



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
July 12, 2018
7:00 P.M.**

- I. Roll Call
- II. Approval of the March 8, 2018 meeting minutes
- III. (#18-09) Galleria of Bartlett
Rezoning, upon annexation, from the ER-1 (Estate Residence) Zoning District to the B-3 (Neighborhood Shopping) Zoning District;
Site Plan Review
Special Use Permits;
a) To allow a drive-thru establishment;
b) To serve alcohol; and
c) To allow outdoor seating;
PUBLIC HEARING
- IV. (#18-10) May's
Special Use Permit to serve alcohol
PUBLIC HEARING
- V. (#18-13) Gambit's
a) 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;
b) Special Use Permit to serve alcohol
PUBLIC HEARING
- VI. Old Business
- VII. New Business
ON TO 2050 Comprehensive Regional Plan
onto2050@cmap.illinois.gov
- VIII. Adjournment



Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018

J. Lemberg called the meeting to order at 7:00 pm.

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, A. Hopkins and D. Negele

Absent: T. Ridenour and T. Connor

Also Present: J. Plonczynski, CD Director, R. Grill, Assistant CD Director, and
T. Isham, Management Analyst

Approval of Minutes

A motion was made to approve the minutes of the February 8, 2018 meeting.

Motioned by: J. Kallas

Seconded by: A. Hopkins

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins

Abstain: D. Negele, A. Hopkins

The motion carried.



**Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018**

(#18-02) Victory Centre of Bartlett

Amend PUD Ordinance #2004-115 Section Five, #8, An Ordinance Approving An Amended Planned Unit Development Plan, Approving Of An Amended Site Plan And Approving Of A Preliminary/Final Plat Of Subdivision/PUD For The Bartlett Senior Living Campus (To Amend The Restrictive Covenants That Are A Condition Of This Ordinance)

PUBLIC HEARING

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

M. Hopkins recused himself for this item because he was on the project team for this development.

J. Plonczynski stated Victory Centre of Bartlett is looking into refinancing their project. This will not change the Site Plan, the PUD, or the layout of either of the buildings. In the PUD ordinance that was approved in 2004, section 5, #8, there is a condition that the covenant needs to be approved by the Village Attorney in a recordable form that states the development be primarily senior housing. This must comply with the Fair Housing amendments. The revised covenant is attached in the packet for both the senior housing and independent living. Being that the refinancing is by HUD, the conditions in the PUD ordinance and covenants will need to be reflected in the new mortgage. There is a condition in the annexation agreement so this will also need to be changed.

J. Lemberg asked staff if there were any questions or comments.

Petitioners: Attorney, Steven Friedland and Cassidy Stachowicz were sworn in by J. Lemberg.

S. Friedland stated this development was approved in 2004, consisting of two buildings. 104 unit independent living facility and a 104 senior supportive living facility. Nothing will be done to the actual development, they are just looking into refinancing both buildings, financing that is insured by HUD. HUD has very strict rules, when they provide a HUD insured mortgage on a property, any restrictive covenants must be subordinate to the HUD mortgage. If HUD were to foreclose on a property, they require that the property not have any restrictions that are in front of the Federal Government. The zoning will remain as currently stated, which restricts the land and facility to senior housing. The restrictive covenant is the only reason this project needs to be amended, in the event HUD would need to foreclose, the HUD mortgage need to be senior to the Villages prior restrictions. Also, a modification is requested on the annexation agreement as well.

J. Lemberg stated there are 104 units in each building, and asked how many units are vacant at this time. **C. Stachowicz** stated in the independent living building there are 2-3 vacant units and in the supportive living building there are 5-7 vacant units. This is a very low vacancy rate for affordable independent and supportive living. **J. Lemberg** asked what the chances would be that HUD would allow a resident under 55 years old. **S. Friedland** stated this would not happen because the refinancing would be under the current restrictions for zoning and the annexation agreement. The refinancing is limited to senior housing, 55 and older. **J. Lemberg** asked if they foreclosed could they say this would be open to all age groups. **S. Friedland** stated if HUD did foreclose it does intend to keep the private restrictive covenants that would be behind its mortgage so that wouldn't be an impediment to HUD but the zoning would be an impediment to HUD. If a private bank foreclosed on this property it would take title to the property, subject to the existing zoning, which has a 55 and



**Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018**

older restriction which they are not asking to change. HUD would be subject to that same restriction.

J. Lemberg asked if any members had any questions or comments. No one came forward.

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

The Public Hearing portion of the meeting was closed.

J. Lemberg then asked for a motion to approve the Petitioner's requests for the Amended Covenants, PUD Ordinance #2004-115, Section Five, #8, subject to the conditions and Findings of Fact.

**Motioned by: J. Kallas
Seconded by: J. Miaso**

Roll Call

**Ayes: J. Miaso, D. Negele, J. Allen, J. Kallas and A. Hopkins
Nays: None**

The motion carried.



**Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018**

(#18-03) Public Works Complex Lake Michigan Water Receiving Station & Storage Tanks

Second Site Plan Amendment; and
Special Use Permits to allow:

- a) Two (2) 1.5 MG Potable Water Storage Tanks
- b) A Lake Michigan Water Receiving Station (Pumping Station)
- c) A Metering Facility (to be designed and constructed by DuPage Water Commission)

Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from the Forest Preserve District of DuPage County

T. Isham stated in 1966 the Village of Bartlett annexed 515 acres, 24.5 acres that would become the future site of the Bartlett Public Works Complex. In 1973 the Wastewater Treatment Plant was constructed. In 1993 the Public Works Complex was granted Special Use Permits and Site Plan Approval. In 1999 the Complex was granted another Special Use Permit and Site Plan Amendment to allow for the construction of the Public Works salt dome. The Village is requesting a **Second Site Plan Amendment** on the 24.5 acre Public Works Complex to allow a Lake Michigan Water Receiving Station (pumping station), a DuPage Water Commission Metering Facility and two (2) 1.5 MG potable water storage tanks. This facility is necessary as part of the improvements to obtain Lake Michigan water through the DuPage Water Commission beginning May 1, 2019.

These facilities would be located in the approximate locations of the previously approved Public Maintenance Facility and Fuel Depot shown on the 1993 approved Site Plan. These structures were never constructed and the fuel depot was removed.

The Petitioner is also requesting Special Use Permits to allow two (2) 1.5 MG potable water storage tanks, a Lake Michigan Water Receiving Station and a Metering Facility. These structures are required in the distribution and storage of Lake Michigan water for the Village.

These proposed improvements are part of the Intergovernmental Agreement with the DuPage Water Commission in order to obtain water for the Village through their Lake Michigan allocation.

The Village currently purchases 60% of its water through Elgin as well as utilizing local Village wells. The current contract to purchase water through Elgin ends on April 30, 2019.

These improvements are the beginning stages of transitioning to Lake Michigan Water. This property is the only feasible Village-owned property that the facilities could be constructed upon considering the cost and timeframe in order to make the May 1, 2019 transition deadline.

There is currently a 10' high berm to screen the residential properties to the north of the Public Works Complex. The closest residences would be approximately 240 feet away from the proposed structures.

The Staff recommends approval of the Second Site Plan Amendment and Special Use Permits subject to the conditions and Findings of Fact that are in the staff report.



Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018

Petitioners: Village of Bartlett, Dan Dinges, Director of Public Works and Tyler Isham, Management Analyst were sworn in by J. Lemberg.

D. Dinges, 1150 Bittersweet, stated he was there to answer any questions. As **T. Isham** stated this project is part of the transition to Lake Michigan water and the groundbreaking for the 30 inch transmission main was on March 6th. This will be coming from Roselle to Bartlett assuming this Site Plan were to be approved. The pump station will utilize the 30 inch water main to pump the Lake Michigan water to the west side of town as well as the entire community. There will be two large reservoirs to hold the water and be able to distribute it along with the other elevated towers throughout town. **J. Lemberg** asked when the Village gets Lake Michigan water, what will happen to the current wells, will they be shut down? **D. Dinges** stated for the time being, they will be used for emergency backup. However, if a well goes down and it is in need of costly major repairs it may be determined to possibly abandon the well. An interconnect with Streamwood was just completed on Lake Street, and we are currently working with Elgin with plans to connect with Hanover Park. In the long run the wells can be abandoned because we will have connections with other communities. The wells will be maintained but will not pump into the system because of the EPA requirements. The wells will be available if they are needed. **J. Lemberg** asked if something were to happen with the supply of Lake Michigan water will the two storage tanks have enough water for the Village or will the old wells need to be put on line. **D. Dinges** stated it would depend on what time of year. The new tanks will give the Village about 3 MG a day which is the average use per day. Depends on how long of an outage we would have, but there is about 4 MG of elevated and ground storage already in place. There is storage for a few days which is a requirement with DuPage Water Commission. However, if the demand goes way up with the summer heat and everyone is watering the storage is used up. Watering bans would then be in effect. **J. Lemberg** asked if there would be enough water for fire hydrants and the people all the way to the west side of town. **D. Dinges** answered yes.

J. Lemberg asked if anyone on the Commission had any other questions or comments.

A. Hopkins asked what the noise level would be for the surrounding residents. **D. Dinges** stated it is all enclosed, they may hear a low hum from the backup generator which is also enclosed in the same building.

J. Lemberg asked if anyone else had any questions or comments. No one came forward.

The Public Hearing portion of the meeting was open to the Public.

Sally Hoelterhoff of 1032 Trillium Lane asked how often the backup generators are tested. **D. Dinges** stated it would be about once a week. **S. Hoelterhoff** asked how tall off of the ground level will the tanks be because at the moment she has a good site line. Will the tanks be in the way? **D. Dinges** stated the grade drops going south. The berm is 10 feet, from the ground to the top of the dome it's 40 feet. The tanks will be taller than the berm and may be visible from her back yard. From her second floor she will definitely see the tanks. **D. Dinges** stated he did meet with another neighbor, so additional trees will be added on top of the berm to help screen the tanks. They are looking into putting the ladders on the south side of the tanks so they will not be visible to the residents.

T. Isham stated there will be about 20 feet that will be above the berm. **S. Hoelterhoff** asked if the landscaping will be on top of the hill, and what kind of landscaping will be planted.



Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018

D. Dinges stated there will be a mixture of trees and shrubs. There may be pine trees because they provide year round screening and also some deciduous trees that will create a larger screening for the tanks. The berm may be turned into a natural prairie planting similar to the west and east of Public Works. **S. Hoelterhoff** asked if the tanks emit anything into the air. **D. Dinges** stated no, the only thing stored in the tanks will be Lake Michigan water.

David Howard 1044 Trillium Lane, stated the tanks will be equivalent to the rooftops of his house. The idea that this will not obstruct his view is not realistic. This will be a big eyesore to the residents in the area. **D. Howard** has been a resident for 24 years and the Village has done a great job in making this town a wonderful community. However, with this project he sees his property values dropping. When he moved in the Village installed a berm that broke up the site line between the homes within the area and Public Works. However, there were never any shrubs or trees planted on the berm as promised and he is concerned this will happen again. Since there will be a lot of construction and building of tanks, if someone is trying to sell their home, this will be an issue. **D. Howard** was also concerned with lighting that may be on all through the night. **T. Isham** stated the landscaping must be done being it is a condition within the ordinance and the plan. **D. Dinges** wanted to comment on the landscaping on the berm. Public Works is looking at possibly starting the landscaping on top of the berm hopefully before the pump station is started. There will be lights for security reasons, which will be kept below the berm elevation. There will be building lights on both the metering station and the pump station, similar to what is on the Admin building. The Village is paying attention so the light will not glare into the homes on the north side. **R. Grill** stated that today she received a letter from the Forest Preserve District who is requiring the Village to send them the landscape plans as well. The landscaping will definitely be going in.

J. Lemberg asked if anyone else had any questions or comments. No one came forward.

The **Public Hearing** portion of the meeting was closed.

J. Lemberg asked if anyone on the Commission had any questions or comments for Staff or the Petitioner.

J. Lemberg asked if it's known what kind of trees will be planted. **D. Dinges** stated no, but he will look into something that is not invasive. **J. Lemberg** asked if the plat that was included in the packet dated November, 1993, is updated with the information that was being presented tonight. **R. Grill** stated this is an amendment to allow changes to the site plan. **J. Lemberg** asked exactly where will the tanks be going, the same area where the future nursery was going to go on the original plans? **R. Grill** pointed out the Admin building, the berm, and then where the fuel tanks were removed on the plan. **J. Lemberg** asked if the salt dome is still there. **T. Isham** stated the dome was moved and the tanks will be built by the pumping station and metering facility. **D. Negele** asked what the timeline for the construction is. **D. Dinges** stated the Village is currently applying for low interest loans through the IEPA. The project won't be awarded until July when the IEPA fiscal year starts, hoping to start construction in August and run through May. Final completion should be the end June, 2019.

J. Lemberg asked if anyone had any questions or comments. No one came forward.

J. Lemberg then asked for a motion to approve the Petitioner's requests Second Site Plan Amendment and Special Use Permits subject to the conditions and Findings of Fact.



**Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018**

**Motioned by: J. Miaso
Seconded by: J. Kallas**

Roll Call

**Ayes: D. Negele, J. Allen, J. Miaso, J. Kallas, M. Hopkins and A. Hopkins
Nays: None**

The motion carried.

J. Plonczynski stated this will go to the Village Board meeting on Tuesday, March 20, 2018.



**Village of Bartlett
Plan Commission Meeting Minutes
March 8, 2018**

Old Business/ New Business

J. Plonczynski stated he was not aware of any old business but there are projects pending. Whether they will make the April Plan Commission meeting is not known. There are a few commercial projects in the works, however no industrial buildings or subdivisions. The budget is being reviewed so watch the paper for exciting issues with the budget, sales tax and water and sewer rate amendments.

D. Negele asked what is going on with the roadwork on Stearns and Rt. 59. **J. Plonczynski** stated there are several major intersections improvements. The first one that should start is at Rt. 59 and Rt. 20, a ramp Northbound to Eastbound and lane improvements on the Rt. 59 corridor. The biggest is at Stearns & Rt. 59, some of the utility movements has already started.

Motion to adjourn.

Motioned by: J. Kallas

Seconded by: D. Negele

All in favor.

The meeting was adjourned at 7:40 P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
18-111

DATE: July 6, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
RE: **(#18-09) Galleria of Bartlett**

PETITIONER

Ron DeRosa on behalf of 59th and Army Trail, Inc. and Attorney Francis Bongiovanni

SUBJECT SITE

North side of Army Trail Road, approximately 450 feet east of Route 59

REQUESTS

Rezoning, upon Annexation, from the ER-1 (Estate Residence) to the B-3 (Neighborhood Shopping) Zoning District

Site Plan Review;

Special Use Permits:

- a) To allow a drive-thru establishment;
- b) To serve alcohol; and
- c) To allow outdoor seating

SURROUNDING LAND USES

| <u>Subject Site</u> | <u>Land Use</u> | <u>Comprehensive Plan</u> | <u>Zoning</u> |
|----------------------------|------------------------|--|----------------------|
| | Vacant | Mixed Use Bus. Park/ Estate Residential | R-1* |
| North | Single Family | Estate Residential | ER-3 PUD |
| South | Commercial | Commercial/ Mixed Use | B-3, B-3 PUD |
| East | Vacant | Mixed Use Bus. Park/Estate Residential | R-1* |
| West | Commercial | Commercial | B-3 PUD |

*Unincorporated DuPage County- Single Family

DISCUSSION

1. The Petitioner is requesting to Annex a 1.59 acre vacant parcel into the Village and to **Rezone** the property (upon annexation) from the ER-1 (Estate Residence)

Zoning District to the B-3 (Neighborhood Shopping) Zoning District. *(The Annexation will be discussed by the Village Board at their meeting on July 17, 2018).*

2. The Petitioner is also requesting a **Site Plan Review** for a proposed 12,033 square foot commercial building to be constructed for seven future tenants. The proposed 12,033 square foot commercial building would be oriented towards Army Trail Road with a drive-thru window located on the west side of the building.
3. The proposed building will consist of multiple colors and be constructed of metal panels, EIFS, fiber cement panels, aluminum canopies and a stone veneer along the bottom of the building on all four sides. The tallest portion of the building will be 27'-6" due to the parapet walls screening the mechanical equipment; however, the average height of the building would be 23'-6", meeting the Zoning Code requirement of 25'.
4. Army Trail Road is under the jurisdiction of DuPage County and the Petitioner has requested one curb cut for full access to this shopping center. This curb cut would be located directly across from the existing eastern curb cut into the Bartlett Square Shopping Center (along the south side of Army Trail Road).
5. Per Staff's request, the Petitioner has shown a cross-access easement to the property to the east when/if it develops to provide a vehicular connection between the two properties without having to access Army Trail Road.
6. The Site Plan identifies 78 parking stalls including 4 handicapped accessible parking stalls. This exceeds the Zoning Ordinance requirement of 74 stalls. A turn around stall and bike rack is also shown on the Site Plan.
7. A wood fence exists along the western property line and the Petitioner proposes to install a 6' board-on-board fence along the north and east property lines to screen the proposed commercial center from adjacent residential uses. The property to the north is open space maintained by the Far Hills Subdivision Homeowners Association and is wooded along the property line. There are also bushes and trees located on the property to the east. The Petitioner will not preserve any trees or bushes that exist on the Subject Property.
8. The Village of Bartlett's Bike Path Map depicts a future bike path on the north side of Army Trail Road along the frontage of this property. As requested by Staff, a 10' wide bike path will be installed to connect this proposed center with the commercial center to the west. DuPage County has requested additional right-of-way be dedicated to include the bike path. The right-of-way dedication will take place after the Village Board approvals.
9. The Petitioner is also requesting the following Variations:

- a. 30 foot reduction from the required 50 foot front yard (along Army Trail Road) to allow for parking,
- b. 12 foot reduction from the required 20 foot side yard (east property line) to allow for parking,
- c. 12 foot reduction from the required 20 foot side yard (west property line) to allow for parking, and
- d. 17 foot reduction from the required 30 foot rear yard (north property line) to allow for parking

(The Variation requests were discussed by the Zoning Board of Appeals at their meeting on July 5, 2018 and all were recommended for approval.)

10. A **Special Use Permit** is being requested to allow a drive-through pick-up window to be located on the west side of the building. The menu/order board will be located on the north side of the building and will provide stacking for five (5) vehicles in accordance with the Zoning Ordinance. Both the northern drive aisle and the western drive aisle would be one-way with angled parking, a by-pass lane and "Do Not Enter" signs to direct traffic. This configuration is consistent with every other building with a drive-thru in the Village of Bartlett. The one-way traffic pattern improves vehicular circulation and safety on the site.
11. A **Special Use Permit** is also being requested for the serving of alcohol for each of the future tenants. Each tenant would need to acquire the proper liquor license before serving. The Petitioner has indicated the restaurant will not provide video gaming to their patrons at this time.
12. The Petitioner is also requesting a **Special Use Permit** to allow outdoor seating for the entire shopping center in front of any of the commercial spaces, if the future tenant so chooses. A perimeter fence around the outdoor seating area will need to be installed if alcohol is to be served outside.
13. Stormwater will be located below the east and south parking lots. The Engineering Plans are being reviewed by our Village Engineer and Stormwater Consultant.
14. The Traffic Impact Analysis was submitted on June 20, 2018. The Village's Traffic Engineer reviewed the plans and the documentation provided adequately addressed any comments pertaining to traffic, parking and on-site circulation.
15. The Annexation Agreement was submitted. The Village Staff and Village Attorney are currently reviewing this document.
16. The Engineering Plans are currently under Staff Review.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests subject to the following conditions and Findings of Fact:
 - A. Submit a Unified Business Center Sign Plan to be reviewed and approved by the Community Development Staff;
 - B. The Plat of Easements including the cross access easement, underground stormwater management easement and public utility and drainage easements shall be recorded prior to the issuance of an occupancy permit for the building that will be constructed on the Subject Property;
 - C. Staff approval of the Engineering Plans;
 - D. Building permits shall be required for all construction activities;
 - E. The Petitioner shall obtain a liquor license if requested;
 - F. An outdoor fence must be installed before serving alcohol outside;
 - G. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - H. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
 - I. Landscaping must be installed within one year of the issuance of a building permit;
 - J. Findings of Fact (Site Plan):
 - i. That the proposed commercial building is a permitted use in the B-3 Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
 - K. Findings of Fact: Special Use Permits (drive-thru establishment, to serve alcohol and outdoor seating)

- i. The proposed drive-thru, serving of alcohol and outdoor seating are desirable to provide uses which are in the interest of public convenience and will contribute to the general welfare of the community;
- ii. That the proposed drive thru, serving of alcohol and outdoor seating will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
- iii. That the special uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. Background materials are attached for your review and consideration.

alz/attachments

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ZONING/LOCATION MAP

Galleria of Bartlett

Case #18-09 - Annexation, Rezoning, Special Uses, Variations, Site Plan and Unified Sign Plan



LAW OFFICES OF
FRANCIS J. BONGIOVANNI

108 BOKELMAN STREET
ROSELLE, IL 60172

PHONE (630) 295-8555
FAX (630) 295-9555
FBONGILAW@SBCGLOBAL.NET

April 12, 2018

SENT VIA HAND DELIVERY

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

RE: Galleria of Bartlett Application for
Annexation and Rezoning

Dear Village President and Board of Trustees:

I represent 59th and Army Trail Road, Inc., the owner of property located at 30 W 100 Army Trail Road. Petitioner is seeking to annex 1.59 acres located in unincorporated DuPage County and rezone it from ER-1 to B-3. Petitioner is seeking to build a seven unit commercial retail center with at least one restaurant and a drive-thru. In addition, Petitioner is seeking parking variances and special uses for a drive-thru, outdoor seating and service of alcohol.

Petitioner has submitted a Development Application with all the required materials. Myself as well as Mr. DeRosa and Petitioner's experts will be available in person to discuss the request and answer any questions that the Village Board may have.

Thank you for your consideration.

Sincerely,


Francis Bongiovanni
RECEIVED
COMMUNITY DEVELOPMENT

APR 13 2018

C: Ron DeRosa



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 18-09
RECEIVED
COMMUNITY DEVELOPMENT
(Village Stamp)
APR 13 2018
VILLAGE OF BARTLETT

PROJECT NAME Galleria of Bartlett

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Ron DeRosa; Francis Bongiovanni

Street Address: 1550 Hecht Road; 108 N. Bokelman St.

City, State: Bartlett, Illinois; Roselle, IL

Zip Code: 60103; 60172

Email Address

Phone Number: 630-837-9900
630-295-8555

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: 59th & Army Trail, Inc.

Street Address: 1301 Schiferl Road

City, State: Bartlett, Illinois

Zip Code: 60103

Phone Number: 630-837-9900

OWNER'S SIGNATURE: _____ **Date:** April 12, 2018
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage):
7 unit commercial retail center with a restaurant and drive-through. Site are is 1.59 acres; Building area is 12,033 sq. ft.
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning ER-1 to B-3
 - Special Use for: outdoor seating; drive-thru; serving alcohol
 - Variation: Parking -14 spaces less and parking setback

SIGN PLAN REQUIRED? Yes

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

PROPERTY INFORMATION

Common Address/General Location of Property: 30W100 Army Trail Road/Army Trail E of 59

Property Index Number ("Tax PIN"/"Parcel ID"): 01-16-401-003

Zoning: Existing: ER-1
(Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: B-3

Proposed: Commercial

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

Acreage: 1.59

For PUD's and Subdivisions:

No. of Lots/Units: 1/7 units

Minimum Lot: Area 69,313 Width 308 Depth 277

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Francis Bongiovanni
108 N. Bokelman Street
Roselle, IL 6017

Engineer William Zalewski
80 Main Street, Suite 17
Lemont, Illinois 60439

Other Chad Sivester - Architect
2610 Lake Cook Road, Suite 280 Riverwoods, IL 60015
Riverwoods, IL 60015

FINDINGS OF FACT (Standards)

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

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

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

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

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

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

FINDINGS OF FACT FOR SITE PLANS

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

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

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

Since the property is located in the County of Dupage the property would come in as ER. The future land use map show this property as ER/Office. Petitioner is requesting rezoning to B3 District. Upon annexation and rezoning the proposed use will be a permitted use in the B3 District.

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

The proposed use and building is compatible with the property adjacent to the West and property across the street. The site plan attached attached provides the compatibility for parking, lighting and landscaping.

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

The site plan is in conformity with the standard and customary guidelines for ingress and egress and also for circulation within the site. The site will have easement for ingress and egress with the adjacent parcels to the east and west if requested by the Village.

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

The site plan will provide for safe movement of pedestrians within the site and around the perimeter.

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

Per the Landscaping Plan attached hereto the proposed plan is compliant with existing Village codes.

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

Outdoor storage is in compliance with Village ordinance per the sheet 4 of the engineering plans and sheet 1 of the landscaping plans.

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 outdoor seating, drive-thru and service of alcohol is ancillary to the restaurants which are the primary uses of the Center. Outdoor seating and a drive-thru is desirable and convenient to the public. The property is located on Army Trail Road just East of Route 59 which provides for the potential of many customers. Further a restaurant that serves alcohol is a desirable use in the community. They are necessary uses and desirable in the community and will contribute to the genral welfare of the neighborhood and community.

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.

The Special Uses will not, under the circumstances, be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity or be injurious to the property value or improvements in the vicinity. These uses will not only be compatible with all the uses surrounding the property which are commercial in nature but will add to the community. It will provide an additional restaurants for the community to enjoy.

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.

The Special Uses will conform to the regulations and conditions as specified for such use and we agree that those conditions will be made part of the formal authorization granted by the Village Board of Trustees. The Special Uses will adhere to applicable Village Ordinances and requirements.

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.

Applicant is seeking a minimal variances for location of parking spaces to be located outside the parking building set back lines and for a reduction of 14 spaces. The shape of the lot and size of building require this variance. Based upon the shape of this particular property not too allow this slight variance would be of great hardship.

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.

Applicant is seeking a minimal variances for reduction in the number of parking spaces and location of parking spaces to be located outside the parking building set back lines. The shape of the lot and size of building require this variance. This variance makes it feasible to develop this property.

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

The purpose of the variations is to allow a better flow of traffic and for more safety in the use of the site and maximize the development potential. It is needed to comply with the Village parking requirements. The granting of the variance is not for the the exclusive desire to make more money.

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.

The Owner has not created the difficulties associated with this property. The difficulties and hardships are similar to other properties in the area and they have been granted similar variances. With these variances there will still be sufficient parking for the proposed uses.

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.

Other properties in the Village have been granted similar variances. This variation will allow development of this property. The granting of the variations 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.

The granting of the variances will not have a negative effect on surrounding properties nor impair their light and air. The variance does not increase congestion on public streets or danger of fire or endanger the public safety. The variance will not diminish adjacent neighborhood value.

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.

The granting of the variances will allow maximum development of the uses on the property. The granting of this variance will not confer any special privileges to this property. Other properties in the Village have been granted similar variances.

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: Ron DeRosa

DATE: April 12, 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: Ron DeRosa, 59th & Army Trail, Inc.

ADDRESS: 1301 Schiferl Road
Bartlett, IL 60103

PHONE NUMBER: 630-837-9900

EMAIL: 

SIGNATURE: 

DATE: April 12, 2018

VICINITY MAP



(NOT TO SCALE)

PLAT OF ANNEXATION

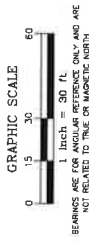
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

LOT 3 IN SMITH'S ASSESSMENT PLAT, OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED ON OCTOBER 13, 1949 AS DOCUMENT 278127 IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 68 DEGREES, 22 MINUTES, 49 SECONDS WEST, 307.80 FEET; THENCE NORTH 00 DEGREES, 18 MINUTES, 00 SECONDS EAST, 185.50 FEET; THENCE SOUTH 85 DEGREES, 50 MINUTES, 00 SECONDS EAST, 308.00 FEET; THENCE SOUTH 04 DEGREES, 33 MINUTES, 04 SECONDS WEST, 277.40 FEET TO THE POINT OF BEGINNING.

TO THE VILLAGE OF BARTLETT

FIN: 01-16-401-003



Lot 1
Sam & Danny's
Subdivision
Recorded 2/28/97
Doc No. R97-029212

Out Lot 56
Fair Hills
Subdivision
Recorded 1/18/89
Doc No. R89-007340

Lot 36
Fair Hills
Subdivision
Recorded 1/18/89
Doc No. R89-007340

Lot 4
Smith's
Assessment Plat
Recorded 10/13/49
Doc No. R49-587127

Army Trail Road
100' PUBLIC RIGHT OF WAY
PERTAINING TO ILLINOIS
PER ILL. STAT. CH. 240, SEC. 1-2

RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2018, AT ____ O'CLOCK ____ M. AND RECORDED IN MAP BOOK ____ PAGE ____ AS DOCUMENT NO. ____
BY: _____ COUNTY RECORDER

OWNERS AND SCHOOL DISTRICT CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNERS OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.
AS SO, THIS IS TO CERTIFY THAT THE PROPERTY BEING ANNEXED AFORESAID AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID PROPERTY LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.
DATED THIS ____ DAY OF _____ A.D. 2018.
OWNER _____
OWNER _____

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I HEREBY CERTIFY THAT _____ WHOSE NAME (NAMES) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER (S)
GIVEN UNDER MY NOTARY SEAL THIS ____ DAY OF _____, 2018.
NOTARY PUBLIC _____ COUNTY ENGINEER

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: VILLAGE OF BARTLETT
ADDRESS: 228 S. MAIN STREET
BARTLETT, IL 60103
TELEPHONE: 630-837-0800

ANNEXATION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY ANNEXED TO THE VILLAGE OF BARTLETT, DUPAGE COUNTY, ILLINOIS
BY ORDINANCE NO. _____ APPROVED ON _____
DATED AT BARTLETT, ILLINOIS THIS ____ DAY OF _____ A.D. 2018.
BY: _____ VILLAGE PRESIDENT
_____ VILLAGE CLERK

COUNTY HIGHWAY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 11 ARMY TRAIL ROAD PURSUANT TO 765 ILCS 2052; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.
DATED THIS ____ DAY OF _____, 2018.
BY: _____ COUNTY ENGINEER

LAND SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
THIS IS TO CERTIFY THAT I, JAMES L. HARPOLE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
LOT 3 IN SMITH'S ASSESSMENT PLAT, OF PART OF THE SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED ON OCTOBER 13, 1949 AS DOCUMENT 278127 IN DUPAGE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ANNEXATION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD-HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 17045C0105H, COMMUNITY PANEL NUMBER 0165H, EFFECTIVE DATE DECEMBER 16, 2004.
DATED AT PLAINFIELD, ILLINOIS, THIS ____ DAY OF _____, 2018.

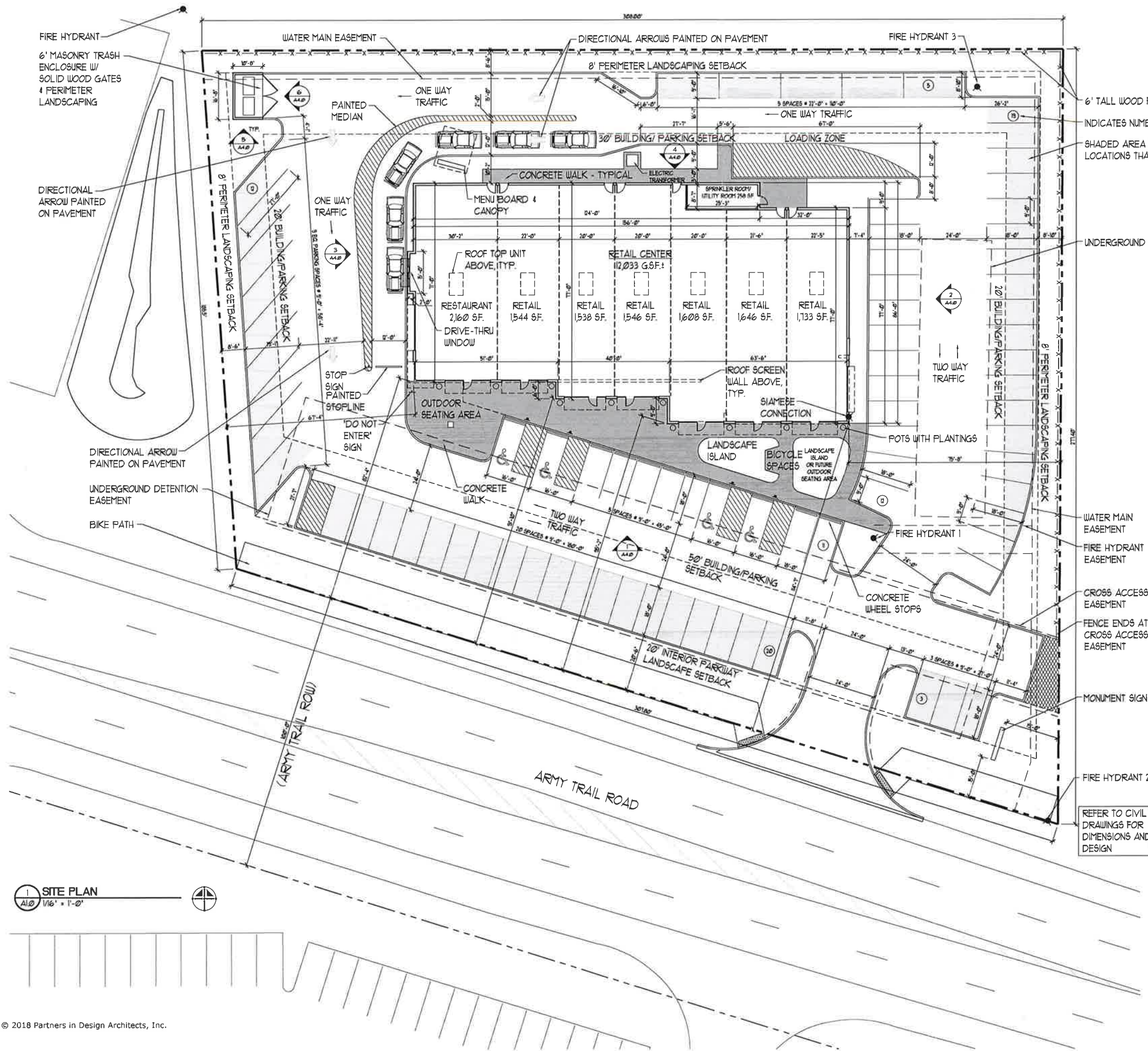
JLH LAND SURVEYING, INC.
JAMES L. HARPOLE, ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 3190
EXPIRES 11/30/2018

JLH Land Surveying Inc.
Lead Surveying Construction Services
Illinois Professional Design Firm No. 184.00720
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhursturvey.com

| DATE | REVISIONS | BY |
|---------|----------------------|-----|
| 1/12/18 | REVISION CERTIFICATE | JLH |
| 5/17/18 | VILLAGE REVIEW | JLH |
| 8/15/18 | VILLAGE REVIEW | JLH |
| | | |
| | | |
| | | |
| | | |

LOT 3 IN SMITH'S ASSESSMENT PLAT
BARTLETT, ILLINOIS
ADVANTAGE CONSULTING ENGINEERS

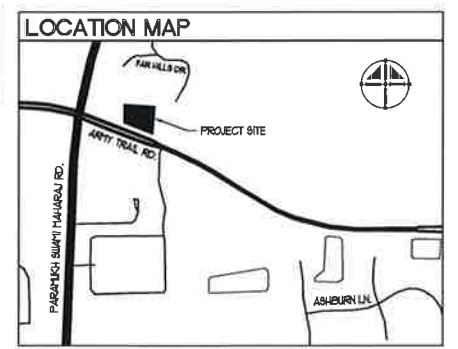
SHEET
1 of 1
SCALE 1"=20'
DATE 1/10/2018
DRAWN BY JLH
CHECKED BY JLH
PROJ. NO. 17-018



SITE DATA TABLE:

| SITE | |
|--|------------------|
| SITE AREA | 159 ACRES |
| OPEN SPACE (15% MIN.) | 24.2 % |
| FAR (Ø.4 MAX) | Ø.17 |
| LOADING ZONE | 1 |
| BUILDING MEAN HEIGHT | 23'-6" |
| BICYCLE PARKING SPACES AS REQUIRED | |
| PARKING SPACES PROVIDED | |
| PARKING SPACES | 18 |
| HC PARKING SPACES (4 REQ'D) | 4 |
| PARKING SPACES REQUIRED* | |
| RESTAURANT FAST FOOD OR CARRY-OUT (1 PER 50 SF.) | 14 |
| RETAIL (1 PER 200 SF.) | 30 |
| TOTAL | 44 |
| BUILDING AREA | |
| RESTAURANT FLOOR AREA' | 12,033 GSF. |
| RETAIL FLOOR AREA' | 2,160 SF. |
| TOTAL FLOOR AREA' | 9,873 SF. |
| PARKING CALCULATION | |
| RESTAURANT FLOOR AREA' | 1512 SF. |
| RETAIL FLOOR AREA' | 8,886 SF. |

*FOR THE PURPOSES OF CALCULATING THE ZONING FLOOR AREA, THE GROSS RETAIL AREA HAS BEEN CONSERVATIVELY REDUCED BY 10% AND THE RESTAURANT BY 30% TO ACCOUNT FOR BACK OF HOUSE STORAGE, RESTROOMS, UTILITY ROOMS & A VESTIBULE.



1 SITE PLAN
A1.0 1/16" = 1'-0"

REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND DESIGN

05.15.18 CD SUBMITTAL
06.20.18 REV. CD SUBMITTAL
06.29.18 REV. CD SUBMITTAL

GALLERIA OF BARTLETT
Army Trail Road, Bartlett, IL
SITE PLAN

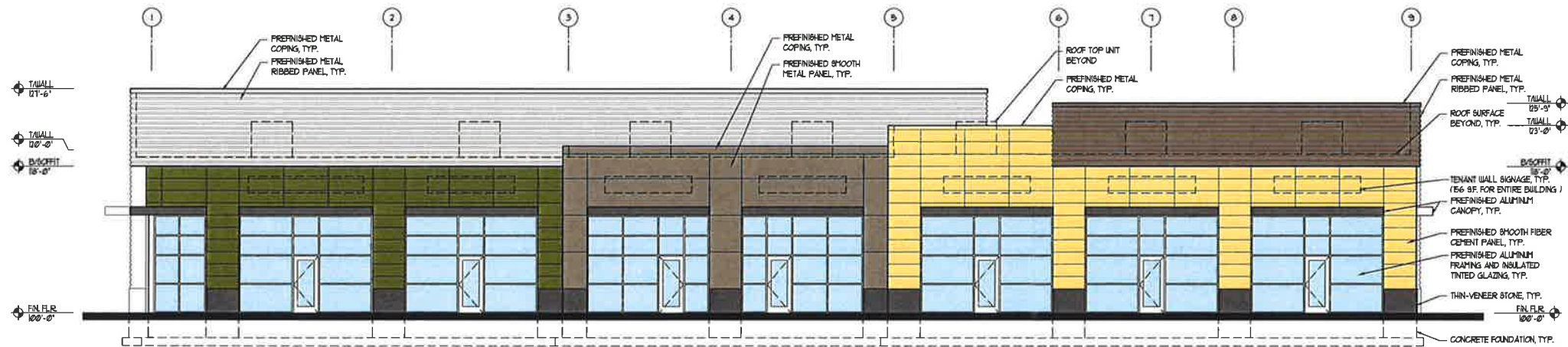
2610 Lake Cook Road, Suite 280, Rosemead, IL 60015
Ph: (817)940-0300 Fax: (817)940-1045

Partners in Design ARCHITECTS



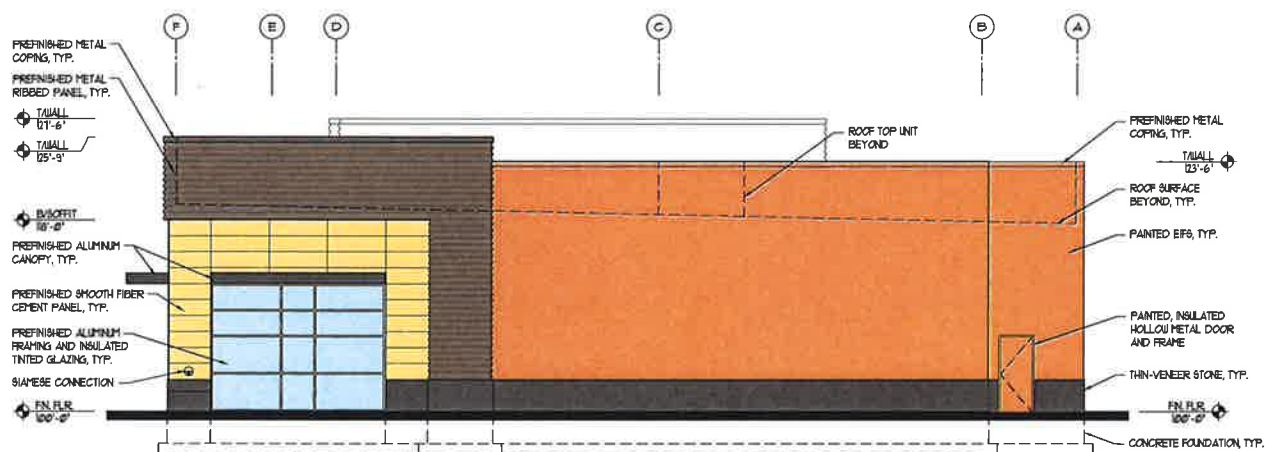
PROJECT NO: 015.11.043
DRAWN BY: CTS
CHECKED BY: UWB
DATE: 03.05.18
SHEET NO:

A1.0



1 SOUTH ELEVATION
A4.0 1/8" = 1'-0"

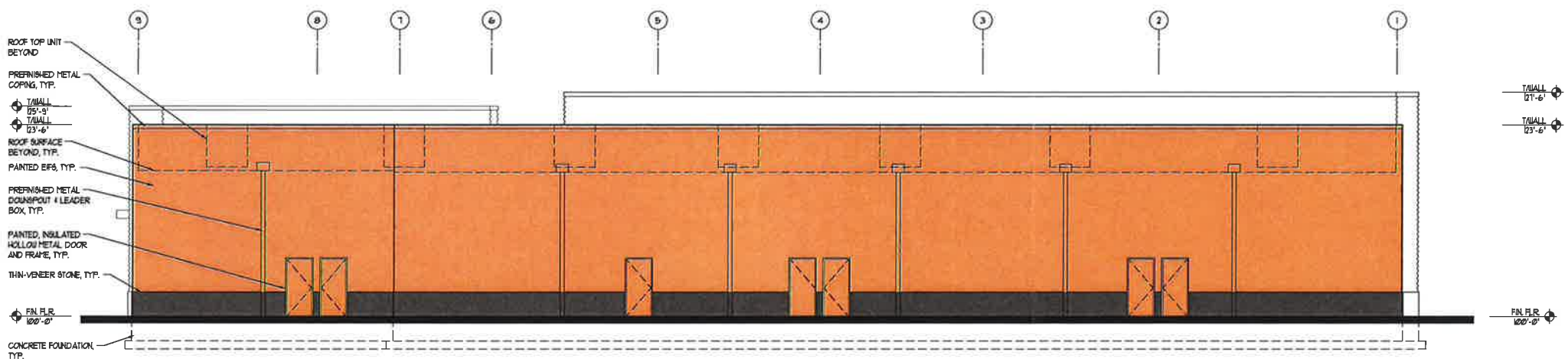
NOTE: ALL ROOFTOP MECHANICAL UNITS ARE SCREENED ON ALL SIDES FROM LINE OF SIGHT FROM PUBLIC STREETS OR PROPERTY LINES.



2 EAST ELEVATION
A4.0 1/8" = 1'-0"



3 WEST ELEVATION
A4.0 1/8" = 1'-0"

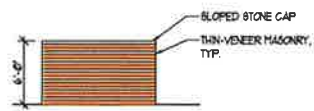


4 NORTH ELEVATION
A4.0 1/8" = 1'-0"

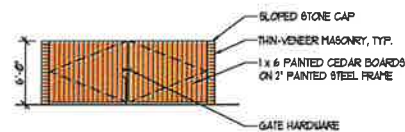
EXTERIOR MATERIALS LEGEND:

NOTE: THE BUILDING COLORS GRAPHICALLY REPRESENTED WILL VARY IN APPEARANCE WHEN PRINTED WITH DIFFERENT PRINTERS AND VIEWED IN A PDF.

- EAST RETAIL WALLS:
MATERIAL: FIBER CEMENT PANELS
COLOR: DARK YELLOW/ORANGE
- WEST RETAIL WALLS:
MATERIAL: FIBER CEMENT PANELS
COLOR: DARK GREEN
- CENTER RETAIL WALLS:
MATERIAL: SMOOTH METAL PANELS
COLOR: GRAY METALLIC
- TYPICAL REAR SIDE WALLS:
MATERIAL: EPS
COLOR: DARK RED
- TYPICAL REAR SIDE WALL ROOF COPING:
MATERIAL: PRE-FINISHED METAL
COLOR: MATCH EPS COLOR
- EAST RETAIL ROOF SCREEN PARAPET:
MATERIAL: RIBBED METAL PANELS + METAL ROOF COPING
COLOR: DARK BROWN
- WEST RETAIL ROOF SCREEN PARAPET:
MATERIAL: RIBBED METAL PANELS + METAL ROOF COPING
COLOR: LIGHT GRAY
- TYPICAL BUILDING BASE:
MATERIAL: THIN-VENEER STONE
COLOR: DARK GRAY
- TYPICAL STOREFRONT FRAMING:
MATERIAL: PRE-FINISHED ANODIZED ALUMINUM
COLOR: BLACK
- TYPICAL EXTERIOR SINGLE DOOR:
MATERIAL: PAINTED HOLLOW METAL FRAME + DOOR
COLOR: MATCH ADJACENT WALL SURFACE
- TYPICAL GLAZING:
MATERIAL: TINTED INSULATED GLAZING
COLOR: GRAY TINT
- TYPICAL CANOPY:
MATERIAL: PAINTED STEEL FRAMING WITH METAL TIE-RODS
COLOR: BLACK
- TRASH ENCLOSURE:
WALL MATERIAL: THIN-VENEER MASONRY WITH STONE CAP
COLOR: DARK RED WITH GRAY CAP
GATE MATERIAL: PAINTED BOARD ON BOARD SOLID WOOD SLATS
COLOR: LIGHT BROWN
- EXTERIOR FENCE:
MATERIAL: 6" HIGH PAINTED BOARD ON BOARD SOLID WOOD SLATS
COLOR: LIGHT BROWN



5 TYPICAL TRASH ENCLOSURE
A4.0 1/8" = 1'-0"



6 TRASH ENCLOSURE GATE
A4.0 1/8" = 1'-0"

2610 Lake Cook Road
 Suite 200
 Rosemeadows, IL 60015
 Ph: (847)940-0300
 Fax: (847)940-0305

PROJECT NO:
015.17.043

DRAWN BY: **CTS**
 CHECKED BY: **WHB**

DATE:
03.05.18

SHEET NO:
A4.0

Partners in Design
ARCHITECTS

GALLERIA OF BARTLETT
 Army Trail Road, Bartlett, IL
EXTERIOR ELEVATIONS & MATERIALS LEGEND



COMMUNITY DEVELOPMENT MEMORANDUM
18-117

DATE: July 6, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
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

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

DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to 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 Niles, 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 approximately 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 **approval** of the Petitioner's request subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. The Petitioner shall obtain a liquor license;
 - C. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - D. Findings of Fact: Special Use Permit (serving alcohol)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the

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

2. Pictures from the opening of May's Lounge in Lake Zurich, Floor Plan, Town Center Alta Survey, 2 Letters of Support and additional information are attached for your review and consideration.

ALZ/attachments

x:\comdev\mem2018\117_May's Lounge_SU for liquor_pc.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

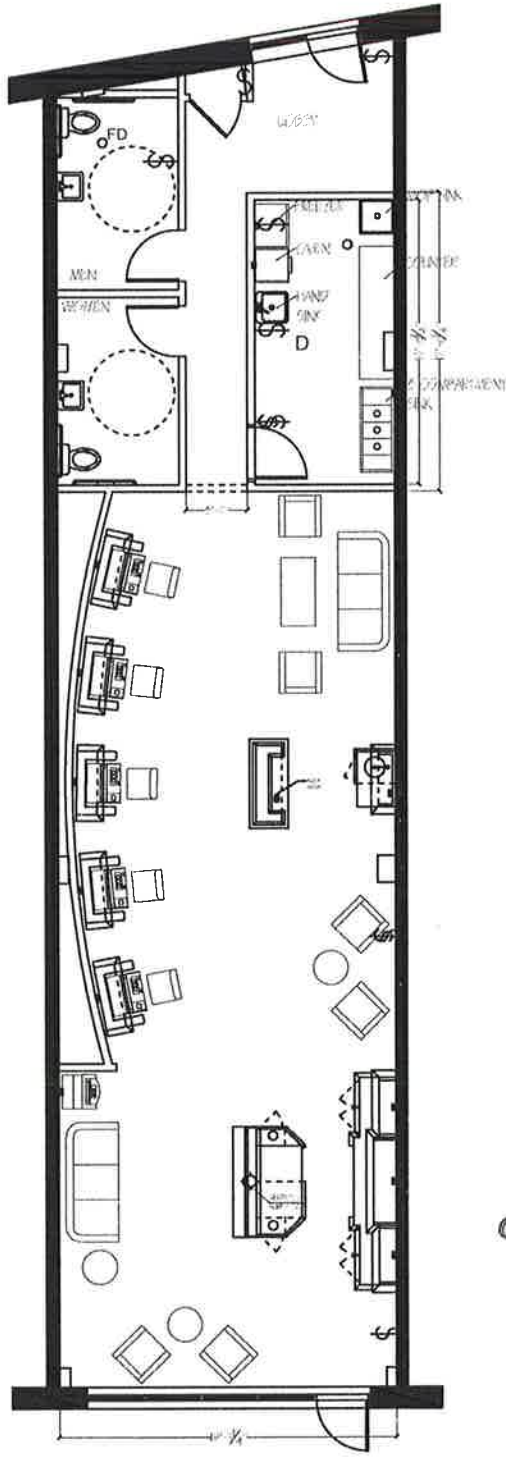
DATE: 4/4/2018


ZONING/LOCATION MAP

211 S. Main St. - May's Lounge

Case # 18-10 - Special Use





211 S MAIN STREET 

RECEIVED
COMMUNITY DEVELOPMENT
APR 13 2018
VILLAGE OF
BARTLETT

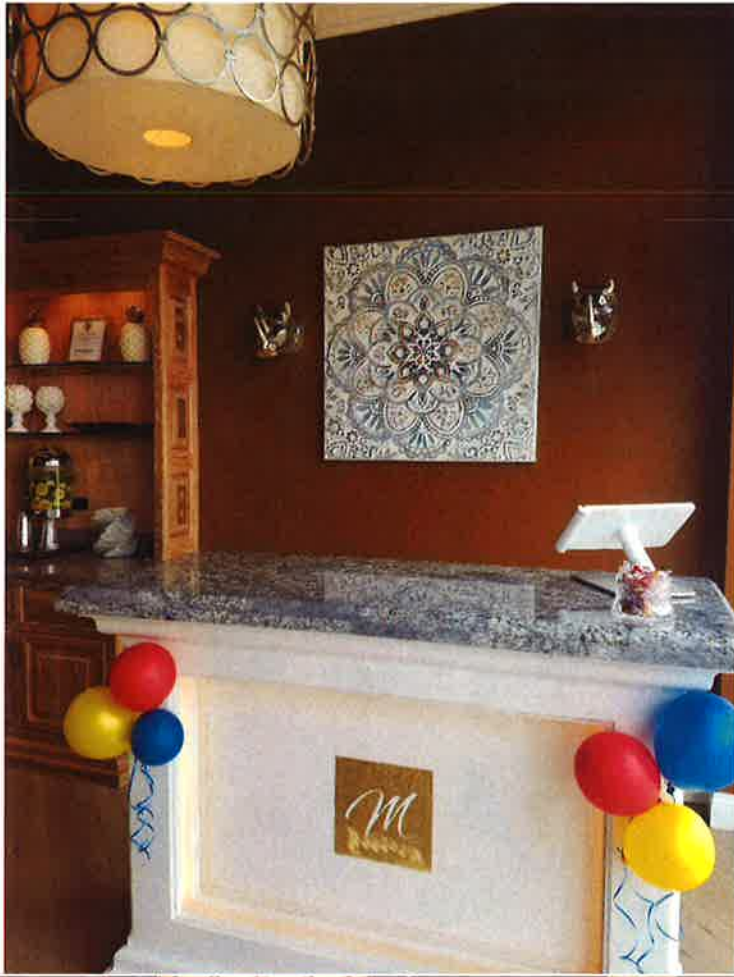
NOTES/COMMENT

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



DATE
4/13/2018

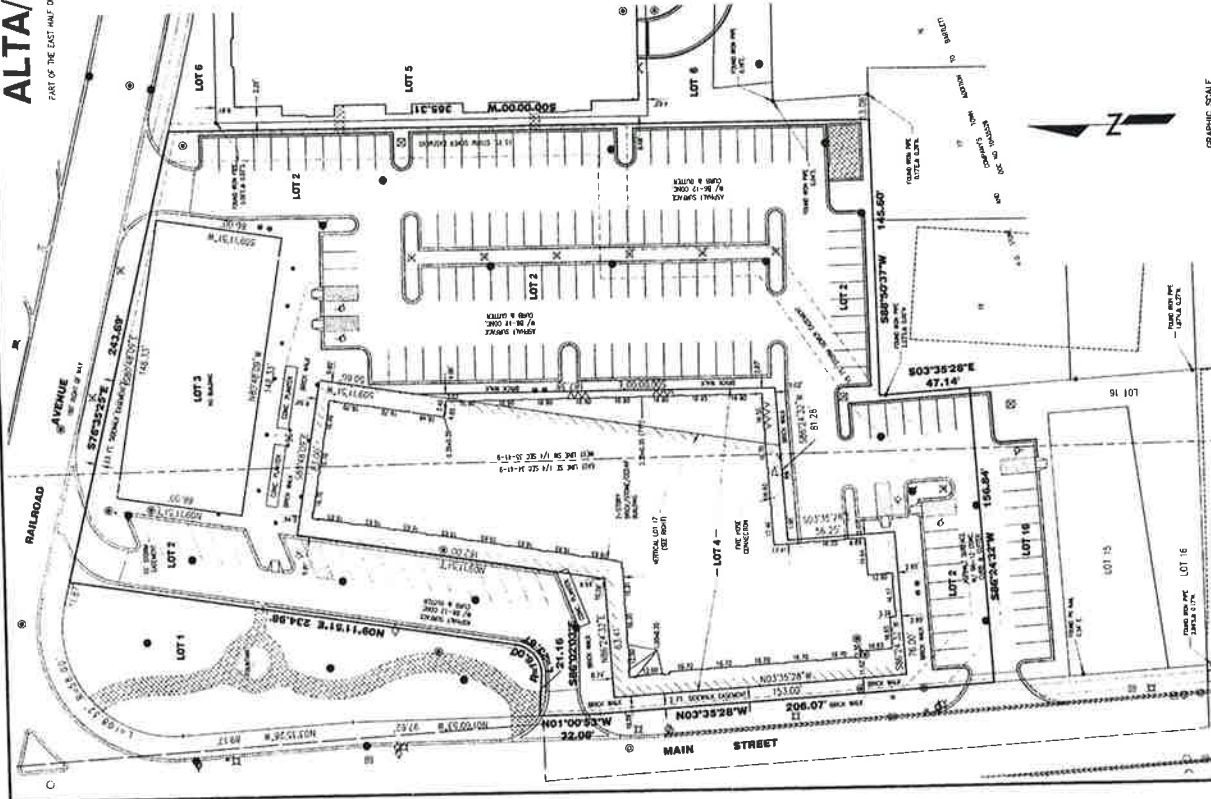
SHEET NO.
1





ALTA/ACSM LAND TITLE SURVEY

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, 60th N TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE 10th MERIDIAN, WISCONSIN.

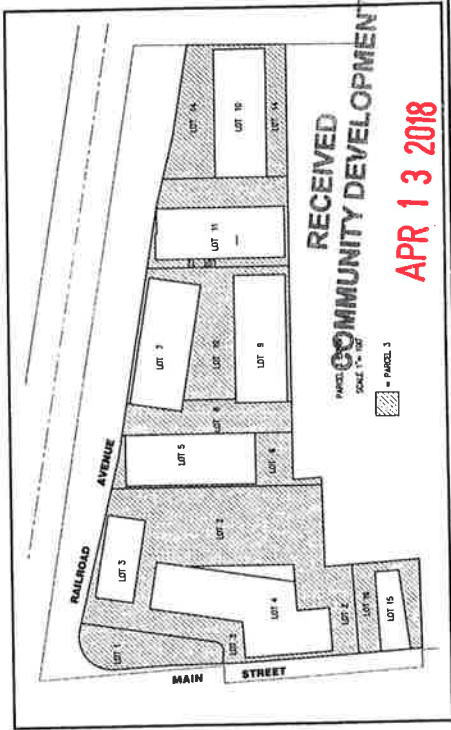
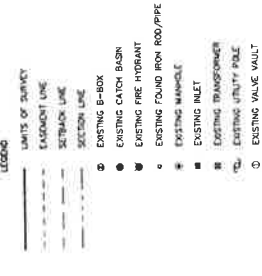
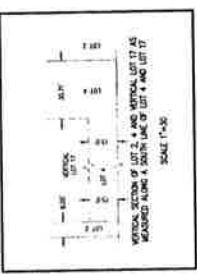


TITLE COMMITMENT INFORMATION

| EXCEPTION | REFERENCE | DATE | BY |
|--------------|-----------|------------|---------------------------------|
| EXCEPTION 13 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |
| EXCEPTION 14 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |
| EXCEPTION 15 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |
| EXCEPTION 16 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |
| EXCEPTION 17 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |
| EXCEPTION 18 | 032810020 | 03/28/2002 | CHICAGO TITLE INSURANCE COMPANY |

NOTES:

1. DIMENSIONS SHOWN THIS SURVEY ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THIS SURVEY INDICATES MEASURED DIMENSIONS AND BEARINGS.
2. 56.25' / N 90° 00' 00" E INDICATES MEASURED DIMENSIONS / BEARINGS.
3. NORTH ARROW AND BEARING ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34-41-9 WITH AN ASSUMED BEARING OF N 0° 07' 59" E.
4. LOCATIONS BASED ON THIS SURVEY BY C.M. LAYOIE AND ASSOCIATES, INC. LAST ADJUSTED TO THE NATIONAL GRID DATUM OF 1983. ALL DIMENSIONS AND BEARINGS ARE BASED ON THE NATIONAL GRID DATUM OF 1983. DIMENSIONS AND BEARINGS MAY VARY FROM THE DIMENSIONS AND BEARINGS SHOWN ON ANY PREVIOUS SURVEY.
5. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, STATUTES OF THE STATE OF WISCONSIN, AS AMENDED.
6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, STATUTES OF THE STATE OF WISCONSIN, AS AMENDED.
7. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, CHAPTER 191, STATUTES OF THE STATE OF WISCONSIN, AS AMENDED.
8. REFERENCES SUCH AS "SCHEDULE B ITEM A" ON THIS SURVEY REFER TO SCHEDULE B OF SAID COMMITMENT.
9. EASEMENTS AND ENCUMBRANCES WERE NOT EXAMINED OR CHECKED FOR THE PURPOSES OF THIS SURVEY.
10. DIMENSIONS AND BEARINGS OF EXISTING UTILITIES AND STRUCTURES WERE NOT CHECKED FOR THE PURPOSES OF THIS SURVEY.
11. EASEMENTS SHOWN HEREON ARE FOR BARTLETT TOWN CENTER SUBDIVISION.



RECEIVED COMMUNITY DEVELOPMENT
APR 13 2018

BARTLETT TOWN CENTER
RAILROAD AVENUE AND MAIN STREET

ALTA/ACSM LAND TITLE SURVEY
SCALE: 1"=30'

CHICAGO TITLE INSURANCE COMPANY
150 N. LA SALLE ST., CHICAGO, IL 60601
TEL: (312) 424-1000
WWW.CTIC.COM

DATE: 03/28/2002
BY: [Signature]
CHECKED BY: [Signature]

CHICAGO TITLE INSURANCE COMPANY
150 N. LA SALLE ST., CHICAGO, IL 60601
TEL: (312) 424-1000
WWW.CTIC.COM

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

Great Food... Great Times.

COMMUNITY DEVELOPMENT MEMORANDUM
18-122

DATE: July 6, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
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

| Subject Site | <u>Land Use</u> Commercial | <u>Comprehensive Plan</u> Commercial | <u>Zoning</u> B-2 PUD |
|---------------------|---|---|--|
| 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)** (see attachment) 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 8 pm and on Sundays and Mondays). The Bartlett Place approved Site Plan is attached for reference.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. The Petitioner shall obtain a liquor license;
 - C. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - D. Findings of Fact: Special Use Permit (serving alcohol)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The Floor Plan, Information on Gambit's including a menu, Ordinance #1995-14, the approved Site Plan and additional information are attached for your review and consideration.

SPECIFICATIONS

1. GENERAL NOTES

- A. All work shall conform with the building and zoning ordinances of the Village of BARTLETT, 1990 BOCA CODE, latest edition.
- B. The GENERAL CONTRACTOR shall be responsible for co-ordinating the location and placement of all inserts, hangers, sleeves, and anchor bolts required by the various trades.
- C. ARCHITECT'S approval must be secured for all substitutions shown on the drawings.
- D. Contractors are to assume full responsibility, unrelieved by review of the shop drawings and by periodic observation of the construction process by the ARCHITECT, for compliance with the Contract Documents; for dimensions to be confirmed and correlated on the jobsite; for fabrication processes; for coordination of the various trades; for safe conditions at the jobsite and for construction techniques.
- E. The CONTRACTORS shall inspect the jobsite and shall verify all items pertaining to the new work. Any discrepancies which may affect his work shall be reported to the ARCHITECT (708/894-1858).

2. SOIL CONDITIONS - SEE SHEET S1

3. CONCRETE AND REINFORCING - SEE SHEET S1

4. STRUCTURAL STEEL - SEE SHEET S2

5. METAL ROOF DECK - SEE SHEET S2

6. MASONRY

- A. All clay brick design and construction shall conform with "Building Code Requirements for Engineer Brick Masonry", Structural Clay Products Institute, latest edition. All concrete block design and construction shall conform with "Specifications for the design and Construction of Load Bearing Concrete Masonry", National Concrete Masonry Association, latest edition. Adequate field supervision was assumed and therefore the allowable design stress was not reduced accordingly.
- B. Masonry materials shall conform to the latest edition of the following ASTM SPECIFICATIONS:
 - 1. BRICK: ASTM C-62 and C-216.
 - 2. Minimum compressive strength = 4,000 psi, unless noted.
 - 3. HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90, Grade U1, minimum compressive strength = 1,000 psi.
 - 4. MORTAR: ASTM C-270, type "S".
 - 5. MASONRY REINFORCING: ASTM A-82, galvanized.
- C. Masonry walls shall be adequately braced during their erection.
- D. Calcium Chloride and/or admixtures containing same shall not be included in mortar mix.
- E. No exterior masonry shall be laid when the outside temperature is less than 40° F.

7. CARPENTRY:

- A. Furnish and install the following:
 - 1. Rough lumber, plywood, millwork, windows, doors, hardware, and exterior trim.
 - 2. Wood roof trusses designed by a truss manufacturer for a superimposed snow load of 30 psf.
 - 3. Soffit vents.
 - 4. All exterior masonry walls shall be furred out with 2 x 4 at 16" o.c. wood studs.
 - 5. Caulking color to match window trim.
- B. MATERIAL GRADES:
 - 1. Framing lumber DOUGLAS FIR-LARCH, NO. 1 or better.
 - 2. Bending stress = 1,500 psi, single use.
 - 3. Horizontal Shear stress = 95 psi.
 - 4. MICRO-LAM Headers shall have a minimum bending stress = 2,800 psi and a horizontal shear stress = 285 psi.
 - 5. MICRO-LAM nailing pattern for 12" deep members = 2 rows of 16d nails at 12" o.c.
 - 6. 14" deep members = 3 rows of 16d nails at 12" o.c.
- Sheathing for roof shall be 5/8" CDX over wood trusses.
- Soffits - EXT-DPPA A-C Plywood.
- Exterior Finish - All trim, frames, sills, fascias, etc. shall be No. 1 PINE.
- Interior Finish - All trim shall be PINE, with ranch type casings.

8. ELECTRICAL:

- A. Provide a 200 Amp, 3 phase, 4 wire grounded neutral, service with a 30 space circuit breaker panel located in each tenant space.
- B. Provide a Public 100 Amp, 3 phase, 4 wire grounded neutral, service with a 24 space circuit breaker panel located in the sprinkler room.
- C. All work shall be done with conduit pipe and AWG #12 aluminum wire size.
- D. Wire rooftop heating and air conditioning units.
- E. Provide and install toilet lights with trims & exhaust fans.
- F. Provide GFI receptacles in all washrooms and exterior outlets.

9. HEATING AND AIR-CONDITIONING:

- A. Provide a gas fired, forced air heating and air conditioning rooftop units, complete with sheet metal supply and return ducts, thermostats and relays.
- B. Furnace shall be designed to heat areas to 70°F with outside temperature at -10°F.
- C. Exhaust ducts for bath fans into ceiling space and out of roof thru roof jacks.
- D. Heating system shall be started up, checked out completely and damper/balanced to provide the necessary air distributions to each room. All ductwork in unheated areas shall be insulated with 1" batts.

10. PLUMBING:

- A. Provide complete system as shown on plans in accordance with local building code regulations.
- B. Drain, waste and vent piping shall be PVC, Schedule 40 pipe.
- C. Water piping shall be Copper, Type L with sweated joints.
- D. Interior piping below slab shall be cast iron.
- E. Gas piping shall be galvanized black pipe with threaded connections.
- F. Run gas piping to rooftop furnaces.
- G. All fixtures shall be KOEHLER, color by OWNER, with MOEN trims.
- H. All fixtures shall have 12" air cushions in water lines at point of fixture, complete with individual shutoff valves.
- I. Water heater shall have an approved P & T relief valve.

11. INSULATION:

- A. Provide fiberglass batt insulation with kraft paper backing.
- 1 1/2" batts in exterior walls (R-13), 9 1/2" batts in ceiling spaces of wood trusses (R-30).

12. ROOFING: UNIT "A"

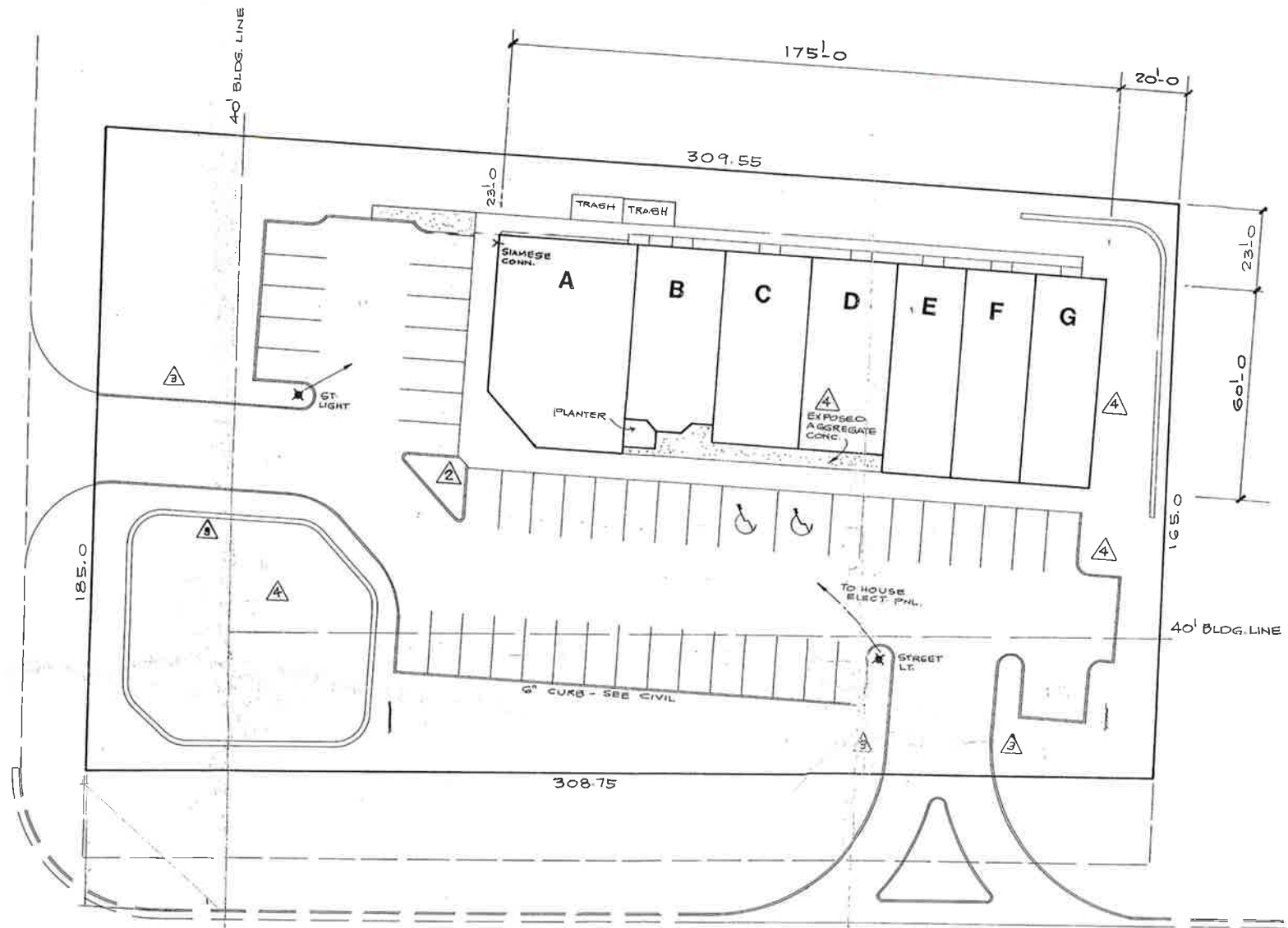
- A. All sloping roof areas shown on drawings shall be covered with 235# asphalt shingles (seal tabs). Install shingles over a 15# building felt base course with galvanized roofing nails.
- B. Provide galvanized flashing at roof saddle to masonry parapet wall.
- C. Provide aluminum 12 x 12 roof vents where shown on the drawings.

ROOFING: UNITS "B" thru "G"

- A. All metal roof deck areas shall receive, 1.5" POLYISOCYANURATE INSULATION (R-10.0) mechanically fastened to roof deck, a 43# organic base sheet, 3 PLY 15# fiberglass roof felts, a flood coat of asphalt and gravel embedded in flood coat.

WATERPROOFING AGENT ADDED TO MORTAR FOR SPILT FACED BLOCK WALLS

APPLE VALLEY DRIVE



ROUTE 59



SITE PLAN
1" = 20'

REVISION SET

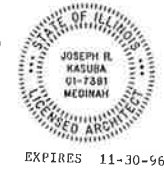
The ARCHITECT shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the CONTRACTOR'S responsibility under the Contract for Construction. The ARCHITECT shall not be responsible for the CONTRACTOR'S schedules or failure to carry out the Work in accordance with the Contract Documents. The ARCHITECT shall not have control over or charge of acts or omissions of the CONTRACTOR, SUBCONTRACTORS or their agents or employees, or of any other persons performing portions of their Work.

THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE LOCAL BUILDING CODES.

JOSEPH R. KASUBA
ILLINOIS LICENSED ARCHITECT #7381
LICENSE EXPIRES: NOVEMBER 30, 1996

DATE
10-16-96

RECEIVED
COMMUNITY DEVELOPMENT
NOV 21 1996
VILLAGE OF
BARTLETT



REV. A ELEVS./MATS 10-16-96

| | |
|-----------------------|---------|
| ISSUED FOR: | 5-15-95 |
| REVIEW PERMITS | 5-23-95 |
| REV. A PERMIT | 6-14-95 |
| REV. B CONGT. | |
| REV. C BOLLAROS/NOTES | 8-2-95 |

9674 REV.
JOB NUMBER
4519

1 of 10
AI

Joseph R. Kasuba, Architect
22W365 HILLCREST TERRACE
MEDINAH, ILL. 60157
894-1858

BARTLETT PLACE

APPROVED SITE PLAN

EXPIRES 11-30-96

Marvel One Management LLC

997 S Rt 59
Bartlett, IL 60103
630-788-0138

marvelonemanagement@gmail.com

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

RECEIVED
COMMUNITY DEVELOPMENT
MAY 16 2018
VILLAGE OF
BARTLETT

May 15, 2018

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, consisting of a stylized 'J' and 'C' intertwined.

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 Bartlett's 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:  _____

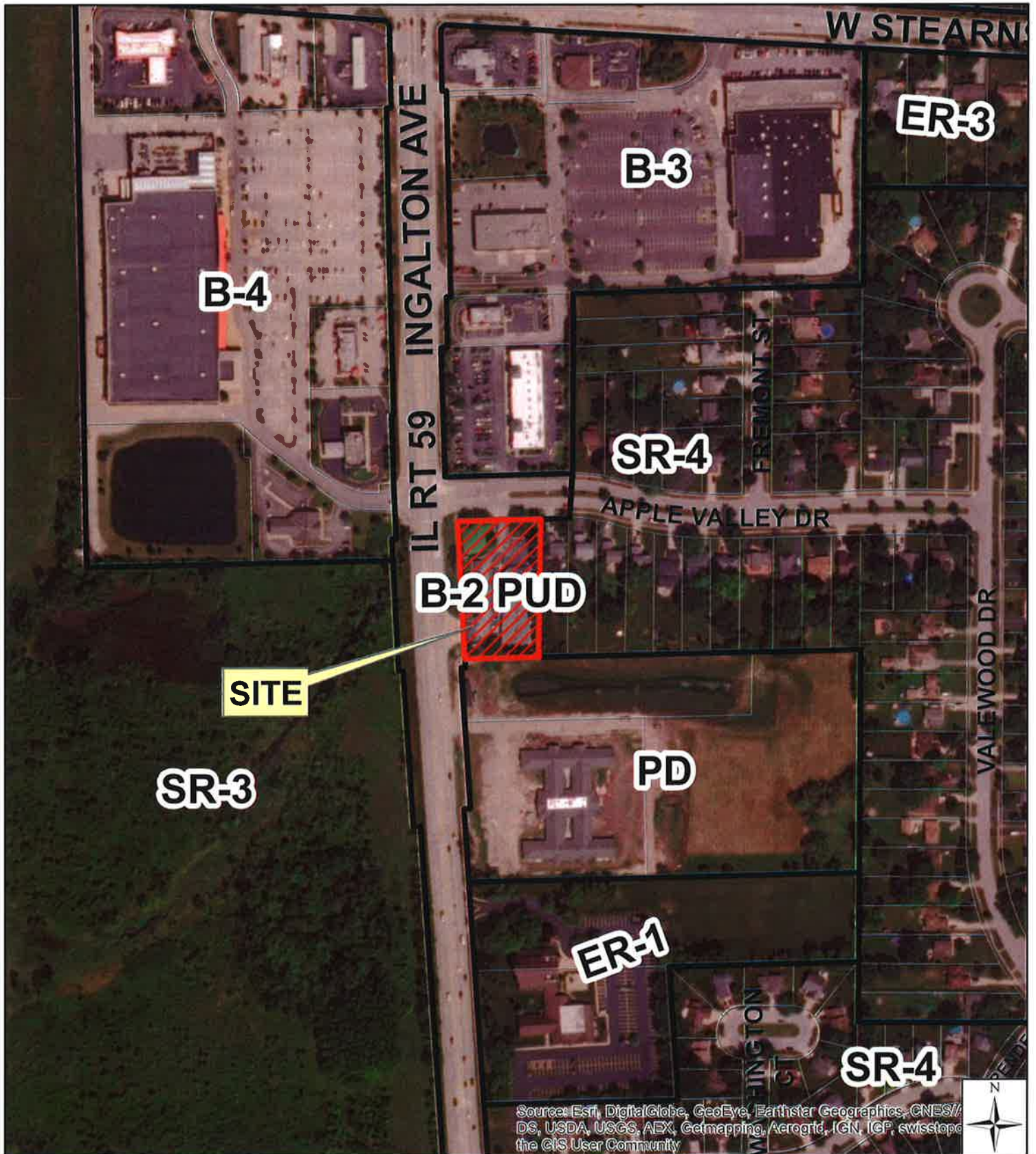
EMAIL:  _____

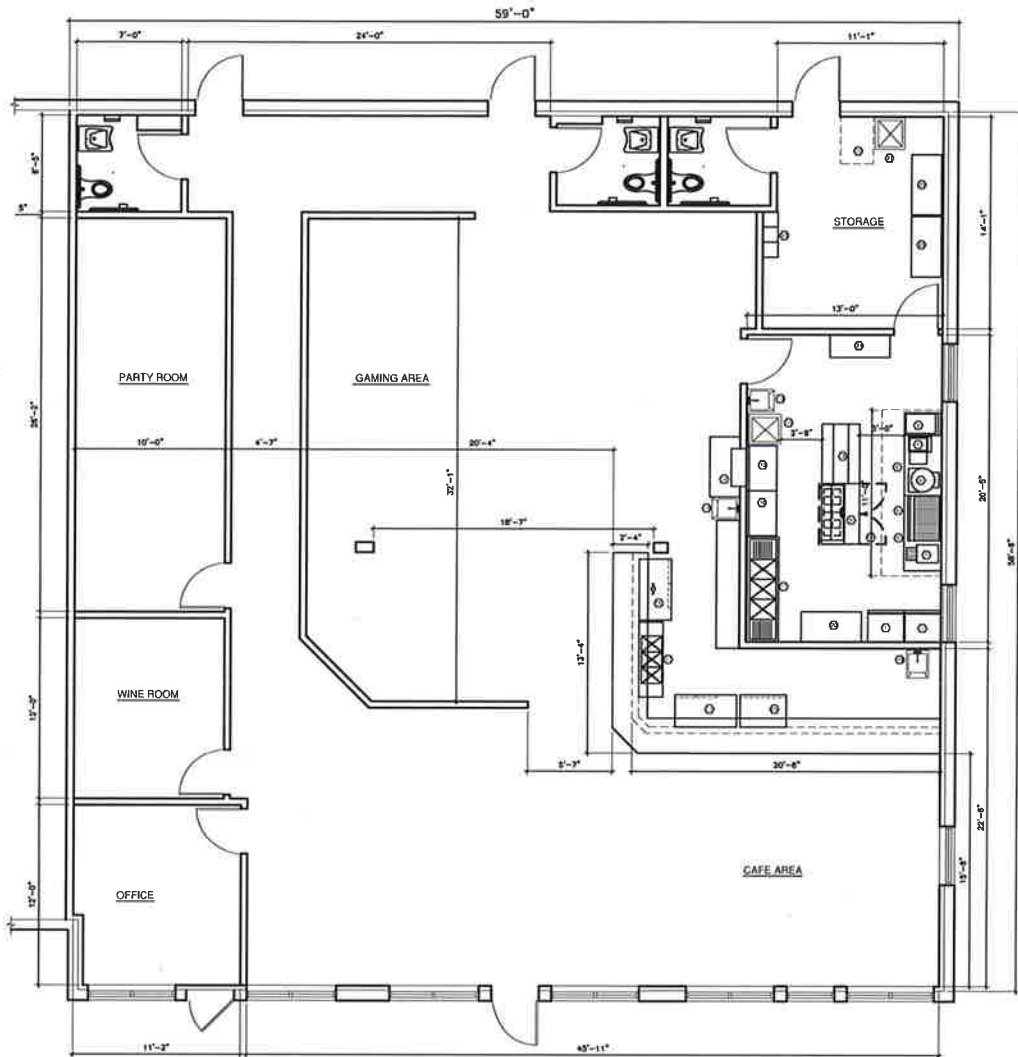
SIGNATURE:  _____

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



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

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

Peach

Japanese Green Tea

Lemon

Passion Fruit

Summer Patch

Iron Goddess Oolong

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.

~~Dance studios.~~

Exclude ~~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

Exclude

Exclude

Exclude

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:

~~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:

~~Barber and beauty schools.~~

~~Business schools.~~

Exclude

EXCLUDE

~~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.

NP

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~~

- Gar 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.

HP

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 retailed on the premises only.~~

Bicycle stores.

Book and stationery stores.

Camera and photography supply stores.

Candy and confectionery stores.

China and glassware stores.

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

Exclude

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

~~Delicatessens.~~

~~Drugstores 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.

W

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.

Exclude C. ~~Food Service and Leisure:~~

~~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 (1½) 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

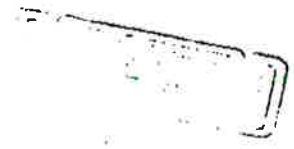
11'-6"
INSURANCE

5'
REAL

7'
ESTATE

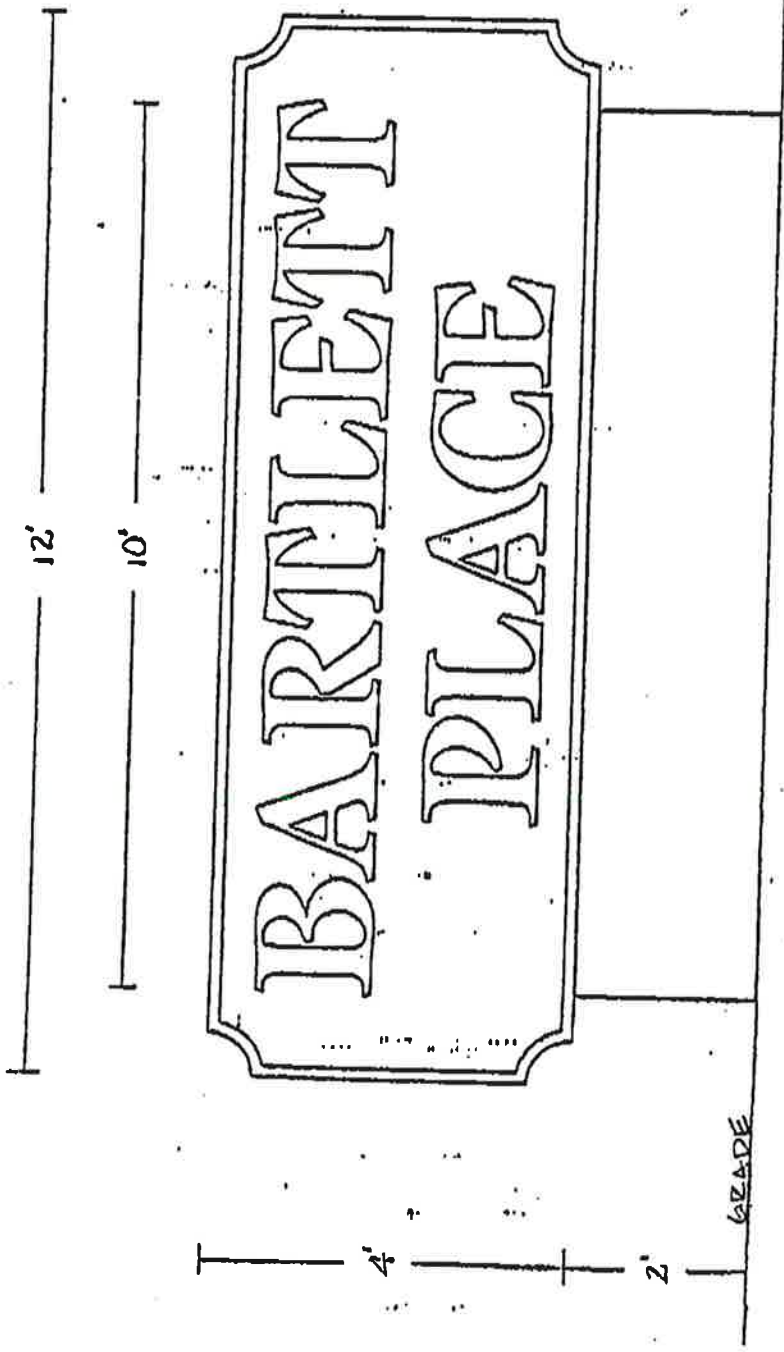
9'-9"
FASHIONS

12'-3"
FOOD MART



JUL 28 1994

JUL 28 1994



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 VERA
 SERVICE FOR A PROJECT BEING PLANNED FOR YOU
 IT IS NOT TO BE SIGNED TO ANYONE OUTSIDE OF
 CONSULTING FOR TO BE COPIED, REPRODUCED OR
 IN ANY FASHION