will include a storage room, men's and women's restrooms, kitchen area, a gaming lounge area as well as a food and beverage service station and lounge space. Hour of operation which include food and beverage sales are 8:00 am to 1:00 am Sunday through Thursday and 8:00 am to 2:00 am Friday and Saturday.

May's is requesting a Class B liquor license from the village of Bartlett unless another class would be more suitable for the business as advised by the village.

Please don't hesitate to reach out for further information.

Sincerely,  
Angela Atamian





VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 18-10  
RECEIVED  
COMMUNITY DEVELOPMENT  
APR 13 2018  
VILLAGE OF  
BARTLETT

PROJECT NAME May's Lounge

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Angela Atamian

Street Address: 21660 W Field Pkwy

City, State: Deer Park, IL

Zip Code: 60010

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Bartlett Commercial LLC c/o Horizon Realty

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: 60089

Phone Number: [REDACTED]

*As Agent for Landlord*

OWNER'S SIGNATURE: [Signature]

Date: 3/27/18

(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.)

May's Lounge is requesting to open an establishment serving beer and wine

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** SWC Bartlett Rd & Main St

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06353150580000,06344100140000,+1

**Acreage:** 1587 sq ft

06-34-410-018-1014

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

**Land Use:** Commercial

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

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

**Attorney** Nicole Arnold  
102. S Wynstone Park Dr  
North Barrington, IL 60010

**Engineer** \_\_\_\_\_

**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.

May's Lounge is a high-end luxury gaming lounge serving a tapas menu, craft beer, and organic wine. We also serve as a social space for those who wish to host private cocktail parties.

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.

May's Lounge will not impede in any way on the welfare of health of those locally employed or residing.

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.

May's Lounge will follow all local codes and guidelines as well as carry all valid licenses and certifications for business, liquor, and video gaming regulations.



**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: Angela Atamian

PRINT NAME: Angela Atamian

DATE: 4/4/2018

**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: May's Bartlett, LLC / Graziela Gaytan

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

SIGNATURE: Angela Atamian

DATE: 4/4/2018

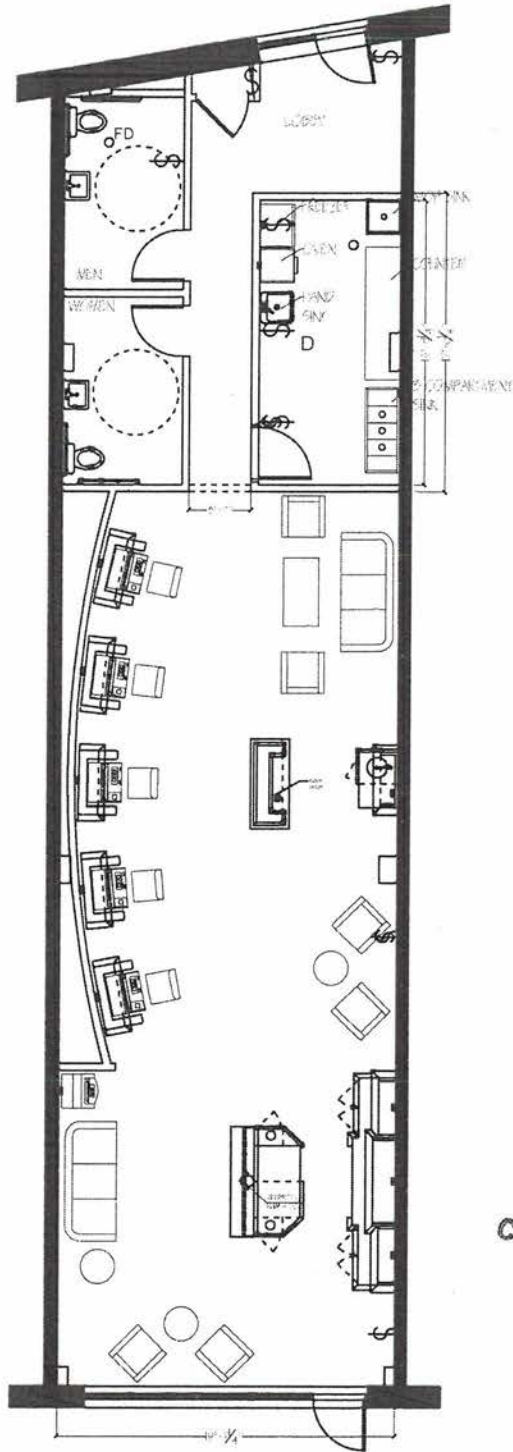


# ZONING/LOCATION MAP

211 S. Main St. - May's Lounge

Case # 18-10 - Special Use





211 S MAIN STREET



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COMMUNITY DEVELOPMENT  
APR 13 2018  
VILLAGE OF  
BARTLETT

NOTES/COMMENT

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MAY'S LOUNGE  
211 S. MAIN ST. BARTLETT, IL

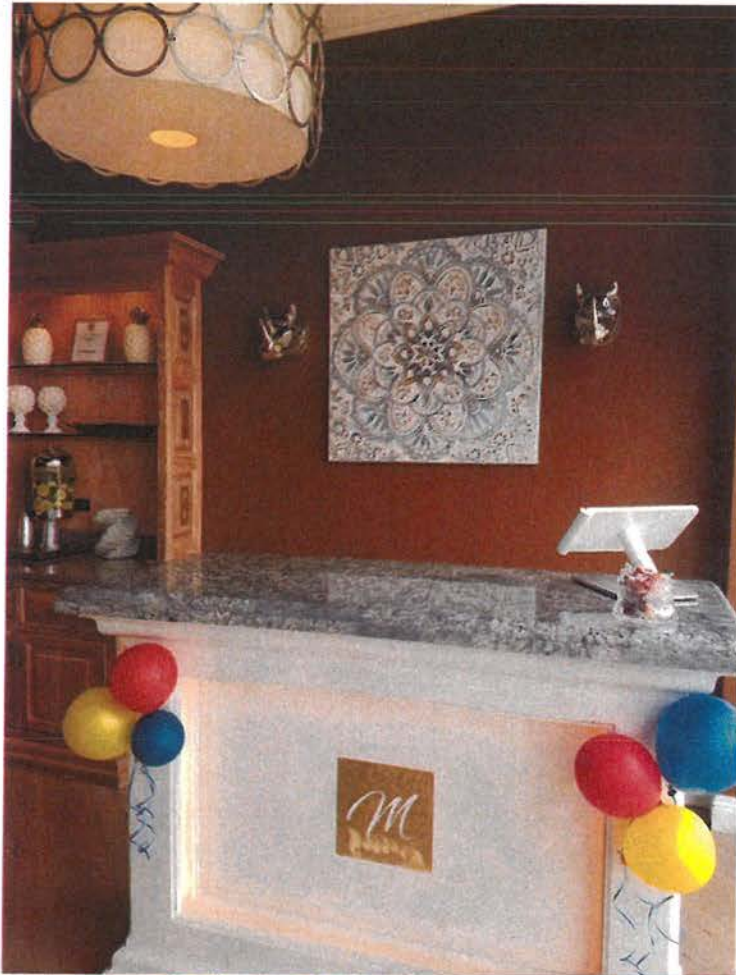


© COPYRIGHT 2005  
JOSEPH H. HALLER  
ARCHITECT

DATE  
4/3/2018

SHEET NO.  
1





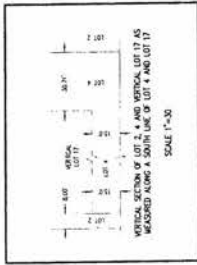
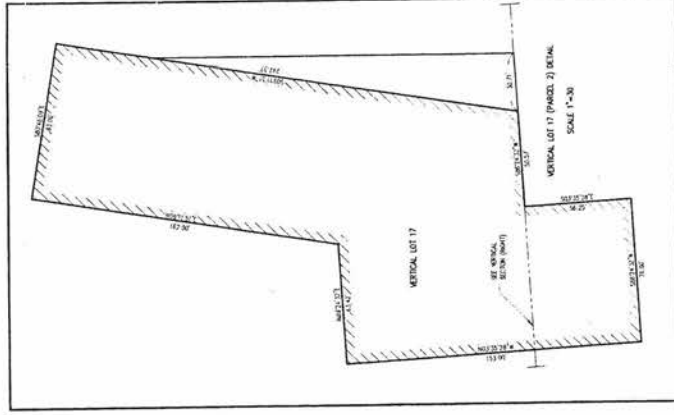
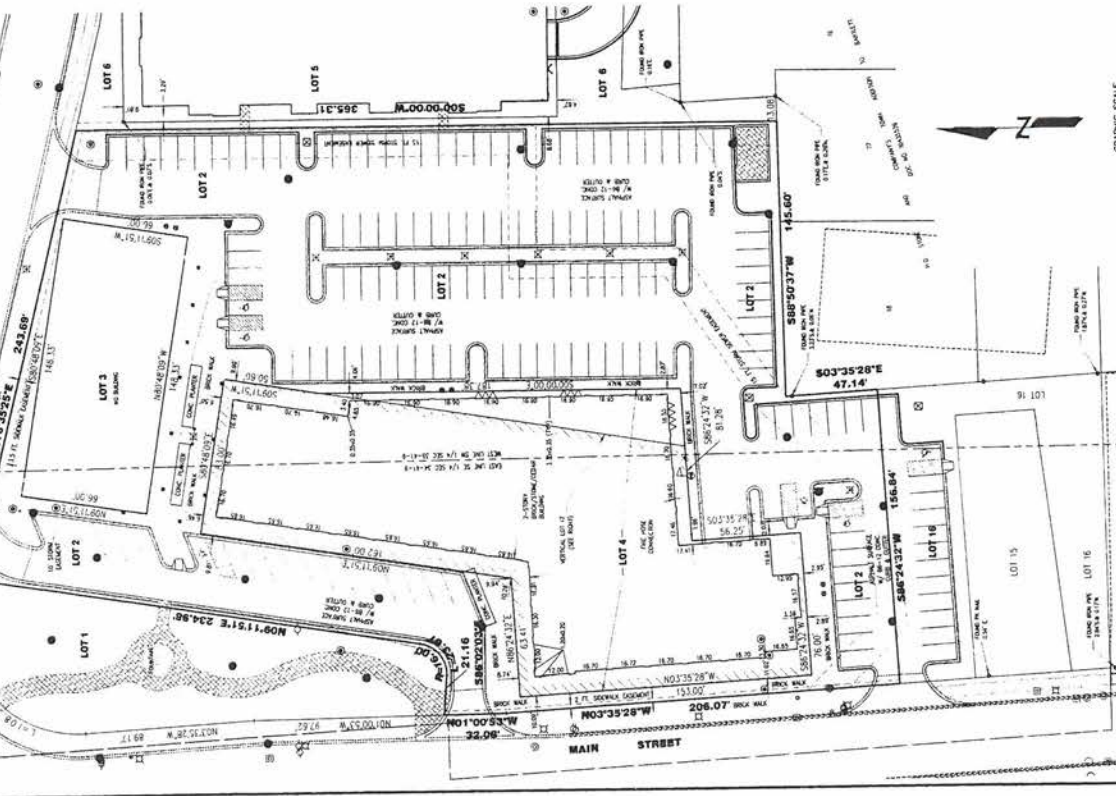






# ALTA/ACSM LAND TITLE SURVEY

PART OF THE EAST AND OF THE SOUTHWEST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



- LEGEND**
- LIMITS OF SURVEY
  - EASEMENT LINE
  - - - SETBACK LINE
  - SECTION LINE
  - EXISTING B-BON
  - EXISTING CATCH BASIN
  - EXISTING FIRE HYDRANT
  - EXISTING FOUND IRON ROD/PIPE
  - EXISTING MANHOLE
  - EXISTING INLET
  - EXISTING TRANSFORMER
  - EXISTING UTILITY POLE
  - EXISTING VALVE VAULT
  - EXISTING MANHOLE
  - EXISTING LIGHT POLE
  - EXISTING GAS METER

REASON FOR REFUSAL	REASON FOR REFUSAL	REASON FOR REFUSAL	REASON FOR REFUSAL
EXCEPTION 13	EXCEPTION 14	EXCEPTION 15	EXCEPTION 16
EXCEPTION 17	EXCEPTION 18	EXCEPTION 19	EXCEPTION 20

**NOTES:**

- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALTA/ACSM SURVEYING ACT.
- THE SURVEYOR HAS PERSONALLY RECONNOITERED THE LAND DESCRIBED HEREIN AND HAS FOUND IT TO BE ACCURATELY DESCRIBED BY THE INSTRUMENT REFERRED TO IN THIS SURVEY.
- THE SURVEYOR HAS PERSONALLY RECONNOITERED THE LAND DESCRIBED HEREIN AND HAS FOUND IT TO BE ACCURATELY DESCRIBED BY THE INSTRUMENT REFERRED TO IN THIS SURVEY.
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- THE SURVEYOR HAS PERSONALLY RECONNOITERED THE LAND DESCRIBED HEREIN AND HAS FOUND IT TO BE ACCURATELY DESCRIBED BY THE INSTRUMENT REFERRED TO IN THIS SURVEY.

**LEGAL DESCRIPTION**

PARCELS 1, 2, 3, 4 AND 5 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE SOUTH-EAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2, UNIT 74 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE SOUTH-EAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELS 1, 2, 3, 4 AND 5 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE SOUTH-EAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2, UNIT 74 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE SOUTH-EAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**CHICAGO TITLE INSURANCE COMPANY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM SURVEYS AS SET FORTH IN THE CHICAGO TITLE INSURANCE COMPANY'S ALTA/ACSM SURVEYING ACT AND THE ALTA/ACSM SURVEYING ACT AS AMENDED BY ALL ACTS AND ORDINANCES IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNLESS OTHERWISE SPECIFIED, THIS CERTIFICATION IS VALID FOR THE STATE OF ILLINOIS. THE SIGNATURE OF THE SURVEYOR IS VALID FOR THE STATE OF ILLINOIS. THE SIGNATURE OF THE SURVEYOR IS VALID FOR THE STATE OF ILLINOIS.

CHICAGO TITLE INSURANCE COMPANY  
 100 N. LA SALLE STREET, CHICAGO, ILLINOIS 60610  
 PHONE: (312) 553-2000  
 LICENSE EXPIRES 11-30-18

**BARTLETT TOWN CENTER**  
 ALTA/ACSM LAND TITLE SURVEY

DATE: 02/15/18  
 DRAWN BY: JCB  
 CHECKED BY: JCB  
 SURVEYOR: JCB

CREATING CIVIL ENGINEERING  
 LAND PLANNING & SURVEYING  
 200 N. LA SALLE STREET  
 CHICAGO, ILLINOIS 60610  
 TEL: 312-418-1108  
 FAX: 312-418-1108

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 APR 13 2018

VILLAGE OF  
 BARTLETT



## Angela Zubko

---

**From:** Jim Plonczynski  
**Sent:** Tuesday, June 05, 2018 1:39 PM  
**To:** cecgreen1@comcast.net  
**Cc:** Roberta Grill; Angela Zubko; Tony Fradin  
**Subject:** RE: May's Lounge

Thanks Cecilia, I will pass this along to May's, put this in their case file place this in the public record in the hearing before the Plan Commission. Jim

-----Original Message-----

**From:** cecgreen1@comcast.net [mailto:cecgreen1@comcast.net]  
**Sent:** Tuesday, June 05, 2018 12:49 PM  
**To:** Jim Plonczynski <JPlonczynski@vbartlett.org>  
**Subject:** May's Lounge

Jim: Steve and David asked if I would send you an email letting you know that Arts in Bartlett has no objections to May's moving in next door to Arts in Bartlett. The two concerns we have is that May's keep the cigarette butts picked up that are likely to be dropped by our door and that any music played have the speakers positioned to not have the sound come through our common wall. Steve had told me earlier that he would communicate those concerns to May's, but just in case, I also wanted to let you know. I hope to come to the meeting tonight.  
Cecilia

## Angela Zubko

---

**From:** Jim Plonczynski  
**Sent:** Monday, June 04, 2018 4:01 PM  
**To:** Roberta Grill; Angela Zubko  
**Subject:** FW: Bartlett Town Center

FYI comments in support of May's Café in Town Center.

**From:** peggy@oharespub.com [mailto:peggy@oharespub.com]  
**Sent:** Monday, June 04, 2018 3:49 PM  
**To:** Jim Plonczynski <JPlonczynski@vbartlett.org>; Tony Fradin <TFradin@vbartlett.org>  
**Subject:** Bartlett Town Center

Jim Plonczynski,  
Community Development

O'Hare's Pub & Restaurant at Bartlett Town Center is in support of any business that would like to be at Bartlett Town Center. We understand that a gaming lounge is interested in one of the spaces and we would like to voice that O'Hare's Pub has no objection to a gaming lounge.

Actually we are hopeful that a new tenant will share mutual concerns to improve business traffic to downtown businesses and improve the overall appearance of the Bartlett Town Center.

Additionally, this may be the springboard for Bartlett Commercial LLC to invest in the property's appearance and presence in downtown Bartlett. We are hopeful, as are other tenants, that the property will continue to be a focal point of Bartlett.

Peggy O'Hare Vance  
O'Hare's Pub and Restaurant  
207 S. Main Street  
Bartlett, IL 60103  
630-372-8878  
[peggy@oharespub.com](mailto:peggy@oharespub.com)

*Great Food... Great Times.*



# Agenda Item Executive Summary

Item Name Gambit's- Ordinance Amendment and Special Use Permit Committee or Board Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The petitioner is requesting to:

**Amend Ordinance #1995-14, Exhibit A (Permitted Uses), and a Special Use Permit to serve alcohol**

This request is for Gambit's, a restaurant with video gaming, proposed to be located at 997 S. Route 59 in the Bartlett Place Shopping Center.

## ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Floor Plan, Information including a menu, Ordinance #1995-14 and the approved Site Plan

## ACTION REQUESTED

- For Discussion only- to discuss the project and move forward to the Plan Commission for further review and to conduct the public hearing.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: 6/8/2018



**COMMUNITY DEVELOPMENT MEMORANDUM**  
**18-83**

DATE: June 8, 2018  
TO: Paula Schumacher, Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#18-13) 997 S. Route 59- Gambit's**

---

**PETITIONER**

Jennifer Craig on behalf of Marvel One Management LLC

**SUBJECT SITE**

997 S. Route 59- Southeast corner of Route 59 and Apple Valley Drive in the Bartlett Place Shopping Center

**REQUEST**

**Amendment to Ordinance #1995-14 (An Ordinance Granting Rezoning, A PUD, A Special use for Filling in a Portion of the Floodplain, Site Plan Approval, A Variance for Parking in the Corner Side Yard Setback and Approval of a Unified Business Center Sign Plan for Bartlett Place), Exhibit A (Permitted Uses), and a Special Use Permit to serve alcohol**

**SURROUNDING LAND USES**

<b>Subject Site</b>	<b><u>Land Use</u></b> <b>Commercial</b>	<b><u>Comprehensive Plan</u></b> <b>Commercial</b>	<b><u>Zoning</u></b> <b>B-2 PUD</b>
North	Commercial	Commercial	B-3
South	Senior Living	Attached Residential- High	PD
East	Single Family Res.	Suburban Residential	SR-4
West	Commercial/F.P.	Commercial/Open Space	B-4; SR-3 PUD (Forest Preserve)

**SITE HISTORY**

1. The Site Plan for the existing building was approved by Ordinance #1995-14 (An Ordinance Granting Rezoning, A PUD, A Special use for Filling in a Portion of the Floodplain, Site Plan Approval, A Variance for Parking in the Corner Side Yard Setback and Approval of a Unified Business Center Sign Plan for Bartlett Place) on March 18, 1995.

2. As part of the approval of this Ordinance, Exhibit A limited the uses permitted on the property and specifically excludes, but not limited to, the following:

- Restaurants, carry-out
- Restaurants, indoor, sitdown, serving liquor, including carry-outs
- Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants
- Tavern or cocktail lounges, with or without entertainment

## **DISCUSSION**

1. The Petitioner is requesting an **Amendment to Ordinance #1995-14, Exhibit A (Permitted Uses)** to no longer exclude the following uses:
  - Restaurants, carry-out
  - Restaurants, indoor, sitdown, serving liquor, including carry-outs
  - Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants
  - Tavern or cocktail lounges, with or without entertainment

### **No other changes to Exhibit A are proposed.**

2. The Petitioner is proposing to open a restaurant with a full kitchen and include video gaming that will provide dining and refreshments including alcohol for adults that wish to dine and game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.
3. The Petitioner is also requesting a **Special Use Permit** to serve alcohol to their patrons at this proposed location.
4. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats as well as a "gaming area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.
5. The State Law requires establishments operating video gaming machines to have a valid liquor license. Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week from 6 a.m. to 1 a.m. Monday through Thursday, 6 a.m. to 2 a.m. Friday and Saturday and 9 a.m. to 10 p.m. on Sundays. Gambit's is assessing which Class liquor license would best suit their needs. The Petitioner is aware they can only serve alcohol during the hours specified for the liquor license. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.
6. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.

7. Gambit's would have approximately six (6) employees. Parking for the Bartlett Place retail center consists of 47 parking spaces. This use would require 17 parking spaces. The hours of operation for the existing businesses are limited with most being closed during Gambit's anticipated high volume times (after 8pm and on Sundays and Mondays). The Bartlett Place approved Site Plan is attached for reference.

**RECOMMENDATION**

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

ALZ/attachments

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# Marvel One Management LLC

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997 S Rt 59  
Bartlett, IL 60103  
630-788-0138  
[marvelonemanagement@gmail.com](mailto:marvelonemanagement@gmail.com)

Village President Kevin Wallace  
Board of Trustees  
228 S. Main St.  
Bartlett, IL 60103

May 15, 2018

RECEIVED  
COMMUNITY DEVELOPMENT  
MAY 16 2018  
VILLAGE OF  
BARTLETT

Dear President and Trustees of Bartlett,

My name is Jennifer Craig, Owner of Marvel One Management LLC, fan and current resident of Bartlett. I am requesting approval of a special use permit for my proposed restaurant Gambit's. I am very excited to introduce my business to you, and have attached a wealth of information to do so. This includes background information, site plans, layouts, maps, menus, detail of operations, planned contributions and most importantly my mission statement.

I wish to open my restaurant at 997 S. RT. 59, just south of the rapidly growing intersection of Rt. 59 and Stearns. My restaurant will have a full kitchen offering an exquisite menu, a bar offering a unique selection of wine, whiskey and coffee, an inviting area for video gaming, reading, interaction and fun! Of course, we will offer the best hospitality you can experience.

I first fell in love with Bartlett in 1994, after my Aunt and Uncle settled into a residence on Country Drive . Over the years, I would bring my family into Bartlett for its many events : National Night Out, Heritage Days, The Independence Day Parade and Trick or Treating. Everyone in Bartlett is so welcoming and helpful, I longed to be part of this tight knit community. Finally, in 2016 I purchased my home in Bartlett. I am so proud to officially call this town that I fell in love with as a child, Home. Now I want to open a business here and solidify my roots. I bring with me 20 years of management

experience, specializing in customer service and hospitality. I currently hold my Basset and Food Handler Certifications and have sponsored a Liquor License in the Village of Schaumburg. I have always strived to set the bar at the highest level in all my endeavors, especially in business.

As you will see in the following pages, my restaurant will be like no other in the area. My goal is to be an inviting place to unwind and have fun. To start your day with a great cup of coffee with a sincere "Good Morning" and end it with a glass of wine and an honest "Welcome Back". Consistency, quality and integrity is what Gambit's will stand for. Honestly, isn't that what Bartlett stands for.

I understand that the board may have some apprehensions regarding an establishment like this. I hope to provide you all with a better insight into my restaurant in order to alleviate any concerns you may have, and provide you with a strong sense of confidence that we will be an asset to your community and economy.

1. Gambit's will only be welcoming adults 21 years of age and older. We will require valid identification from all guests.
2. Our entire staff will be completely trained and certified in the proper handling and serving of food and alcohol.
3. We do not advertise or conduct ourselves as a "sports bar". We offer only select brands of spirits.
4. We do not offer live or musical entertainment.
5. We do not allow any food or beverage outside of the establishment unless for the purpose of "carry out food"
6. We will utilize ample security cameras both inside and outside to provide a safe and secure environment.
7. We will strive to develop a relationship with our guests that provide a foundation of trust, respect and growth.
8. We plan to be active and proud members of the Bartlett Area Chamber of Commerce.
9. We plan to obtain products and services from local companies.
10. We plan to participate and donate to many Bartlett organizations and events.

As you can see, I am proud to hold staff and myself to a community minded work ethic. We will make every effort to be mindful that we are part of a neighborhood and only operate to highest level of expectations.

In closing, I would be honored for you to welcome Gambit's to the Bartlett Community that I love so much. I value our past, cherish our present and look forward to working together to thoughtfully plan for the future.

Thank you for your time and consideration in this matter. I look forward to being a business member of the community. If you should have any questions or require further information, please do not hesitate to contact me at (630)-788-0138.

Warm Regards,

A handwritten signature in blue ink, appearing to be 'JC' with a large loop and a flourish.

Jennifer Craig





**VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION**

For Office Use Only  
Case # 2018-13  
RECEIVED  
COMMUNITY DEVELOPMENT  
MAY 16 2018  
VILLAGE OF  
BARTLETT

**PROJECT NAME** 997 S Rt 59

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Jennifer Craig

**Street Address:** 615 Lido Terrace West

**City, State:** Bartlett, Illinois

**Zip Code:** 60103

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

**Preferred Method to be contacted** See Dropdown

**PROPERTY OWNER INFORMATION**

**Name:** Martin K. Vesole

**Street Address:** 997 S Rt 59

**City, State:** Bartlett Illinois

**Zip Code:** 60103

**Phone Number:** [REDACTED]

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** 5/15/18  
*(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.)

Requesting: Liquor License, Gaming License

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** 993-997 S Rt 59 Bartlett, Illinois 60103

**Property Index Number ("Tax PIN"/"Parcel ID"):** 01-09-210-005, 01-090210-006

**Acreage:** \_\_\_\_\_

**Zoning:** b-2  
(Refer to Official Zoning Map)

**Land Use:** Mixed Use Business

**Comprehensive Plan Designation for this Property:** Mixed use Business Park   
(Refer to Future Land Use Map)

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

**Attorney** Robert Klien  
44 S Lyle Ave, Elgin, IL 60123  
(847) 468-8020

**Engineer** William Ng (WNA Architects)  
79 E. Frontage rd. Northfield, IL 60640  
773.531.5945

**Other** Christopher Mancera (Cera Restorations)  
1423 Wright Blvd, Schaumburg, IL 60193  
(630)-277-0160

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

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

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

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

The proposed use is desirable to Bartlett and will provide a service to the community of interest and will provide contributions to the plaza and neighborhood.

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.

We will not be in any case detrimental to the health, safety, morals or welfare of any neighboring vicinity. With our remodel of interior and exterior we foresee the value of this location to not be injurious to property value but helpful.

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 stand by and implement all Bartletts rules, regulations and standards of this Special Use Permit.



**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: Jennifer Craig \_\_\_\_\_

DATE: 5/15/2018 \_\_\_\_\_

**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**: Jennifer Craig \_\_\_\_\_

ADDRESS: 615 Lido Terrace West \_\_\_\_\_  
Bartlett, Illinois 60103 \_\_\_\_\_

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

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

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

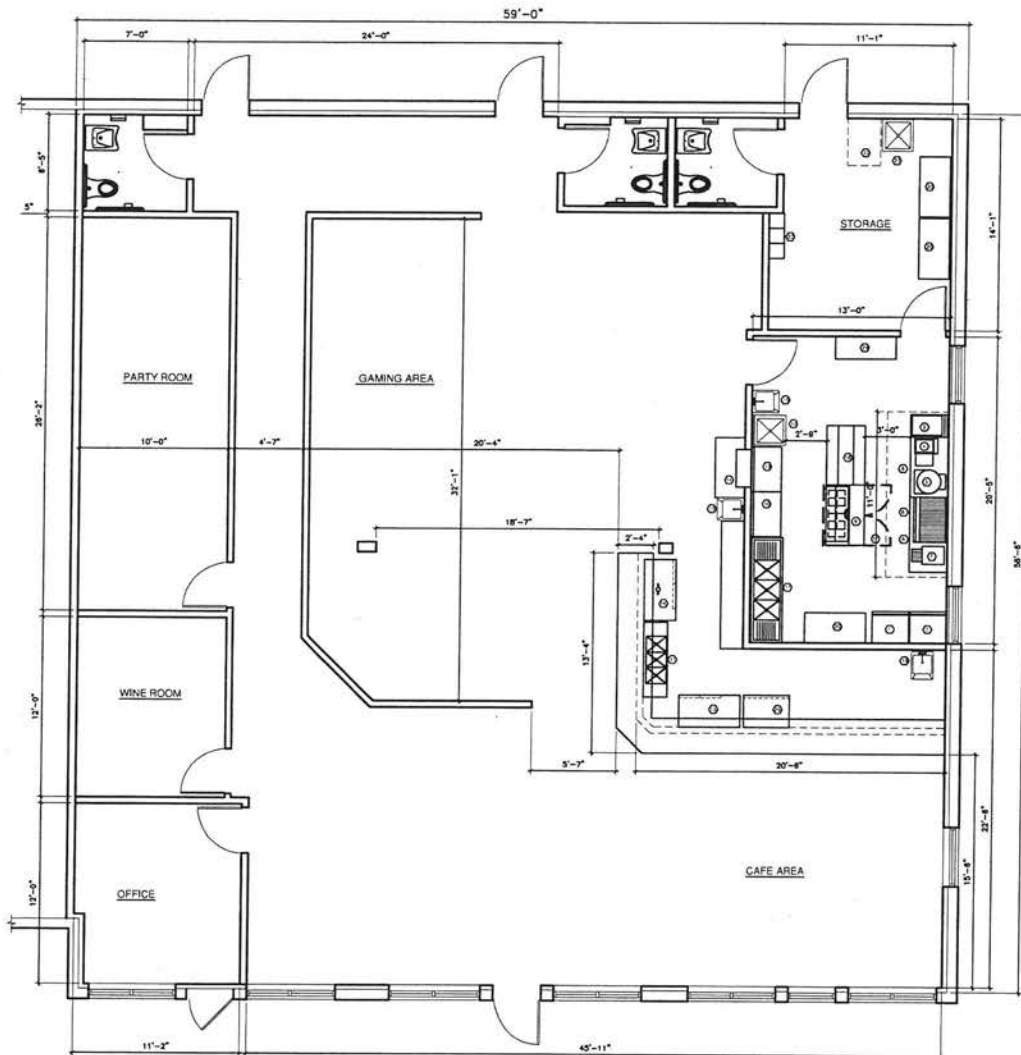
DATE: 5/15/2018 \_\_\_\_\_



# ZONING/LOCATION MAP

997 S. Route 59  
Case #18-13 - Special Uses





1. REACH IN REFRIGERATOR - UPRIGHT
2. REACH IN FREEZER - UPRIGHT
3. DEEP FRYER
4. FUNNEL CAKE FRYER
5. PIZZA OVEN
6. GRILL
7. TOASTER
8. 60" STAINLESS TABLE
9. 48" REFRIGERATED SANDWICH TABLE
10. 36" SHELF ( FOR DIRTY DISHES )
11. 3 COMPARTMENT SINK
12. 24" FOOD PREP SINK
13. 36" STAINLESS TABLE
14. 48" STAINLESS TABLE
15. BACK BAR REFRIGERATOR
16. BAR BEER DISPENSER
17. 11'-0" EXHAUST HOOD
18. 48" STAINLESS COUNTER & SHELVES
19. HAND SINK
20. 48" SHELF
21. MOP SINK
22. GREASE INTERCEPTOR
23. EMPLOYEE LOCKERS
24. CO2 AND SODA SYRUP SHELF
25. ICE MACHINE

SK3

**WNA**  
 william NG architects  
 architecture planning interior design  
 773.531.5943 wnaarchitects@gmail.com

991 ROUTE 59

BARTLETT, IL

1/8" = 1'-0"

05.31.18





*Gambit's*

Property: 997 South Rt 59

County: DuPage

Establishment Size: 3,500 sq ft

Business Type: Restaurant and Bar

Employees: 3-6 + Manager

Building: Vacant End Unit of 3,500 square feet





# Gambit's Mission

- \*Be Amazing\*
- \*Make Wonderful Food\*
- \*Offer Spectacular Service\*
- \*Give back to Our Great Community\*

Hours of operation : Monday - Thursday 6:00am - 1:00am  
Friday & Saturday 6:00am - 2:00am  
Sunday 9:00am - 10:00pm



# Security

- We cater to guests 21 years and over with ID verification and scanning.
- We plan to install at least 17 security cameras and a recorder, viewable by remote access.
- We will have daily cash deposits to minimize all funds.
- There is little cash on site, even with the gaming terminals since the machines and redemption terminal are inaccessible to our staff . All the cash and equipment is insured by the Terminal Operator not by the Establishment Owner.



# Vendors

Local Bartlett is our Key

Jasper Meats

Galena Cellars

Coca Cola

Heritage Wine

Turano Bakery

Two Brothers Artisan Brewing

Windy City Distribution

Windy City Distribution

Greco & Sons

Lynfred Winery

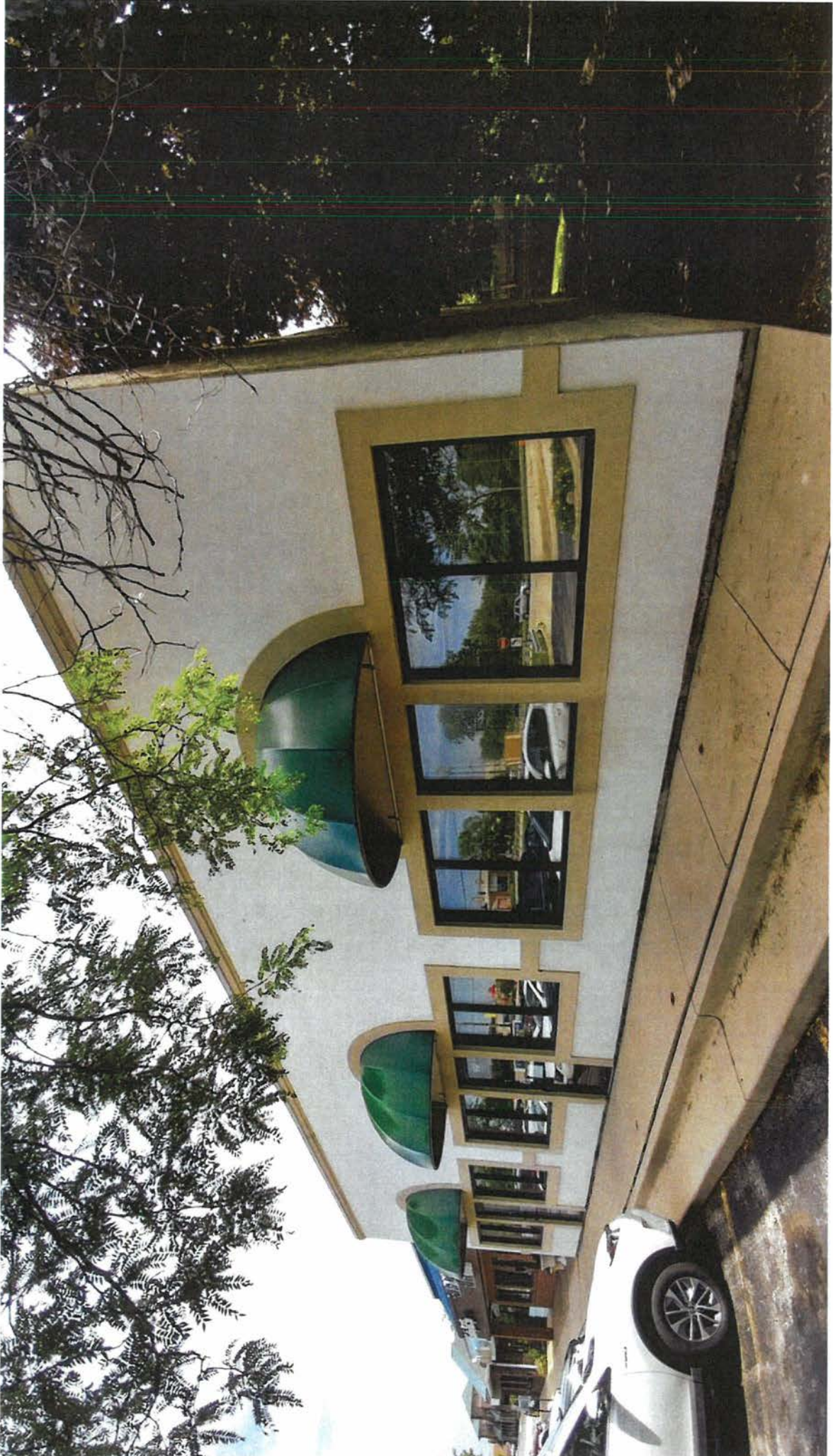
Town & Country

Get Fresh Produce, INC

# Charitable Donations and Community Involvement

- Wounded Warriors Project
- Dupage County Humane Society
- Wayne Township
- Bartlett Lion's Club
- Toys for Tots
- Bartlett National Night Out
- Bartlett Heritage Days







Thank You For Your Time and  
Consideration!



# Breakfast

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## Muffins

Chocolate Chip, Blueberry, Banana Nut

## Donuts

Coffee Cake, Banana Bread, Samoa, Strawberry Cream,  
Lemon, BlueBerry, Apple Cider Crumb

## Turano Bagel

Strawberry, Plain, Garden Vegetable

## Gambit Grab

Scrambled Egg, American Cheese and Bacon on an English Muffin

## Full Plate

Scrambled Eggs, Toast, Sausage or Bacon and Sliced Fruit

## Fruit Cup

Sliced Strawberries, Pineapple, Grapes, and Blueberries

## Fresh Fruit

Banana, Apple, Orange



# Lunch

Served w/ Fresh Cut Cajun Fries

## Links

### THE WOLVERINE

Bacon Wrapped Sausage w/ Chipotle Mayo and Fried Onion Claws

### THE GAMBIT

Deep Fried Egg-roll Wrapped Vienna Hotdog Filled with Jalapeno  
and Cream cheese

## Patties

### THE HULK

Angus Beef Burger on top of Pulled Pork Finished off w/ Lettuce  
House Sauce and Bacon

### THE GAMBIT

Angus Beef Patty, Melted American Cheese, Lettuce, Tomato,  
Ketchup and a Pickle

### RAGIN CAJUN

Angus Beef Patty Topped with a Fried Onion Ring, Bourbon BBQ  
Sauce and House Pickles

### Grilled Chicken Salad

Fresh Chopped Romaine Lettuce, Sliced Chicken Breast Topped w/  
Blue Cheese Crumbles

### Panini

Mozzarella Cheese, Prosciutto, Basil and Sun Dried Tomatoes

# Appetizers

## House Pickles

Spicy Dill Pickle Slices Lightly Breaded, served w/ House Sauce

## Gambit's Cheese

Deep Fried Mixture of Mozzarella and Halloumi Cheese

## Cerebro

Variety of Sliced Cheese from the World, served w/ House Crackers

## Jubilee Chips

Warm Tortilla Chips w/ House Pineapple Habanero Salsa

## Alligator Bites

Deep Fried Alligator Tail and House Sauce

## Deep Fried Ravioli

Cheese Ravioli Lightly Breaded and Fried, served with Marinara

## Saber-tooth Skewers

Seasoned Grilled Chicken Chunks and Pineapple Chunks on Skewers, served with House Chipotle or Bourbon BBQ Sauce

## FireCracker

Deep Fried Bacon Wrapped Jalapeno Filled w/ Cream Cheese

# Dinner

## Uncanny Meatball

Fried Meatballs Topped w/ Marinara and Melted Mozzarella Cheese on top of a Turano Roll

## T-Bone Steak

Perfectly Aged and Seasoned 14oz Angus Steak Served w/ Mashed Potatoes, Cajun Green Beans and Texas Toast

## Pulled Pork/Chicken

Slow Roasted Seasoned Pulled Pork or Chicken, Served on top of Two Turano Rolls and topped w/ our House Pickles and a Side of Coleslaw

## Red Headed Step Child

Layered Ziti Pasta, Crumbled Spicy Italian Sausage, Mozzarella Cheese Topped With Spicy Marina Sauce served w/ Texas Toast

## OverFlowJoe

Opened Faced BBQ Sloppy Joe, Served w/ Cajun Fries

## PIZZA

The Meats

Cured Pepperoni, Italian Sausage

House

Black Olives, Green Peppers, Onion, Diced Tomatoes

## Southern Braciolo

Thin Seasoned Flank Steak Rolled and Filled w/ Pecorino Romano and Provolone Cheese, Green Pepper and Topped w/ Marinara



# Dessert

## Gambit Cake

Death By Chocolate, Chocolate Dipped Layered Strawberry,  
Oreo Delight, Caramel Apple Surprise

## Cannoli Chips/Dip

Pieces of Canoli Shell w/ a Cream Cannoli Dip

## Sundae

Vanilla Ice Cream Topped with Melted Fudge or Caramel,  
Whip Cream, Nuts and a Cherry

## Bourbon Pudding

Cajun Style Brad Pudding Topped w/ Bourbon and Caramel Sauce

## Cookie Skillet

Choice of Chocolate Chip or Peanut Butter Cookie, Topped w/ a  
Scoop of Vanilla Ice Cream

## Rogue Float

Mission Hard RootBeer a Scoop of Vanilla Ice Cream Topped w/  
Whipped Cream

# Drinks

## Soda

### Fountain

Coca-Cola

Sprite

Diet Coke

Cherry Coke

Strawberry Fanta

Barqs Root beer

### Bottles

Coca Cola Classic

Georgia Peach

California Raspberry

## Juice

Minute Maid

Apple, Orange, Peach

## Coffee

Mocha, Caramel,

Hazelnut, French Vanilla

## Frappuccino

Oreo, Caramel, Mocha

## Cold Brew Coffee

Slow Steeped Ice Coffee

Mocha, Caramel, French Vanilla

## Espresso

Two Brothers

Heat wave, Stomping Ground

## Water

### Bottles

Dasani

### Infused

Strawberry,

Kiwi, Lemon

## Tea

### Two Brothers Hot Two Brothers Ice Tea

Assam Black Tea

Japanese Green Tea

Passion Fruit

Iron Goddess Oolong

Peach

Lemon

Summer Patch

# Alcohol

## Wine

### FLIGHTS

Heavenly (Crisp & Bubbly)  
Sinful (Adventurous & Intriguing)  
Nocturnal (Sweet & Dark)  
Diurnal (Bright & Lively)

### BY THE GLASS

Pinot Grigio	Merlot
Sauvignon Blanc	Pinot Noir
Chardonnay	Zinfandel
Viognier	Barbera
Moschofilero	Cabernet
Semillon	Syrah
Moscato	Burgundy

## Whiskey

### BY THE GLASS

Bourbon  
Tennessee  
Rye  
Scotch  
Irish  
Single Malt  
Blend



# Beer

## TWO BROTHERS

Twenty - Plus, Domain DuPage  
Ebel's Weiss, Cane & Ebel  
Atom Smasher, North Wind  
Red Eye, Hop Centic

## FLIGHTS

Midnight

(Dark Lager, Irish Stout)

Sunlight

(Pale Lager, Blonde Ale, Saison)

Adventure

(Mixed IPA)

## Drafts

Miller Lite, Coors Light

## BY THE GLASS

Miller Lite, Miller Genuine Draft  
Coors Light, Stella Artois  
Samuel Adams, Heineken  
Modelo, Dos Equis  
Bud Light

ORDINANCE 95-14

AN ORDINANCE GRANTING REZONING,  
A PLANNED UNIT DEVELOPMENT,  
A SPECIAL USE FOR FILLING IN A PORTION OF THE FLOODPLAIN,  
SITE PLAN APPROVAL,  
A VARIANCE FOR PARKING IN THE CORNER SIDE YARD SETBACK  
AND APPROVAL OF A UNIFIED BUSINESS CENTER SIGN PLAN  
FOR  
BARTLETT PLACE

PUBLISHED IN PAMPHLET FORM  
THIS 8TH DAY OF MARCH, 1995

AN IN EFFECT ON MARCH 18, 1995

PASSED THIS 7TH DAY OF MARCH 1995.

APPROVED THIS 7TH DAY OF MARCH 1995.

ORDINANCE 95- 14

**AN ORDINANCE GRANTING REZONING, A PLANNED UNIT DEVELOPMENT, A SPECIAL USE FOR FILLING IN A PORTION OF THE FLOODPLAIN, SITE PLAN APPROVAL, A VARIANCE FOR PARKING IN THE CORNER SIDE YARD SETBACK AND APPROVAL OF A UNIFIED BUSINESS CENTER SIGN PLAN FOR BARTLETT PLACE**

WHEREAS, Efstathies A. Regopoulos, President of the Rego Investment Group Ltd. has filed a petition for rezoning, a planned unit development, a special use for filling in a portion of the floodplain, site plan review, a variance to allow parking in the corner side yard setback and approval of a unified business center sign plan on the southeast corner of Rt. 59 and Apple Valley Drive, which property is legally described as follows:

LOTS 1, 2, 3 AND 4 IN KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF APPLE ORCHARD RESUB-UNIT 2, IN SECTIONS 3, 9 AND 10, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, RECORDED MAY 16, 1975 AS DOCUMENT R75-21743, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 01-09-204-024, 01-09-204-025, 01-09-204-026, 01-09-204-027

and which property is zoned SR-1, Suburban Residential in the Village of Bartlett; and

WHEREAS, the Bartlett Plan Commission held a public hearing on October 13, 1994 on the rezoning to B-2, Local Convenience Shopping District, the special use requested and reviewed the site plan with respect to the said petition (Case #94-17) and has recommended to the corporate authorities that the rezoning to B-2, Local Convenience Shopping District, the special use permit for filling in a portion of the floodplain, site plan review and unified business center sign plan requested be denied; and

WHEREAS, the Plan Commission held a public hearing on February



9, 1995 on the Planned Unit Development (PUD) request to limit the uses that can be located on the property to those contained in Exhibit A and reviewed the revised site plan with respect to said petition (Case #94-17) and has recommended to the corporate authorities that the PUD to limit the uses on the property to those contained in Exhibit A and the revised site plan be approved; and

**WHEREAS,** the Zoning Board of Appeals has conducted a public hearing on September 1, 1994 on three variances requested to allow parking and the loading zone in the setbacks with respect to said petition (Case #94-17) and has recommended to the corporate authorities that the variation requested be denied; and

**WHEREAS,** the corporate authorities have determined that it is in the public interest to grant the Rezoning, Special Use and Unified Business Center Sign Plan denied by the Plan Commission, the Planned Unit Development and Site Plan recommended by the Plan Commission and the variation denied by the Zoning Board of Appeals;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois as follows:

**SECTION ONE:** That the rezoning to B-2 Local Convenience Shopping District is hereby granted to the Property.

**SECTION TWO:** That the Planned Unit Development to limit the uses on the property to those contained in Exhibit A is hereby granted to the Property.

**SECTION THREE:** The corporate authorities do hereby make the following findings of fact pertaining to the Special Use:

1. That the proposed use at the southeast corner of Rt. 59 and Apple Valley Drive is 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 community.

2. That such use will not under the circumstances of this 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 values in the vicinity.

3. That the Special Use will conform to the regulations and conditions specified in this Ordinance and Bartlett Ordinance 88-07 for such uses and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

**SECTION FOUR:** The corporate authorities do hereby make the following findings of fact pertaining to the Site Plan:

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

2. 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;

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

4. There is a sufficient mixture of grass, trees and shrubs within the interior and perimeter 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.

**SECTION FIVE:** The corporate authorities hereby make the following findings of fact pertaining to the variation:

1. That the particular physical surroundings and shape of the property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were carried out.

2. That conditions upon which the petition for the variation is based are unique to the property and are not

applicable generally to other property within the same zoning classification.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

4. That the hardship is caused by the provisions of the Bartlett Zoning Ordinance and has not been created by any person presently having an interest in the Property.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the Property is located.

6. That the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by the provisions of the Bartlett Zoning Ordinance to other lands, structures or buildings in the same district.

**SECTION SIX:** That a special use permit to allow for filling in a portion of the floodplain in the B-2 Local Convenience Shopping District is hereby granted for the Property.

**SECTION SEVEN:** That the site plan prepared by Continental Engineers and Associates, dated 4/15/94 and last revised 1/9/95 (the "Site Plan") is hereby approved.

**SECTION EIGHT:** That the variation to allow parking in the corner side yard setback is hereby approved.

**SECTION NINE:** That the Rezoning, PUD designation, Special Use Permit and Site Plan approval granted in Sections One, Two, Six and Seven of this Ordinance are subject to the following conditions:

A. Staff approval of the final engineering plans.



B. Staff approval of the final placement of the ground sign. The ground sign shall be located outside of the visibility triangle.

C. Submittal of a copy of the IDOT permit for approval of the curb cut on Rt. 59.

D. Final approval from the DuPage County Stormwater Management Division for the partial filling of the floodplain.

E. Staff approval of the lighting plan.

F. Provision of an access point shall be provided within the parking area along Rt. 59 to connect the subject property with the property to the south.

G. The payment of a fee of \$.50 per square foot of building area to the Bartlett Public Building fund.

H. The review and approval of Covenants and Restrictions by the Village Attorney. Said Covenants and Restrictions among other items shall further define the limits on the uses for the property.

**SECTION TEN:** The Unified Business Center Sign Plan attached as Exhibit B is hereby approved.

**SECTION ELEVEN :** The violation of any of the above conditions shall be cause for the revocation of the Planned Unit Development designation and the Special Use Permit herein granted.

**SECTION TWELVE: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION THIRTEEN: REPEAL OF PRIOR ORDINANCES.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FOURTEEN: EFFECTIVE DATE.** This Ordinance shall be in full force and effect 10 days after its passage, approval and publication in pamphlet form.

**ROLL CALL VOTE:**

**AYES:** TRUSTEE ARENDS, FOSTIAK, HODGE, NOLAN

**NAYS:** TRUSTEE FLOYD, PATLYEK

**ABSENT:** NONE

**PASSED:** March 7, 1995

**APPROVED:** March 7, 1995



Catherine Melchert, Village President

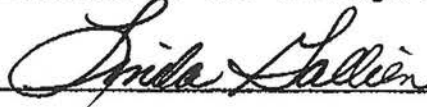
**ATTEST:**



Linda Gallien, Village Clerk

**C E R T I F I C A T I O N**

I, Linda Gallien, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 95-14 enacted on March 7, 1995, approved on March 7, 1995, and published in pamphlet form on March 8, 1995, as the same appears from the official records of the Village of Bartlett.



Linda Gallien, Village Clerk

Exhibit A - Bartlett Place Permitted Uses

wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the B-1 Village Center District shall be devoted to any use other than a use permitted in the B-1 Village Center District and no building or structure in the B-1 Village Center District shall be erected, altered, enlarged, or occupied except for a permitted use in the B-1 Village Center District unless otherwise specifically allowed in this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.

The following uses are permitted in the B-1 Village Center District:

A. Retail Uses:

Antique shops.

Art and school supply stores. (Ord. 82-73, 11-16-82)

*Exclude* ~~Bakeries in which the baking of goods is limited to goods retailed on the premises only. (Ord. 88-51, 6-7-88)~~

Book stores.

Camera and photographic supply stores.

China, glassware and metalware stores.

*Exclude* ~~Clothing stores.~~ - Leave in.

*Exclude* ~~Coin and stamp stores.~~

Drapery, curtain and window coverings stores.

*Exclude* ~~Dry goods stores.~~

~~Drug stores.~~

~~Electrical appliance stores.~~

Fabrics and sewing accessory stores.

Floor covering stores.

Flower shops.

*Exclude* ~~Food stores.~~

Furniture stores.

*Exclude* ~~Furriers and fur apparel stores.~~

~~Gift, novelty and souvenir shops.~~

*NP*



Exclude ~~Hardware stores.~~

Home decorating stores. (Ord. 82-73, 11-16-82)

Exclude ~~Indoor sales and service of lawnmowers and garden implements and supplies.  
(Ord. 89-99, 11-21-89)~~

Jewelry stores.

Kitchen and bathroom stores.

Leather shops.

Luggage and suitcase stores.

Exclude ~~Liquor stores.~~

~~Musical instrument stores.~~

~~Newspaper and magazine stores.~~

Paint and wallcovering stores.

Exclude ~~Pharmacies.~~

~~Record shops.~~

Shoe stores.

Specialty shops.

Sporting goods stores. (excluding gun sales, ammo)

Stationery stores.

Exclude ~~Tobacco shops.~~

Tool and appliance shops, retail sales only, not repair.

Toy stores.

B. Personal Services:

Art studios and galleries.

Barber shops.

Beauty parlors.

Exclude ~~Dance studios.~~

~~Hobby shops.~~

Key and lock shops.

20

Laundry and dry cleaning establishments, under 5,000 square feet but not a central plant serving other than the premises upon which it is located.

Music studios.

Photographic studios.

Shoe repair shops.

Tailoring and dressmaking shops, retail for customers of the premises only.

Travel bureaus.

~~Food Service and Leisure:~~

~~Indoor, sitdown restaurants without liquor, for consumption of food on the premises only.~~

D. Financial Uses:

Accounting, auditing and bookkeeping uses.

Banks, without drive-in facilities.

Commodity brokers.

Credit union offices.

~~Currency exchanges.~~

Financial counseling offices.

Income tax service.

Savings and loan institutions, without drive-in facilities.

Security brokers.

E. Business Service Uses:

Advertising agency offices.

Photocopying stores.

Data processing centers.

Employment agency offices.

Office supply stores.

~~Printing shops, under 5,000 sq. ft.~~

*W*

F. Administrative and Professional Offices:

- Architects.
- Attorneys.
- Business and management consulting.
- Consultant offices.
- Designers.
- General business offices.
- Government offices.
- Insurance.
- Publishing offices.
- Real estate.

G. Medical and Related Uses:

- Dental offices and laboratories.
- Medical offices and laboratories.
- Optometrist offices and laboratories.

H. Communication and Private Utility Uses:

- Exclude {
- ~~Newspaper offices.~~
  - ~~News syndication services.~~
  - ~~Radio and television broadcasting stations and studios.~~
  - ~~Recording studios.~~
  - ~~Telegraph offices.~~
  - Telephone answering services.
  - Telephone business offices.

I. Education Uses:

- EXCLUDE {
- ~~Barber and beauty schools.~~
  - ~~Business schools.~~



~~Exclude~~ Dancing and music academies.  
~~Day care nurseries.~~

~~EXCLUDE~~ ~~Personnel training centers.~~

Studios for art, drama, reading or speech.

J. Cultural and Recreational Uses:

Art galleries.

Libraries

~~Exclude~~ ~~Health clubs.~~  
Museums.

~~Exclude~~ ~~Residential Uses.~~

~~Multi-Family apartments and condominiums, second floor and above.~~

L. Governmental Uses:

Office and meeting facilities.

Public parks or plazas.

10-6A-4: **SPECIAL USES:** The following uses may be located in the B-1 Village Center District, subject to the issuance of a Special Use Permit in accordance with the provisions of Chapter 13.

The following uses are special uses in the B-1 District:

Auditoriums or conference centers.

~~Exclude~~ ~~Automobile service stations. (Ord. 82-73, 11-16-82)~~  
~~Convenience store. (Res. 88-25, 4-5-88)~~

~~Drive-in financial institutions.~~

Churches.

~~exclude~~ ~~Game rooms, as defined in and subject to the additional regulations imposed by The Bartlett Game Room Licensing Ordinance No. 82-16.~~

~~Newspaper and magazine stands, free-standing.~~

Parking facilities, in excess of required accessory parking.

Planned unit developments.

- Police or fire stations.
- Post offices and postal distribution centers.
- Public utilities.
- Public works facilities.
- ~~Restaurants, carry-out.~~
- ~~Restaurants, indoor, sitdown, serving liquor, including carry-outs.~~
- ~~Senior citizen housing.~~
- ~~Social or fraternal association meeting places.~~
- ~~Tavern or cocktail lounges, with or without entertainment.~~
- ~~Theaters, live or movie, indoor.~~

Exclude

10-6A-5: **ACCESSORY USES:** Accessory uses, buildings or other structures customarily incidental to and commonly associated with permitted or special uses may be permitted in the B-1 Village Center District, provided they are operated and maintained under the same ownership and on the same lot as the permitted or Special Use, and do not include structures or structural features inconsistent with the permitted or Special Use.

Accessory uses may include the following:

- Central heating and air conditioning plants.
- Garages, carports, or other parking spaces for the exclusive use of residents, occupants and customers on the premises.
- Home occupations.
- Signs, as regulated in Chapter 12.
- Tool houses, sheds, and other similar buildings for the storage of supplies and equipment.
- Water retention or detention areas.

10-6A-6: **PROHIBITED USES:** All uses not expressly authorized under, "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following illustrate prohibited uses:

- Automobile Racetracks

leave as  
prohibited

~~Exclude~~

~~Car washes.~~

~~Drive-in uses, except for financial institutions.~~

~~Hotels and motels.~~

~~Incinerators.~~

~~Junk yards. (Ord. 82-73, 11-16-82)~~

~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~

~~Wholesale uses.~~

10-6A-7: SITE AND STRUCTURE PROVISIONS:

- A. Minimum Lot Area: Excluding senior citizen housing authorized as a special use, three thousand (3,000) square feet of lot area shall be provided and maintained for each dwelling unit on or above the second floor.
- B. Required Yards: Required yards shall be provided and maintained in the B-1 Village Center District as described below:
  - 1. Required front yard: A required front yard of twenty feet (20') shall be provided and maintained, unless fifty per cent (50%) or more of the lots on any given block face have previously been lawfully developed with buildings having setbacks less than twenty feet (20') (a block face being defined as one side of a public street between two intersecting streets on that same side). In the case of the above-described previous development, the average setback of existing buildings may then be considered the required front yard depth for that block face.
  - 2. Required Side Yards: No interior side yard shall be required. On a corner side yard, a required side yard shall be provided and maintained of twenty feet (20') or the average front yard setback along the same block face, whichever is lesser. Where a side lot line coincides with a side or rear lot line in an adjacent residential district, a transitional yard shall be required along such side lot line. Such transitional yard shall be equal in dimension to the required side yard for a residential use on the adjacent residential lot.
  - 3. Required Rear Yard: A required rear yard of twenty feet (20') shall be provided and maintained.
- C. Building Height: The maximum height of any structure shall be forty-eight feet (48') or four (4) stories, whichever is lower. However, no part of a structure within fifty feet (50') of a residential district line shall exceed twenty-five feet (25') or two (2) stories, whichever is lower.
- D. Floor Area Ratio: The maximum floor area ratio shall be 0.6.

*Handwritten initials*



Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.

The following uses are permitted in the B-2 District:

A. Retail Uses:

~~Exclude Bakeries, in which the baking of goods is limited to goods retained on the premises only.~~

Bicycle stores.

Book and stationery stores.

Camera and photography supply stores.

Candy and confectionery stores.

China and glassware stores.

~~Exclude Coin and stamp stores. (Ord. 78-40, 5-16-78)~~

~~Convenience store. (Res. 88-25, 4-5-88)~~

~~Delicatessens.~~

~~Exclude Drug stores and pharmacies.~~

Florist shops and conservatories.

~~Food stores and grocery stores.~~

Gift shops.

Haberdasheries.

~~EXCLUDE Hardware stores.~~

~~Exclude Hobby shops.~~

Ice cream stores. (Ord. 78-40, 5-16-78)

~~Exclude Indoor sales and service of lawnmowers and garden implements and supplies. (Ord. 89-99, 11-21-89)~~

Jewelry stores.

~~Exclude Newspaper and magazine stores.~~

Shoe stores.

Sporting goods stores. (excluding gun sales, ammo, firearms)

~~Exclude Variety stores.~~

Wearing apparel shops.

B. Personal Services:

Barber shops.

Beauty parlors.

Key and lock shops.

Laundries and dry cleaners, but not a central plant serving other than the premises upon which it is located.

*Exclude* ~~Laundrettes, self service only.~~

Shoe, clothing and hat repair stores.

Tailor and dress-making shops, employing not more than five (5) persons on the premises.

Travel agencies.

C. ~~Food Service and Leisure:~~

*Exclude* ~~Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants.~~

D. Financial Uses:

*Exclude* ~~Currency Exchanges.~~

E. Uses permitted in the B-1 District.

10-6B-4: **SPECIAL USES:** Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 10.

The following uses are special uses in the B-2 District:

*Exclude* ~~Automobile Service Stations.~~

Banks, not including drive-in facilities.

*Exclude* ~~Car washes.~~

Electric or telephone substations and other governmental and utility service uses.

Fix-it shops, for general, minor repair.

*Exclude* ~~Funeral parlors and undertaking establishments. (Ord. 78-40, 5-16-78)~~

~~Game rooms as defined in and subject to the additional regulations imposed by the Bartlett Game Room Licensing Ordinance No. 82-16. (Ord. 82-73, 11-16-82)~~

Ice and milk machines.

Meat markets.

*HP*

*Exclude* ~~Newsstands, free-standing.~~

Pet shops.

Planned unit developments.

Savings and loans, not including drive-in facilities.

Structures with building heights in excess of twenty-five feet (25') used for a permitted or special use.

10-6B-5: **ACCESSORY USES:** Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted, provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any separate business, profession, trade or industry.

Accessory uses may include the following:

Garages, carports or other off-street parking spaces. Truck parking shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty feet (150') of a residence district boundary line.

Signs, as regulated in Chapter 12.

Tool houses, sheds, and other similar buildings for the storage of supplies and equipment.

Water retention or detention areas.

10-6B-6: **PROHIBITED USES:** All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses:

Automobile race tracks, raceways, speedways.

Hotels and motels.

Incinerators.

Junk yards. (Ord. 78-40, 5-16-78)

Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)

Restaurants, drive-in.

Taverns, cocktail lounges and package liquor stores.

*W*



Exhibit B - Unified Business Center Sign Plan

SIGN CRITERIA FOR BARTLETT PLACE

The following sign criteria have been established to assist tenants in complying with their lease. These basic standards have been made to govern the design, fabrication and installation of tenant signs & is intended to afford all tenants with good visual identification, both day & night & to protect against poorly designed & badly proportioned signing. Landlord reserves its right to revised these criteria from time to time.

The sign standards have been selected to harmonize with & complement the building materials & will assist in creating the proper atmosphere for the center. Signs for retail buildings are intended to provide an overall uniform appearance while allowing a controlled range of flexibility for tenants individual interests and needs.

These criteria should be given to your sign company to serve as a guide in preparing their design & cost estimates for your approval.

You will be held liable for & shall bear all costs for removal &/or correction of signs, sign installation & damage to the building by sign installations that do not conform with the following specifications.

SPECIFICATIONS

1. All signs are to be in the form of individual letters, illuminated with neon tubing with plastic letter faces. Flashing, moving or audible signs will not be permitted.
2. Sign height: Maximum height of sign shall not exceed 36" for (2) lines of copy in height. Maximum letter size to be 24" in height for (1) line of copy.
3. Sign spread: Sign length may not exceed 80% of store frontage.
4. Letters to be installed on a 8" X 8" aluminum raceway. Color of raceway to match building fascia. All wiring to be concealed (access-panels will be provided to the space behind the fascia as required).
5. Sign area: The overall size of sign shall not exceed one (1) square foot of sign per lineal foot of front footage of the store.
6. Lettering style: Shall be "Helvetica Medium" in either upper case letters or in a style review and approved in writing by the landlord prior to installation.
7. Letter depth: (Returns) - 4 inches to 6 inches or as approved by the landlord.
8. Metal portions of letters to be aluminum. Aluminum to be painted with an enamel paint. Color to be approved by landlord.
1. Sign faces: Plastic letter faces to be plexiglas. Permitted letter colors shall be Rohm & Haas white #7328, red #2793, yellow #2037 & blue #2114. Letter trim cap color is to match letter face. Letter returns are to be painted (#313) dark bronze.

11. Mounting location: The center lines of the sign shall correspond to the center lines of the canopy of which the sign is located (centered both horizontally and vertically on leased frontage).
12. Mounting construction: All signs shall be erected in the vertical plane on all canopies. All lettering shall be connected to the canopy individually with no exposed letter supports allowed. All fasteners, screws, bolts, anchors, etc. used in the fabrication and installation of signs shall be rustproof. No exposed anchors will be allowed. All electrical signs and components thereof shall bear the UL label, and their installation must comply with all local building, and electrical codes.
13. Quantity of Signs: One sign per tenant storefront.
14. Secondary Signs:
  - A. No secondary exterior signs are to be placed on building wall elevations, except that rear elevation signs will be permitted for identification of delivery doors. Landlord must approve.
  - B. No sandwich or easel /portable signs are allowed.
  - C. Village sign permit approval is required for permanent window signs.
  - D. Standard address numerals for postal identification of premise will be permitted. Numeral height shall not exceed 4". Style shall be "Helvetica Medium".
  - E. It is within the sole judgement of the landlord, for whatever reason he may have, to decide which tenants, if any, would be allowed secondary signs for street exposure (located away from the building property on the demised premises). The type, location, size, color and any other characteristics of these secondary street exposure signs shall be subject to the landlords approval. Additional signage shall also be subject to village requirements, review and permit approval.
5. Upon vacating the premises, Tenant shall be responsible for the removal of his sign and restoring the fascia to its original condition. If Tenant fails to do so promptly (within 10 days after notification by Landlord to do so) then Landlord may perform this work and charge the Tenant. Tenant's security deposit will be made available for such work if Tenant fails to perform the work.
6. Scaled drawing in duplicate, indicating all copy, materials of construction, letter style, colors, are to be submitted to the Landlord for initial approval & the village for final permit approval.
7. While it is the intent of these criteria to establish controlling requirements for tenant signage, it is in no way intended to relieve the tenant from conforming with any and all additional applicable requirements of the sign ordinance of the local municipality or authority.

4 3/4" COMBINATION CHANNEL LETTERS - INSTALLED ON RACEWAY

13' - 3"  
**ACCOUNTING**

4' - 3"  
**LAW**

11' - 6"  
**INSURANCE**

5'  
**REAL**

7'  
**ESTATE**

9' - 9"  
**FASHIONS**

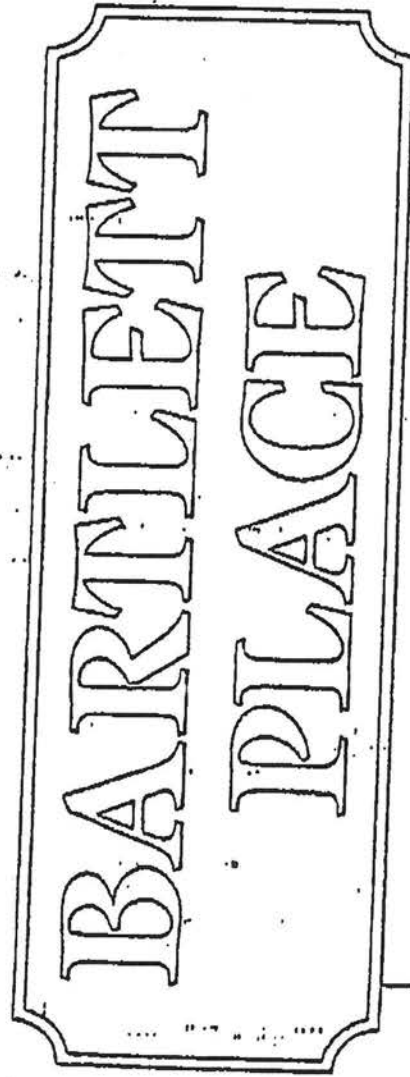
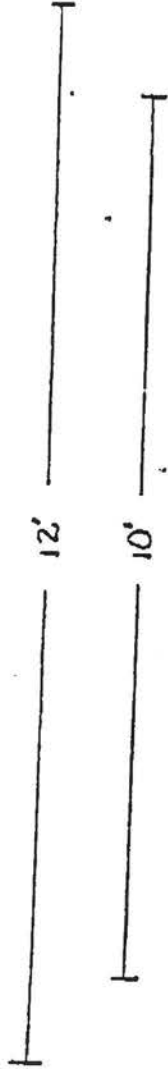
12' - 3"  
**FOOD MART**



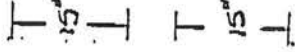
JUL 28 1994



JUL 28 1994



SIDE VIEW



A

DOUBLE FACE ELECTRIC DISPLAY SCALE 3/4" = 1'-0"

- A: LEXAN FACES - SPRAY & CUT
- B: JIGGED OUT COPY w/ PLEXIGLAS BACK UP.



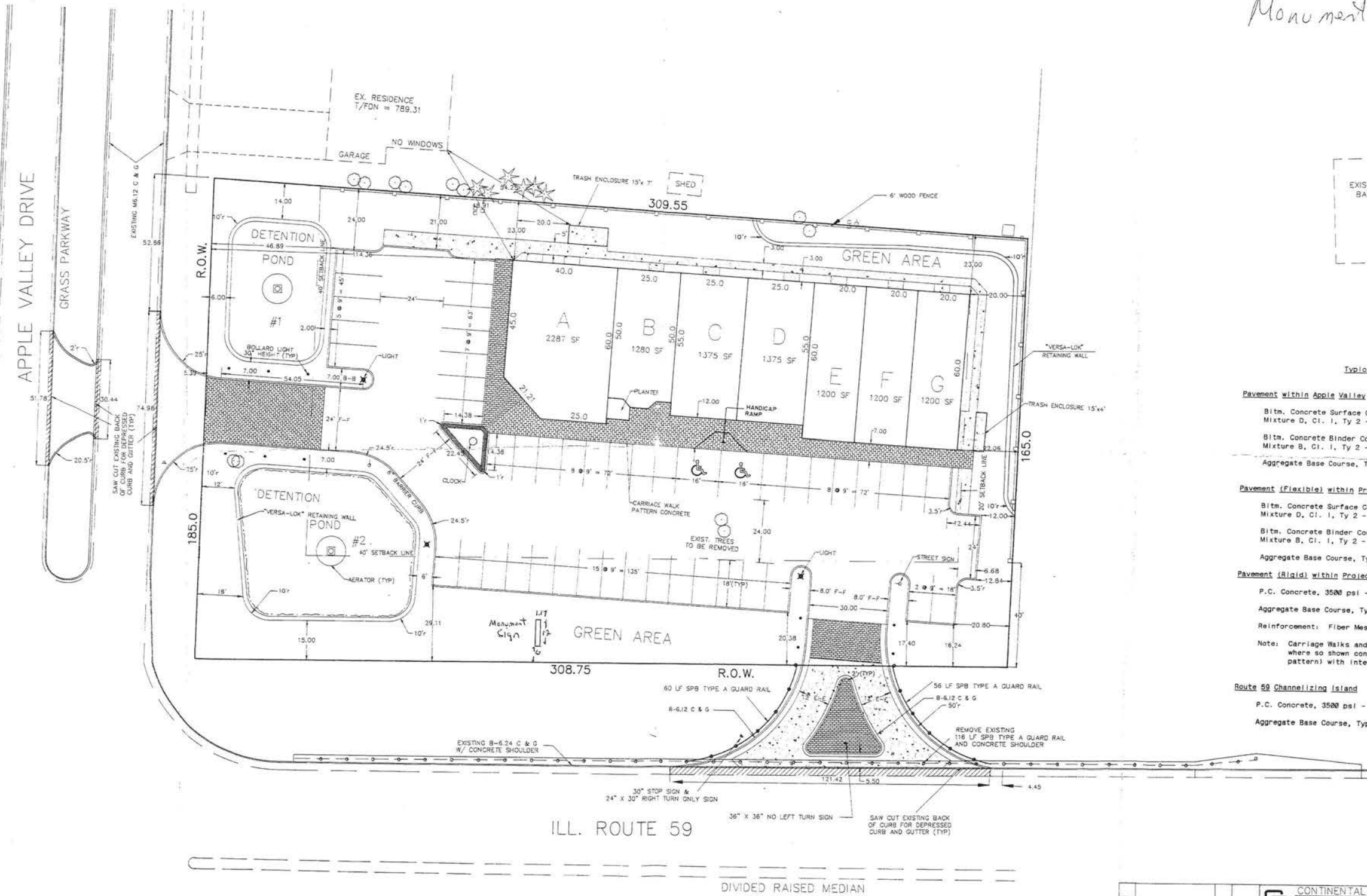
THIS IS AN ORIGINAL DRAWING CREATED BY V&S  
 SERVICE FOR A PROJECT YEARS PLANNED FOR YOU  
 IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF  
 CANNONBACH NOR TO BE COPIED, REPRODUCED OR  
 IN ANY MANNER



**PROPERTY LEGAL DESCRIPTION**

LOTS 1, 2, 3, AND 4 IN KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF APPLE ORCHARD RESUB-UNIT 2, IN SECTIONS 3, 9 AND 10, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, RECORDED MAY 16, 1975 AS DOCUMENT NO. 875-21743 (EXCEPTING THEREFROM THE WEST 25.00 FEET OF THE AFORESAID LOTS TAKEN BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES AS PARCEL NO. 17V0852), IN DUPage COUNTY, ILLINOIS.

*Monument Sign*



**Typical Project Pavement Design**

**Pavement within Apple Valley Drive R.O.W.**

- Bitm. Concrete Surface Course  
Mixture D, Cl. 1, Ty 2 - 1 1/2"
- Bitm. Concrete Binder Course  
Mixture B, Cl. 1, Ty 2 - 2 1/4"
- Aggregate Base Course, Type B - 18"

**Pavement (Flexible) within Project Site**

- Bitm. Concrete Surface Course  
Mixture D, Cl. 1, Ty 2 - 1 1/2"
- Bitm. Concrete Binder Course  
Mixture B, Cl. 1, Ty 2 - 1 1/2"
- Aggregate Base Course, Type B - 18"

**Pavement (Rigid) within Project Site and 100' R.O.W.**

- P.C. Concrete, 3500 psi - 6"
- Aggregate Base Course, Type B - 4"
- Reinforcement: Fiber Mesh

Note: Carriage Walks and those portions of the driveway where so shown consist of embossed concrete (brick pattern) with integral color.

**Route 59 Channelizing Island**

- P.C. Concrete, 3500 psi - 4"
- Aggregate Base Course, Type B - 2"

1989 SITE PLAN

CEA REVIEW		TRC 6/12/98	
No.	Revision	By	Date

**CONTINENTAL ENGINEERS & ASSOCIATES, INC.**  
 Consulting Civil • Structural Engineers  
 Land Surveyors & Planners  
 P.O. BOX 654 HOFFMAN ESTATES, ILLINOIS 60195  
 (708)885-3326

**BARTLETT PLACE** *Monument Sign*  
**GEOMETRICS PLAN**

Designed By TRC/SLS Approved By SLS  
 Scale 1" = 20' Book No. Project No. P94-101C