



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
JUNE 19, 2018**

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President Wallace called the Committee of the Whole meeting to order at 7:15 p.m.

PRESENT: Chairmen Camerer, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: Chairman Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Sam Hughes, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen; Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN HOPKINS**

**250 Wilcox Court - Variation**

Chairman Hopkins stated that the petitioners are requesting a 7-foot variation from the required 10-foot separation between an accessory structure and the principal structure (single family residence) to allow an 11X17 shed to be located in the rear yard. The shed would be located approximately 3' from the covered patio and 8' from the south elevation of the house.

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

This will be forwarded to the Village Board for a final vote.

**220 Aron Court – Variation**

Mr. Plonczynski stated that the petitioners are requesting two variations: a five foot reduction from the required thirty-five foot front yard setback for the construction of a covered front porch and a thirteen foot reduction from the required thirty-five foot rear yard setback to bring the existing house into conformance.

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

This will be forwarded to the Village Board for a final vote.



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**COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GABRENYA**

**May's Lounge Special Use Permit**

Chairman Gabrenya stated that the petitioner is requesting a Special Use Permit to serve alcohol in order to obtain a liquor license and obtain a State video gaming license. This is a video gaming establishment, proposed to be located at 211 S. Main Street directly east of Village Hall in the Bartlett Town Center.

Trustee Hopkins stated that he noticed that O'Hare's Pub and Arts in Bartlett had no objections to this nor has there been any other objections.

Trustee Deyne stated that they should move this to the Plan Commission and the required public hearing.

**Gambit's Ordinance Amendment & Special Use Permit**

Chairman Gabrenya stated that the petitioner is requesting to amend Ordinance 1995-14, Exhibit A (Permitted Uses), and a Special Use Permit to serve alcohol. This request is for Gambit's, a restaurant with video gaming, proposed to be located at 997 S. Route 59 in the Bartlett Place Shopping Center. She asked the petitioner to present their concept.

Petitioner Jennifer Craig stated that she was a long time lover of Bartlett and has attended many community events. In 2016, she purchased a home in Bartlett and is currently a resident. She stated that her restaurant would be unique to the Village. He will serve a lot of classics with some southern food and will have a wine room and coffee in the morning. We will also have a private room where they could host paint parties and small intimate gatherings. They will also have a game area.

Head Chef Jonathan stated that he will be the director of operations. The menu is southern style with a little bit of a cajun feel. For breakfast purposes, he envisioned something intimate where everyone knows your name and it's kind of an escape from home.

Trustee Camerer asked about the parking.

Ms. Craig stated that she anticipated their busiest times being in the morning during breakfast from 6:00 a.m. to 8:00 a.m. and after 5:00 p.m. and on weekends. Neighboring businesses operate off hours and they have monitored the traffic coming in and out to make sure that there will be ample parking for everyone.



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Trustee Gabrenya stated that this concept requires a change in permitted use and asked if by changing the use, does it affect other lessors?

Community Development Director Jim Plonczynski stated that the building is condominiums so you have owner/operators there. They have to sign off on the use on the change in the PUD which is in the process and it seems like they are all in favor of it. Our PUD ordinance restrict the types of uses that they want to do which is an indoor restaurant, carry out restaurant and the serving of alcohol. They are changing the PUD to allow their use to go in there and eliminate those restrictions to accommodate them. It will bring life to that strip mall center. They will need to give notice within two hundred and fifty feet.

Jennifer Craig stated that they have talked to most of the other owner occupants and they are hoping that it will bring more business to them as well.

Trustee Gabrenya asked if they have ever been restaurateurs in the past?

Ms. Craig stated that she is currently in the hospitality business. She has sponsored a liquor license through the Village of Schaumburg and she also has Bassett and food handler certification, as well as her partner Jonathon.

There being no further business to discuss, Chairman Deyne moved to adjourn the Committee meeting and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke

**NAYS:** None

**ABSENT:** Trustee Carbonaro

**MOTION CARRIED**

The meeting adjourned at 7:31 p.m.

Lorna Gilles  
Village Clerk