



**VILLAGE OF BARTLETT
PLAN COMMISSION
AGENDA**

**BARTLETT MUNICIPAL CENTER
228 S. MAIN STREET
October 11, 2018
7:00 P.M.**

- I. Roll Call
- II. Approval of the July 12, 2018 meeting minutes
- III. (#18-17) **Express Carwash**
Site Plan Review
Special Use Permit for a carwash
PUBLIC HEARING
- IV. (#18-20) **Moretti's Wine Club**
Special Use Permit to sell packaged liquor (wine)
PUBLIC HEARING
- V. Old Business/New Business
- VI. Adjournment



**Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018**

J. Lemberg called the meeting to order at 7:02 pm.

Roll Call

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

Absent: T. Ridenour

Also Present: J. Plonczynski, CD Director, A. Zubko, Village Planner

Approval of Minutes

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

Motioned by: J. Kallas

Seconded by: A. Hopkins

Roll Call

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

Abstain:

The motion carried.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

(#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

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Petitioner **Ron DeRosa** 390 E. Stone Ave. Addison, IL was sworn in by **J. Lemberg**.

A. Zubko stated the Petitioner is requesting to Annex a 1.59 acre vacant parcel into the Village and to Rezone the property from the ER-1 to the B-3 (Neighborhood Shopping) Zoning District.

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 with a drive-thru window located on the west side of the building. The 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'.

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).

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.

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.

A wood fence currently 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 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.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

The Petitioner requested variations that were recommended for approval at the July 5 Zoning Board of Appeals meeting in which no public attended.

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. 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.

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.

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.

Stormwater will be located below the east and south parking lots. The Engineering Plans are being reviewed by our Village Engineer and Stormwater Consultant.

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.

Staff recommends approval of the petitioner's requests subject to the conditions and Findings of Fact as outline in the memo.

J. Lemberg asked if any members of the commission had any questions or comments. **M. Hopkins** asked for further explanation of the turnaround parking space. **A. Zubko** explained if every parking space is filled, there is one space to use to turn around.

J. Lemberg asked the Petitioner if there was anything he would like to add. **R. DeRosa** started not at this time **A. Zubko** did a great job in presenting his case. **A. Hopkins** asked if **R. DeRosa** had any proposed tenants. **R. DeRosa** stated he does have a signed lease for the Beef Shack owned by the Rosati Group. They have 11 locations throughout Illinois and this will be the 12th. The Beef Shack will occupy the drive-thru unit on the west end of the building. **D. Negele** asked how close this would be to the closest resident in Far Hills. **R. DeRosa** stated to the east, the closest is about three acres away, the north corner about 150 feet. **M. Hopkins** questioned there will be a 6 ft. board on board fence, an 8 ft. landscape zone, cut off light fixtures and screened off RTU's on the top of the building? **A. Zubko** stated yes and on the HOA side it is heavily landscaped which will remain. **J. Kallas** recommended putting steel posts in for the fence being they last longer. **R. DeRosa** stated he agreed and will take his suggestions into account.

M. Hopkins asked **R. DeRosa** to go into a little more detail as to how loading and stacking for the drive thru will work. **R. DeRosa** stated because there is one entrance which has full access along the east side of the property and it's a continual one way around the building. The stacking for the drive thru comes in through its own drive thru, which will have painted markings that will allow cars to come in just outside of the drive thru to exit the mall. **A. Zubko** pointed out the striped area on the presentation that was for loading that would be out of the way of everything else. **R. DeRosa** stated this area would accommodate up to a 45 ft. vehicle, however most delivery trucks are about 28 ft.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

A. Hopkins asked if left turns would be permitted out of this shopping center. **A. Zubko** stated yes it would be a full access. **A. Hopkins** asked if they are concerned with stacking or would have their own turn lane. **A. Zubko** stated the traffic analysis mentioned that but it cleared within a few minutes. There is a full access entrance directly across the street. There are not turn lanes. **A. Hopkins** thought that this may be a concern especially during rush hour. **A. Zubko** stated there is a center painted median that perhaps they could turn half way and wait for traffic to clear. **A. Hopkins** stated he sees a future concern for that area. **R. DeRosa** stated he did request two entrances/exits from DuPage but they refused, which is the reason we have full access. **J. Allen** asked what the reason was that DuPage wouldn't allow another entrance? **R. DeRosa** stated they didn't give a specific reason just that they wanted this drive to align with the drive across the street.

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 subject to the conditions and Findings of Fact.

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

Roll Call

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

The motion carried.

A. Zubko stated this will go to the Village Board meeting on Tuesday, July 17, 2018.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

(#18-10) May's

Special Use Permit to serve alcohol
Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Email from Peggy O'Hare Vance

Petitioner **Angela Atamian** was sworn in by **J. Lemberg**.

A. Zubko stated the petitioner is requesting a Special Use Permit to serve beer and wine to their patrons at this proposed location. 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.

May's Lounge currently has locations in Lake Zurich and Hickory Hills. In the packet 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.

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 was attached for reference.

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.

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.

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.

Staff recommends approval of the Petitioner's request subject to the conditions and findings of fact as outlined in the memo.

J. Lemberg asked if any members of the commission had any questions or comments. No one came forward. **J. Lemberg** then asked if the petitioner had anything to add. **A. Atamian** stated she would be happy to answer any questions. May's has opened several locations throughout the Chicagoland area. We just did inspections for Berwyn and Niles which will open in August. The difference that May's offers from other gaming lounges is that it is very upscale environment, from the design to hospitality. They pay a higher rate to the staff members and expect better customer service. May's offers fresh fruit, as well as things that are complimentary to their guests. **A. Atamian** stated they want a VIP Vegas personalized experience for the people that come in. **D. Negele** asked if May's was concerned with the competition with the other gambling sites already in the Village. **A. Atamian** stated May's is different, very welcoming, they close at midnight if there isn't anyone in the lounge. The stronger businesses will survive and **A. Atamian** was not concerned with longevity. **D. Negele** asked if May's is attracting the gambling public as well as the non-gamblers. **A. Atamian** stated yes, in Hickory Hills it's somewhat of a social space, they will be starting a wine & cheese tasting, bachelorette parties, and things of that nature.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

J. Kallas asked about the security in the lounge. **A. Atamian** stated there are six cameras at all locations with several people that have access to all of the cameras. ADT alarm system in all locations, panic buttons and alarms. There haven't been any security issues at any of the locations. Staff receives extensive training so the front of the lounge is never unattended. Staff is never in the back or outside smoking. **D. Negele** asked what the hours of operation are. Monday through Thursday 8:00 AM to 1:00 AM and Friday & Saturday 8:00 AM to 2:00 AM. However, if the lounge is empty, they will close early, but they will never make anyone leave before closing time. If the Village recommends earlier closing times that would be fine as well.

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. Kallas suggested changing the name of Bartlett to Little Vegas Bartlett because of all the gambling machines. He realizes that it brings in revenue but how many does Bartlett have and how many are we going to get? **A. Zubko** stated we have 11 in town and 14 more sites who have a liquor license and could also apply for a gaming license as well.

J. Lemberg then asked for a motion to approve the Petitioner's requests subject to the conditions and Findings of Fact.

Motioned by: J. Miaso

Seconded by: J. Kallas

Roll Call

Ayes: J. Miaso, J. Allen, J. Kallas, M. Hopkins, D. Negele & A. Hopkins

Nays: None

The motion carried.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

(#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

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from DuPage County Forest Preserve

Petitioner **Jennifer Craig** 615 Lido Terrace West and **John Mallo** were both sworn in by **J. Lemberg**.

A. Zubko stated the Petitioner is requesting an Amendment to Ordinance #1995-14, Exhibit A (Permitted Uses) to no longer exclude four uses related to restaurants and tavern or cocktail lounges.

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.

The Petitioner is also requesting a Special Use Permit to serve alcohol to their patrons at this proposed location. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats including a "gaming area" with five (5) gaming stations (which is the state maximum).

Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week.

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.

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 higher volume times (after 8 pm and on Sundays and Mondays).

Staff recommends approval of the Petitioner's requests subject to the conditions and findings of fact as outlined in the memo.

The Forest Preserve District of DuPage County sent a letter stating they appreciated receiving notification of this project however had no comments at this time. **J. Lemberg** asked that this letter be entered as Exhibit D.

J. Lemberg asked if any members of the Commission had any questions or comments. **D. Negele** asked how long this site has been vacant. **J. Craig** stated the unit has been vacant for at least two years, Country Financial was the last occupant and the only occupant since 1997.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

J. Lemberg asked if the petitioners were going to do any improvements to the outside of the building itself because the fence is falling down and the trees are overgrown. **J. Mallo** stated they are planning to do as much as possible however, it is a condo association so they are somewhat limited to what can and cannot be done. **J. Craig** stated she did speak with the new condo president to voice some of her concerns, suggestions such as flowers, getting the pond up and running, putting down mulch and trimming some trees. **J. Mallo** stated they will be redoing the canopy, refacing the front to make the building more presentable. **J. Lemberg** asked if they will be fixing the large hole in the ground near the property line of the senior center and the bike path. **J. Craig** stated that would be something the condo association would need to look into but she would definitely mention it to them. **A. Zubko** stated **J. Craig** is looking to lease three of the end units on the south side but this 7 unit property is actually owned by 5 separate owners. That's the reason for an association that takes care of a lot of the issues mentioned. **J. Mallo** stated since this is an HOA the extent does end at the front door, however since the units have been vacant for so long they are hoping they will take all of their requests into considerations. **M. Hopkins** stated that no improvement to the overall site plan is part of the condition of the approval is that correct? **A. Zubko** stated it could be however it would be harder on this owner because he is not the HOA President. It would be possible to put the property in code violation for the fence. **A. Hopkins** asked if the fence is falling down why isn't this property in violation at the present time. **A. Zubko** stated we are more complaint driven, so if we have not received a complaint we don't seek out issues. **J. Craig** stated she has taken pictures of some of these issues and has taken it up with the HOA's president elect. Not only are these things an eye sore but also a safety issue.

A. Hopkins asked **J. Craig** what makes Gambit's different than other gaming establishments in Bartlett. **J. Craig** stated she doesn't refer to the business as a gaming establishment they are actually a restaurant that happens to have gaming. They will also have a small private room for paint and sip parties that will hold about 12 people, and a wine room with intimate seating as well. **A. Hopkins** asked **J. Craig** if she was not granted a liquor license would she still open the restaurant. **J. Craig** stated she would possibly reconsider, being the gaming brings in a lot of revenue and she has a family to support as well as giving back to the community. **J. Mallo** stated Gambit's will be focusing on the wines and whiskeys of the area to sample for the people who are afraid to order a full glass if they end up not liking the taste. **A. Hopkins** asked what the hours of operation are. **J. Craig** stated Monday through Thursday 6:00 AM until 1:00 AM, serving coffee, Danish and breakfast sandwiches. Friday and Saturday 6:00 AM until 2:00 AM, and Sunday 9:00 AM until 10:00 PM.

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

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

Phyllis Boyd, 1041 Apple Valley Drive directly adjacent to the property in question. **P. Boyd** had several questions and concerns. Researching the Village Ordinance regarding Amusements, it is her understanding that the number of licenses for gaming shall not exceed 1 per 3000 residents. **P. Boyd** questioned if that is a fact? **A. Zubko** stated she was unaware of this and asked **J. Plonczynski** if he was aware of this. **J. Plonczynski** stated he was not aware of the limit however if she was referring the video gaming type of coin operated machines that was a very old ordinance and was not sure it was even enforced anymore. **P. Boyd** stated she was referring to its existence, not being enforced. If someone could please look into it for her. **A. Zubko** stated she will look into it and get back to her. **J. Plonczynski** stated the current gaming ordinance that this is under is a State Video Gaming License. Gambits will need to apply for a State Video Gaming License and a liquor license from the Village. The Village also has a video gaming license but it doesn't have a limit that he is aware of in terms of population. **P. Boyd** stated she would appreciate if this was researched and given back to her in writing. **A. Zubko** stated she would do that however the ordinance may be referring to the old pinball machines. **P. Boyd** stated the



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

ordinance did not have a definition. Also, the amusement ordinance states that no game room shall be located within 1000 ft. of any school or church, and wanted to know if this Village ordinance was still valid, ordinance number chapter 4, 3-4-2 and 3-4-7F. She believes the Living Lord Church and Pre-School is well within the 1000 ft. She believes the State ordinance may be only 100 ft. **A. Zubko** stated she would look into this.

P. Boyd stated it was her understanding that the petitioner is seeking to fill the floodplain, add side yard parking, amend sign restrictions, amend restrictions for bars, restaurants and gaming, amend amusement ordinance to allow gaming within a 1000 feet of a church or school, amend the liquor control ordinance to allow contribution to traffic congestion, contribution to reduce property values and contribution to blight. **P. Boyd** stated when the property was changed from residential zoning to commercial she has taken a tremendous financial hit. To allow amendments to the restrictions that were sought to protect her property values would only open the gate for additional requests for amendments for uses of this property. **P. Boyd** stated there are already at least three other video gaming licenses within two blocks of the proposed property, and she feels this is reaching the saturation point in the area. In addition, the hours of operation are not conducive to a residential property. The name alone, suggests its focus is on gambling and not on food. With a population of 42,000, if this ordinance is enforced and applied, this would mean the maximum allowed would be 13 licenses, and 11 have been issued. **P. Boyd** stated the restrictions have been put in place for a reason, the strip mall is adjacent to a residential neighborhood, which has not changed. They have objected to any establishment that served any food or liquor or had a moral hazard in the neighborhood. She feels this is not a family restaurant and will not help property values. **P. Boyd** understands that they will be adding additional dumpsters to the one that is already there, which are mere feet from her living space. Also, they intend to install 17 video cameras inside and outside of the property. She feels any establishment that feels the need for 17 security cameras does not belong in a residential area. Her grandchildren and their friends play in that backyard and have already had issues with the employees tossing cigarette butts and garbage into her yard causing a nuisance and health hazards. **P. Boyd** stated she is relying on the Village to stand by their original agreement and objects strongly to this proposal.

Dale Dwyer of 860 Kingston stated he also objects on a few issues regarding Gambits. He agrees with **J. Kallas** if we don't stop, the gambling will just continue. This Committee needs to go to the Village Board. **D. Dwyer** is objecting to variations to the site and floodplains. He resides at 860 Kingston and lives on Brewster Pond, in 2008 he lost his lower level of his home. Since then, he has spent a lot of money to get the flow corrected, and part of the flow is based on the new ponds on this site and near McMae's, which is all part of the floodplain, along with the new retention pond. **D. Dwyer** questioned why the Village put in a bike path that leads to nowhere when this facility and the church didn't put their bike paths in. **D. Dwyer** stated when this facility was built it was built for the floodplain and the retention pond and he thinks this should be kept intact. **A. Zubko** wanted to clarify, the petitioners are not asking for any variances to the floodplain, this was just the name of the ordinance from 1995. The only thing the petitioner will be doing is changing the uses. The site is not changing at all, just the interior.

Julie Kapadoukakis of 1033 Apple Valley Drive stated she is 3 houses off of this property. She has read the amusement ordinance and believes these are valid concerns. She believes per the population there should only be 12 licenses and not 13. As soon as she heard this restaurant was opening she was very disgruntled. She and her husband were wondering why Bartlett is so strongly focused on video gambling. **J. Kapadoukakis** stated Bartlett is known as a safe family community and she understands that it brings in revenue that is used for the downtown area however she believes this may bring a different clientele to the community. She also commented it's a shame that this restaurant is 21 and over because it sounds like a fabulous menu. **J. Plonczynski** stated he did look up the ordinance and it's from the 1980's and it excludes video gaming.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

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

The Public Hearing portion of the meeting was closed.

A. Zubko asked if anyone wanted the petitioner to speak in reference to any of comments. **J. Craig** stated just to address Phyllis, Dale and Julie's concerns, it sounds like they are against some of the gaming establishments that have come into Bartlett. **J. Craig** stated she is also a resident and she does live across the street from a bar that she can see from her front window. She is aware of what to look for and will have a well trained staff. The amount of security camera, is something she feels strongly about never safe enough and will do their best to prevent anything from happening. The cameras will have a live feed and feel they are beneficial. **J. Craig** stated she is not changing any of the structure to the building, the existing dumpster that is there will be the dumpster that will be used. There will be multiple pickups throughout the week, but because it is an HOA they will not be able to add any dumpsters or change them. **J. Craig** stated whatever business goes in there should not affect the neighboring property values. The name of the business is all about themes, from her children's and also her pets names. Really nothing to do with gambling. An ash tray will be provided in the front of the building, none of the patrons will be permitted in the rear of the building and employees will only be using the back to dispose of garbage. There is a privacy fence, no outside seating and no live music will be allowed. **J. Craig** stated she understands the wording was somewhat confusing and she hopes she cleared up some misconceptions anyone may have had. She offered her personal cellphone to any of the residents who wished to talk to her further.

P. Boyd asked if she could respond to **J. Craig**. **J. Lemberg** allowed P. Boyd to speak. **P. Boyd** stated her objection are not specifically to the gaming but to twenty years ago when we objected to food and alcohol, being served and cooked along with food odors. Dumpsters that are not adequate and will not be adding additional ones. Her property values have been severely impacted when that property was rezoned from residential to commercial. Any new venture that is not conducive to a family residential neighborhood will only impact them further.

J. Lemberg asked if anyone else had any other questions.

G. Koziol 654 Hazelnut Court, **J. Lemberg** stated the Public hearing portion of the meeting was closed and refused **G. Koziol** to comment.

J. Lemberg asked if any of the Commissioners had any comments. **M. Hopkins** stated there have been some good comments on food. It was proven that parking works, and food is an appropriate use for a strip center like this. This project was developed in 1995 with a drive aisle connection to the adjoining property to the south maybe there is some way to pressure the property owners to relocate the dumpster corral there rather than have them adjacent to the residences. **M. Hopkins** stated he isn't sure how to approach this but perhaps some of these issues can be remediated for the neighbors between the Staff, tenants and the owners. This is a site plan opportunity to get it over there. **A. Zubko** stated she did note that if this property doesn't have a trash enclosure that it now be required, maybe it can be relocated to the south side. **D. Negele** stated the ordinance requires a trash enclosure. **A. Zubko** stated yes but the neighbors were concerned about the noise/smell orders because it is next to their house so if it can be relocated to the south side. **J. Craig** stated if the association would agree to larger dumpsters we wouldn't have to have multiple pick-ups and it would make it easier for the garbage trucks as well. **J. Allen** asked if there would be room in the far south east corner for the dumpster? **J. Mallo** stated yes there is a lot of room and they are talking about removing the bushes there would be plenty of room. **A. Hopkins** asked if this stipulation was worked into the motion it would force them into doing the change.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

M. Hopkins stated then the petitioner could go the landlord and say this is the agreement with the Village.

J. Plonczynski stated this should be put in as an additional condition. **A. Zubko** suggested putting in a timeline as well. **D. Negele** asked what the timeline for the opening was. **J. Craig** stated she was hoping September or October. **J. Mallo** stated there is a six week window for a buildout and remodel. The contractors for HVAC, Fox Valley Fire Suppression, etc. everyone ties in for the month of August as long as all the permits go through. **D. Negele** asked if they are on next week's Board meeting. **J. Plonczynski** stated no, they will be on the end of August because of National Night Out. **J. Kallas** stated he doesn't like the dumpsters at the front of the building. **J. Mallo** stated there is about 20 ft. from the last parking spot, behind the building in the corner. **M. Hopkins** suggested a condition be made that the petitioner work with Staff to get it down to the southwest corner of the site, save as many trees as possible and make it as obscure as possible. **J. Mallo** stated if it's enclosed it wouldn't be an eyesore. **J. Allen** stated you are saying there isn't any change to the retention area, correct? **A. Zubko** stated correct, there isn't one, just the name change of the ordinance, and the trash enclosure that we are talking about right now. **J. Mallo** stated the only thing we would like to do with the retention pond is hopefully clean it up a bit.

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

J. Lemberg then asked for a motion to approve the Petitioner's request subject to the conditions and Findings of Fact.

M. Hopkins added a condition of approval that the trash enclosure for the project be moved to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Planning Staff.

Motioned by: M. Hopkins
Seconded by: A. Hopkins

Roll Call

Ayes: D. Negele, J. Allen, J. Miaso, M. Hopkins and A. Hopkins
Nays: J. Kallas

The motion carried.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

Old Business New Business

A. Zubko stated CMAP is doing their ONTO 2050 Plan and the link is currently on the Village website and CMAP's website as well if anyone would like to make any public comments. The three main principle focuses are Resilience, Inclusive Growth and Prioritized Investment. The document is about 300 pages but is broken down into different sections.

J. Lemberg asked if any members had any other questions or comments for Staff. **D. Negele** asked how the Lake Michigan water project was coming along. **J. Plonczynski** stated they just approved the receiving station contract and should be underway very soon. They are still looking for an additional funding source through bonds. Hopefully this should be done sometime next year.

J. Plonczynski stated he had another bit of news to share with the Committee. There will not be an August meeting but there will be a September meeting. **J. Plonczynski** stated he was not sure he would be there because he is retiring as of September 28, 2018.

J. Lemberg then asked for a motion to adjourn.

Motioned by: D. Negele

Seconded by: J. Kallas

All in favor.

The meeting was adjourned at 8:18P.M.

COMMUNITY DEVELOPMENT MEMORANDUM
18-186

DATE: October 4, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
RE: **(#18-17) Express Carwash**

PETITIONER

Dan & Shawn Andre

SUBJECT SITE

1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road

REQUESTS

Site Plan Review
Special Use Permit for a carwash

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Residential	Commercial	B-3
North	Commercial	Commercial	C-2*
South	Residential	Commercial	SR-4 PUD
East	Commercial	Commercial	B-3
West	Religious Institution	Municipal/Institutional	B-4

*Village of Streamwood- Neighborhood Commercial

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** and **Special Use Permit** for a carwash to be located on a 2.88 acre parcel at 1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road.
2. The carwash would include a tunnel wash with accompanying vacuums.
3. The proposed 5,500 square foot building will primarily consist of brick veneer with accented limestone veneer at the north and south ends of the building, along the lower portion of the building and vacuum columns, as well as the columns on the

east and west facades. Metal roofing would be incorporated over the vacuum area and the north and south towers. The tallest portions of the building will be 33'-5" due to the two towers on the carwash; however, the average height of the carwash would be 19'-6", meeting the Zoning Code requirement of 25'. Rooftop mechanicals will be located behind the parapet walls and screened on all four sides. Windows would be incorporated along both the east and west elevations to provide a clear view through the building while vehicles are accessing the tunnel wash. The vacuum metal canopies will be 14'-0", meeting the Zoning Code requirement of 25'.

4. The Petitioner has requested one curb cut along Lake Street for access to the carwash within close proximity to the location of the existing driveway. (Lake Street is under the jurisdiction of Illinois Department of Transportation (IDOT) and the Petitioner has been in contact with IDOT regarding this access.)
5. Internal circulation on the site would primarily consist of a one-way clockwise vehicular pattern with all vehicles queuing at the pay stations and entering the building along the south side. Vehicles would travel through the tunnel wash and exit the building from the north side. Vehicles would then either exit the site via Lake Street or turn right to enter the vacuum area.
6. The Petitioner has designed the carwash to have the dryer portion of the tunnel wash furthest away from the residential use to the south. The vacuums, located east of the building, would contain no motors, but would operate from a central vacuum system. This central vacuum mechanical unit, located adjacent to the trash enclosure would be located 227' from the nearest resident and contain a silencer unit. This enclosure would be screened on all four sides. It would architecturally match the building and vacuum canopies with the incorporation of a metal roof.
7. The Zoning Ordinance requires the number of stacking spaces provided to be "equal in number to 5 times the maximum capacity of the automobile laundry for each wash rack, plus 1 parking space for each 2 employees." A total of 25 stacking spaces would be required to meet the Zoning Ordinance. The Site Plan identifies a total of 57 stacking spaces. The Site Plan also includes 31 vacuum parking stalls, including 2 handicapped accessible parking stalls and 5 parking stalls dedicated for employees. This plan would exceed the Zoning Ordinance requirements.
8. A six (6) foot high wood fence would be installed along the south property line along with landscaping that would provide a buffer between this use and the adjacent residential subdivision to the south.
9. General hours of operation for the carwash would be from 7:00 a.m. until 9:00 p.m. Monday through Saturday and 7:00 a.m. until 7:00 p.m. on Sunday. Three (3) employees would generally be on-site and the carwash would always have an

employee available while it is open. The Petitioner anticipates peak hours to be between 7 p.m. - 9 p.m. with a maximum of 80 cars/hour.

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

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests subject to the following conditions and Findings of Fact:
 - A. Staff approval of the Engineering and Landscape Plans;
 - B. Relocate or eliminate the light south of the by-pass area.
 - C. Building permits shall be required for all construction activities;
 - D. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - E. 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;
 - F. Landscaping must be installed within one year of the issuance of a building permit;
 - G. The developer will be required to pay a \$0.50 per square foot of building area fee to the Bartlett Municipal Fund upon the submittal of a building permit.
 - H. 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.
 - I. Findings of Fact: Special Use Permit (carwash)

- i. The proposed carwash 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 carwash 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. Background materials are attached for your review and consideration.

alz/attachments

x:\comdev\mem2018\186_Express Carwash_pc.docx

AMJ LEGAL SERVICE
Alan M Jacob, Attorney
950 N. Milwaukee Avenue
Suite 329
Glenview, Illinois 60025
(847)852-0021
alanmjacob@gmail.com

13 August 2018

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

**SUBJECT: SPECIAL USE PERMIT APPLICATION 1225 WEST
LAKE STREET, BARTLETT, ILLINOIS**

This correspondence shall be used for the purpose of describing the project of the subject matter above in relation to a Special Use Permit Application.

The Special Use Permit Application is submitted for the allowance of the construction of a new car wash facility to be located at 1225 W. Lake Street, Bartlett, Illinois.

The purpose of this application is to propose to construct and thereafter establish a new State-Of-The-Art car wash facility. The facility shall have designated and clear marked lanes of use, staff members throughout the facility (from entry to exit), and a systematic plan executed to allow a steady and smooth flow of service. Clients shall have options to choose specific service to be performed, communicated either electronically, verbally, by writing, or in some other manner thereby creating direction to the client through staff communication to proceed along the facility grounds to obtain the service or services selected.

Pursuant to the standards of the Zoning Ordinance found within the Zoning Code of the Village of Bartlett, the proposed Special Use Permit Application complies with those standards as follows:

A) Provide environmental design and preservation of natural features of the site, in the development of land that would be more desirable than what is possible through the strict application of this ordinance.

B) Nothing in the proposed plan disrupts, alters, or modifies the natural features of the land upon which construction shall be commenced notwithstanding the resurrection of a new structure upon that land.

C) The design of this car wash facility would create desirability to the extent that the Village of Bartlett seeks to enhance its business corridor.

As-is, the property provides no utility or function in line with the general plans of a growing or sustaining metropolitan area. In other words, the approval of this proposal and its effects clearly outweigh and provide greater benefit, generally, than applying the strict enforcement of the zoning ordinance.

This Special Use allowance would in fact create a new and unique service to potential clients, provide new jobs to local job seekers, create additional flow to adjacent businesses and establishments, and create a positive image of expansion to the residents of Bartlett.

The ground/land/property upon which the facility shall be constructed and operated creates diversity generally, and in particular, provides coupling and complimentary element to its surroundings. The business corridor of Lake Avenue, Bartlett, Illinois has several commercial properties adjacent to it in their own unique niche.

The structure plans of the facility are unique, elegant, and luxurious. The structure(s) is neither a copy or identical in design to any other structure of facility nearby nor an anomaly. The height, width, depth, and breadth are not too wide, high, or deep to create a distraction. Rather, the design is made to create the cohesion of a business district and a unified and symmetrical representation of the area.

The subject property and the design upon that property by the Applicant shall create an extremely aesthetic and beneficial use of the open areas and property. The design has the intent to ensure steady flow, extreme symmetrical layout, and beneficial use of landscape to create beautification, and at the same time, provide a function. The function is a service sought

after during every season in the Midwest.

The proposed hours of operation are Monday thru Saturday from 7:00A.M. until 9:00P.M. and Sunday from 7:00A.M. to 7:00P.M. The proposed number of employees is to be three maximum at any one given time. The services offered by employees include one employee to assist in wash type selection and payment, upon entry to the customer or client, one employee to offer payment assistance and premises upkeep and maintenance, and one on-site manager. Vending products may include water, snacks, coffee, and cleaning supplies specifically for motor vehicles.

The Applicant shall provide phasing of development, encourage inspections by City and County employees to ensure compliance with all codes and ordinances and will provide full cooperation in this very important process.

We look forward to working with the Village of Bartlett on this project.

Sincerely,

Alan M Jacob

Alan M Jacob, Attorney



**VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION**

For Office Use Only
Case # 2018-17
RECEIVED
COMMUNITY DEVELOPMENT
SEP 19 2018
VILLAGE OF
BARTLETT

PROJECT NAME Express Car Wash

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dan Andre, Shawn Andre

Street Address: 500 N. Michigan Suite 600

City, State: Chicago, Illinois

Zip Code: 60611

Email Address: _____

Phone Number: _____

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Judy Cortina, Mike Cortina, Anthony Cortina

Street Address: _____

City, State: Elgin, Illinois

Zip Code: 60123

Phone Number: _____

OWNER'S SIGNATURE: *M. Cortina* **Date:** 08/13/2018
(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.)

Express Car Wash

PROPERTY INFORMATION

Common Address/General Location of Property: 1225 West Lake Street

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-018-0000

Acreage: 2.879

Zoning: B-3
(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 Alan M Jacob, AMJ Legal Service
950 N. Milwaukee Avenue, Suite 329, Glenview, Illinois 60025

Engineer Michael Elliott, PE, LEED AP Terra Consulting Group, Ltd. 847-698-6400
Terra Consulting Group, Ltd.

Other Car Wash Pro Designers (CWPD)
Nick Spallone
500 N. Michigan Avenue, Suite 600 Chicago, Illinois 60611

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 plan and use is in line with the general use of the surrounding lands and public ways. The plan allows for public convenience, service, and promotes competition among the various providers of similar service.

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 plan, design, and use shall not be detrimental in any way to the health, safety morals, values, or general welfare of the community at large nor the commuters who travel and traverse across Lake Street. The use calls for safety measures and ensures general welfare by implementing systems above and beyond the minimum standards of all ordinances, codes, zoning laws, rules, and statutes locally and within the State of Illinois.

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 Use will conform will all regulations and conditions and shall also comply with any special rules and conditions imposed by the Village, should it be required, so long as the additional special rules do not impede the business model of the car wash proposed.

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: NICK SPALLONE CWPD

DATE: 08/13/2018

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: Dan Andre

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: 

DATE: 8/19/2018

ZONING/LOCATION MAP

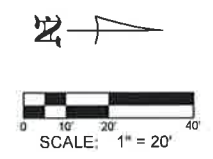
1255 W. Lake St.

Case #18-17 - Special Use & Site Plan Review



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





PREPARED FOR:

 CAR WASH
 Pro Designers
 Design, Development, Consulting

PREPARED BY:

TERRA
 CONSULTING GROUP, LTD.
 600 Blusee Highway
 Park Ridge, IL 60068
 Ph: 847/696-6401
 Fax: 847/696-6401

ILLINOIS REGISTRATION EXP. 04/30/2015

NO.	DESCRIPTION	DATE
1	VILLAGE SUBMITTAL	06-15-18
1	VILLAGE REVIEW #1	03-15-19

FINAL ENGINEERING
 FOR
SITE IMPROVEMENTS

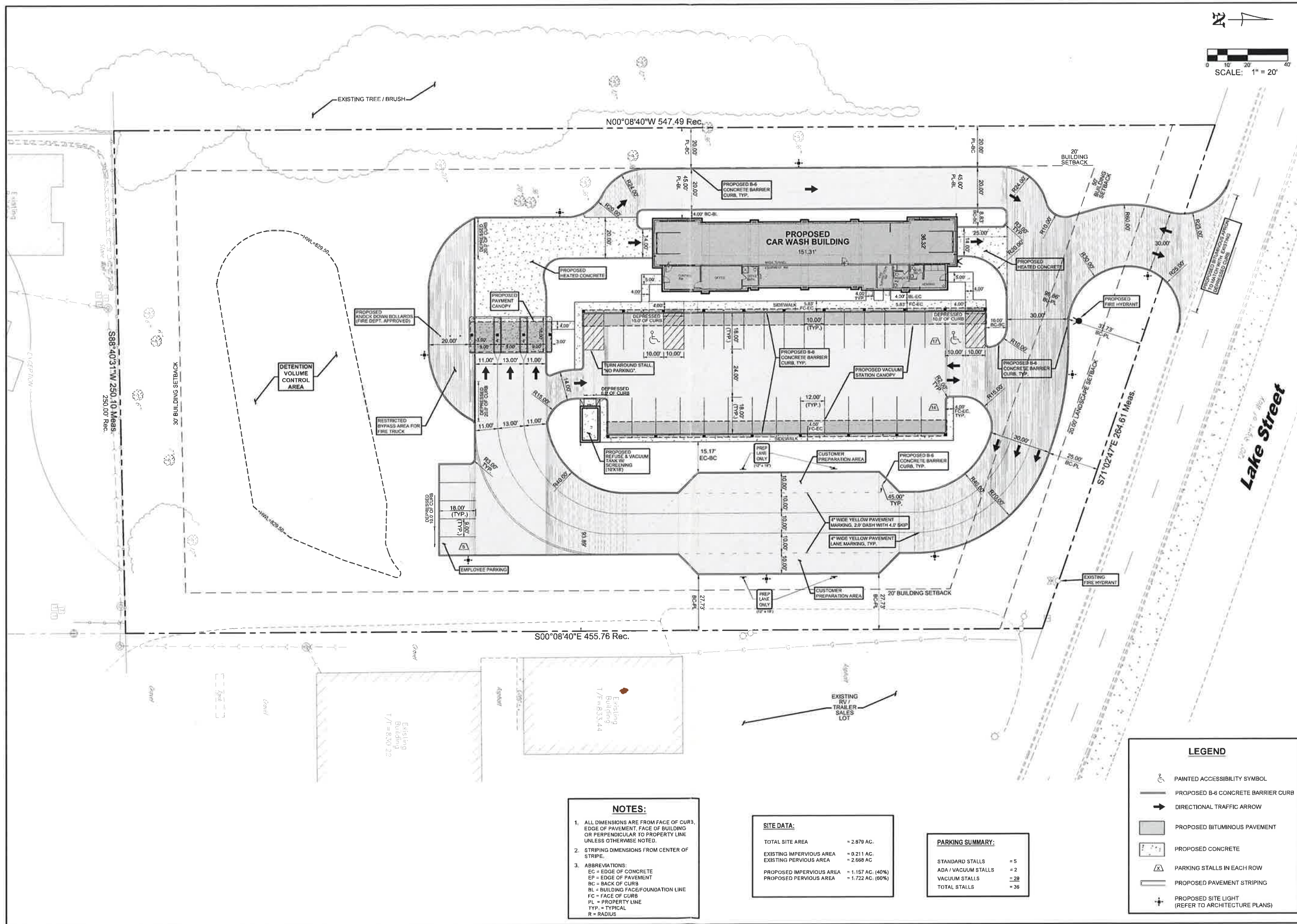
CAR WASH FACILITY

1255 WEST LAKE ST.
 BARTLETT, IL 60103

DESIGNED BY: M.B.E.
 DRAWN BY: K.B.B.
 DATE: 07/31/2018
 PROJECT #: 1510

GEOMETRIC PLAN

SHEET NUMBER
C-4



NOTES:

- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- STRIPING DIMENSIONS FROM CENTER OF STRIPE.
- ABBREVIATIONS:
 EC = EDGE OF CONCRETE
 EP = EDGE OF PAVEMENT
 BC = BACK OF CURB
 BL = BUILDING FACE/FOUNDATION LINE
 FC = FACE OF CURB
 PL = PROPERTY LINE
 TYP. = TYPICAL
 R = RADIUS

SITE DATA:

TOTAL SITE AREA	= 2.878 AC.
EXISTING IMPERVIOUS AREA	= 0.211 AC.
EXISTING PERVIOUS AREA	= 2.668 AC.
PROPOSED IMPERVIOUS AREA	= 1.157 AC. (40%)
PROPOSED PERVIOUS AREA	= 1.722 AC. (60%)

PARKING SUMMARY:

STANDARD STALLS	= 5
ADA / VACUUM STALLS	= 2
VACUUM STALLS	= 29
TOTAL STALLS	= 36

LEGEND

	PAINTED ACCESSIBILITY SYMBOL
	PROPOSED B-6 CONCRETE BARRIER CURB
	DIRECTIONAL TRAFFIC ARROW
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE
	PARKING STALLS IN EACH ROW
	PROPOSED PAVEMENT STRIPING
	PROPOSED SITE LIGHT (REFER TO ARCHITECTURE PLANS)



1827
09.18.18
AC-13

1
AC-13 VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451



1827
09.18.18
AC-16

AERIAL VIEW LOOKING
SOUTHWEST
SCALE: 1/2" = 1'-0"



N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400
FAX 847.825.9451



1827
09.18.18
AC-15

1 VIEW LOOKING SOUTHWEST
AC-15 SCALE: 1/2" = 1'-0"

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 395
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

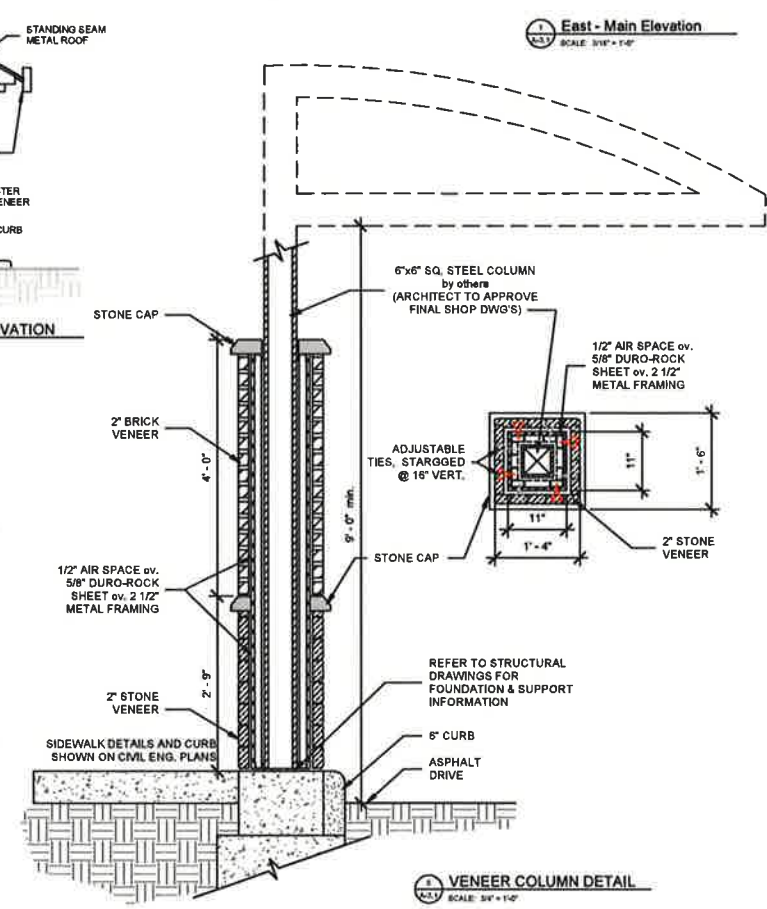
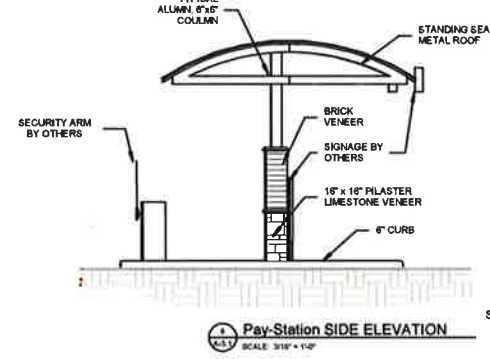
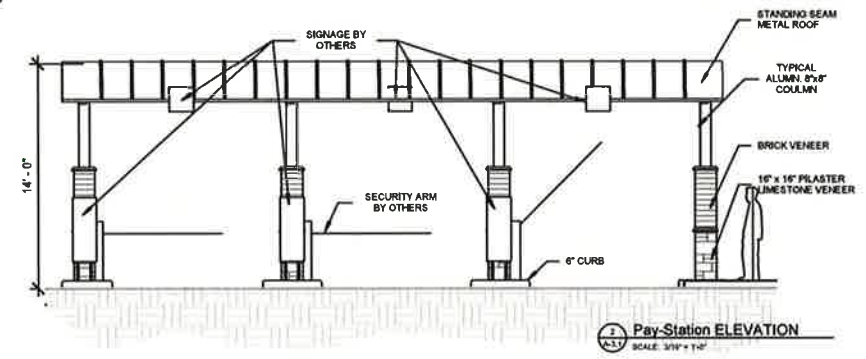
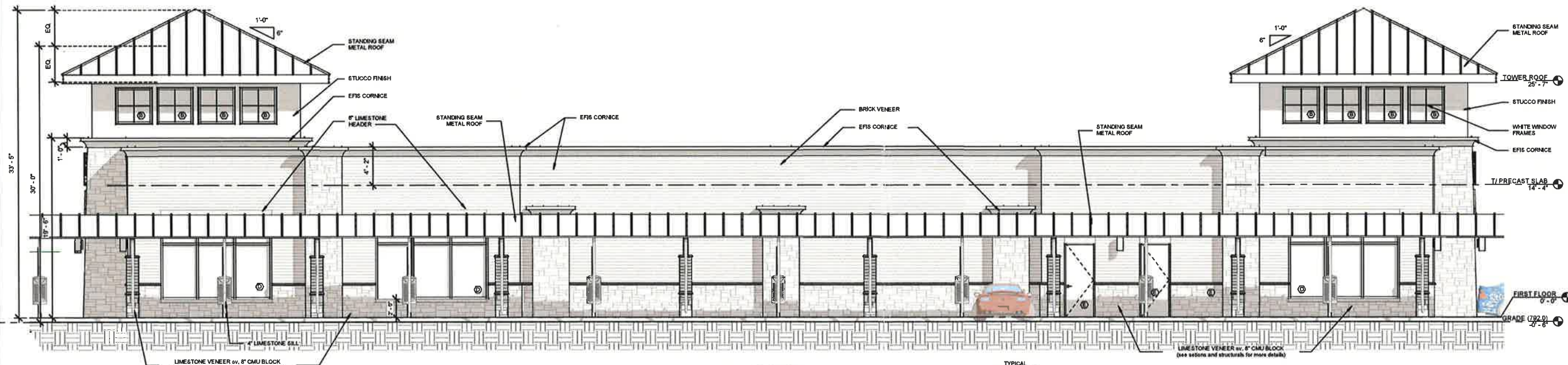


1827
09.18.18
AC-14

1
AC-14 VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400
FAX 847.825.9451



DOOR DESIGNATION SYMBOL

1. DOOR HARDWARE TO BE REVIEWED BY ARCHITECT, OWNER AND GENERAL CONTRACTOR BEFORE ORDERING.
2. CONTRACTOR TO USE THE ARCHITECT'S DOOR TYPE PLAN DESIGNATION IN ADDITION TO THE ROOM NUMBER ON ALL SHOP DRAWING SCHEDULE SUBMITTALS.
3. DOOR THICKNESS SHALL BE 1 3/4\"/>

DOOR HARDWARE SCHEDULE

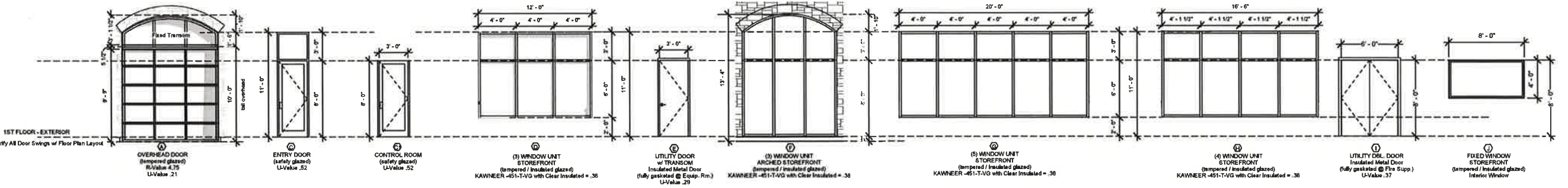
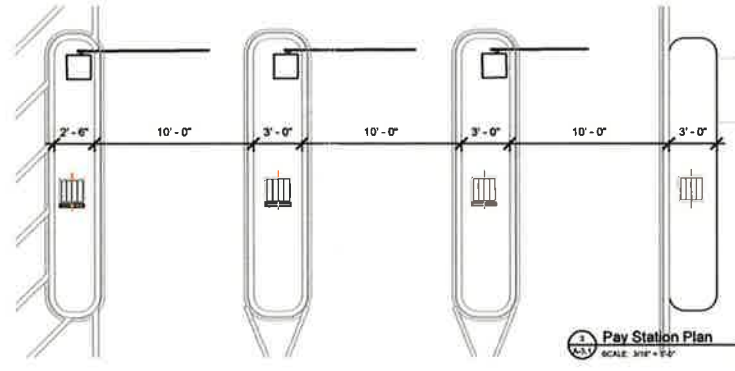
SET (#)	HINGES	LOCKSET	KNOB/LEVER	FINISH	CLOSER	STOP	WEATHERSTRIPPING	REMARKS
01	1 1/2 PR. PRIME BUTT	PR. KEYED (OUT)	LEVER	CHROME - SATIN	YES		YES	
02	1 1/2 PR. PRIME BUTT	KEYED (OUT)	LEVER	CHROME - SATIN	NO	WALL	NO	
03	1 1/2 PR. BB BUTT	PASSAGE	LEVER	CHROME - SATIN	NO	WALL	NO	
04	1 1/2 PR. BB BUTT	PRIVACY	LEVER	CHROME - SATIN	NO	WALL	NO	
05	1 1/2 PR. BB BUTT	KEYED (OUT)	KNURLED LEVER	CHROME - SATIN	YES	WALL	YES	
06	1 1/2 PR. BB BUTT	KEYED (OUT)	LEVER w/ PANIC	CHROME - SATIN	YES	WALL	YES	

DOOR DESIGNATION SYMBOL

- FIRE RATING LEGEND**
- A 3 HR. (CLASS A)
 - B 90 MIN. (CLASS B)
 - C 60 MIN. (CLASS B)
 - D 45 MIN. (CLASS C)
 - E 20 MIN.
 - N NON RATED



DOOR HARDWARE NOTE:
DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. TRANS-FURN DEADBOLTS ARE PROHIBITED. LEVER OR PADLOCK DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2) IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4) IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS. SECTION: IAC 400.310 (J), (K), (L), (M)



DOOR & WINDOW SCHEDULE
SCALE: 3/16" = 1'-0"

**NEW AUTOMATED CAR WASH FACILITY
"Squeaky G's"**

1255 LAKE STREET
BARTLETT, IL 60103

PROJECT # 1827
DATE: 08.17.18

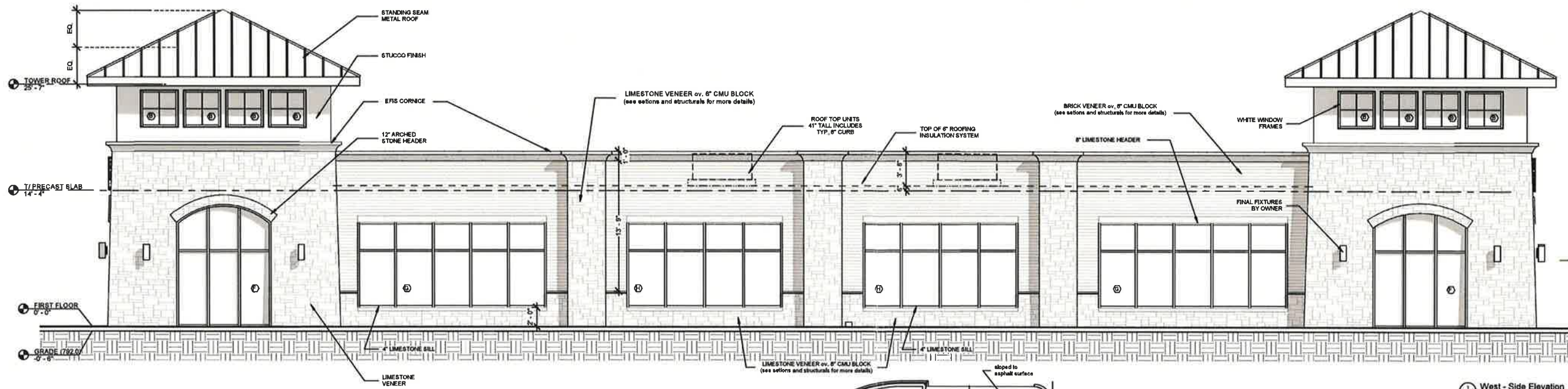
08/18/18 ZONING REVIEW
REVISIONS
DRAWN BY: MAM / RAM
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: MAIN ELEVATION & WIN./DR. SCHEDULES
SHEET NO.

A-3.1

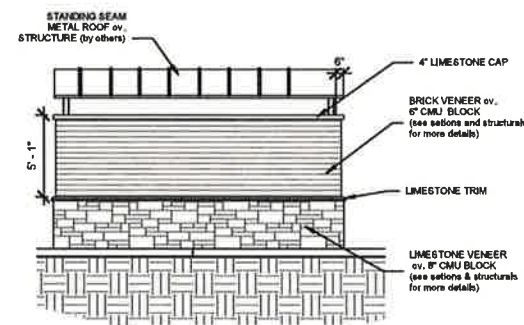
N E R I

ARCHITECTS, pc

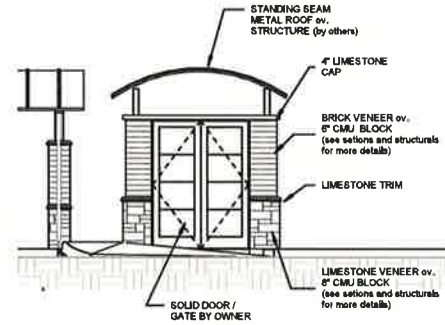
444 N. NORTHWEST HWY., STE 335
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451



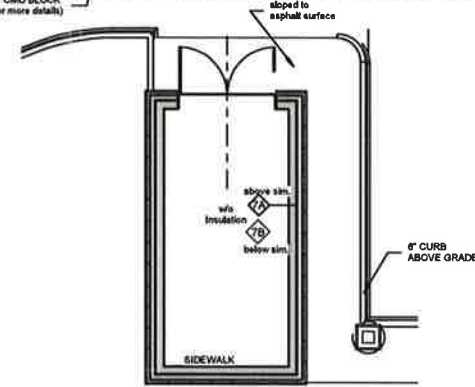
1 West-Side Elevation
SCALE: 3/16" = 1'-0"



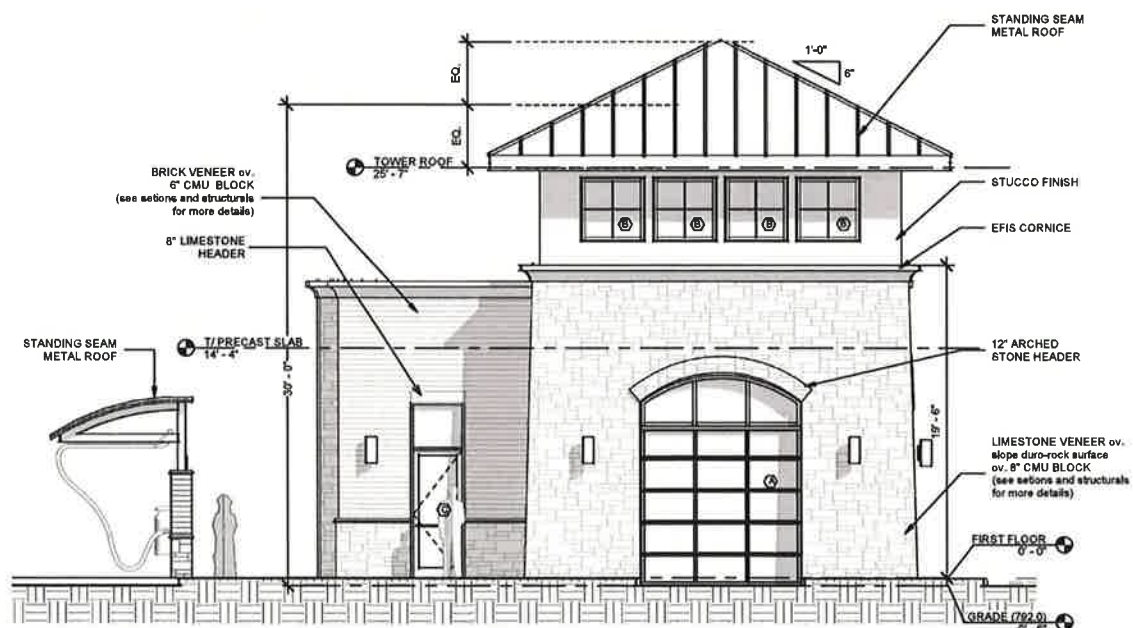
2 Refuse South Elevation
SCALE: 3/16" = 1'-0"



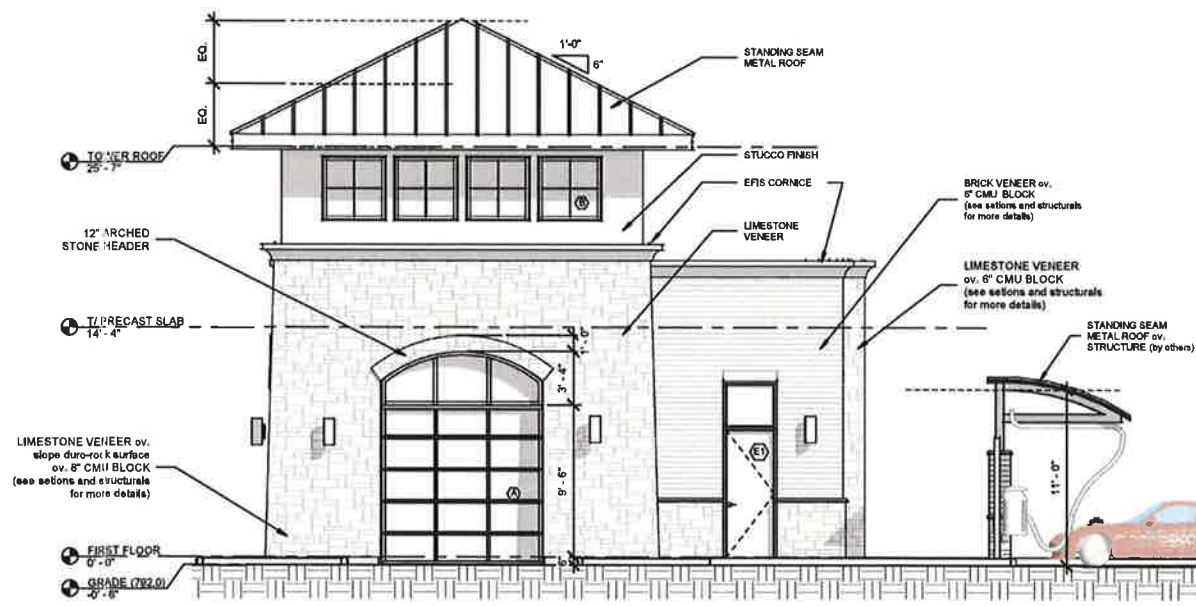
3 Refuse West Elevation
SCALE: 3/16" = 1'-0"



4 Refuse Plan
SCALE: 3/16" = 1'-0"



5 North-Front Elevation
SCALE: 3/16" = 1'-0"



6 South-Rear Elevation
SCALE: 3/16" = 1'-0"

NEW AUTOMATED CAR WASH FACILITY
"Squeaky G's"

1255 LAKE STREET
BARTLETT, IL 60103

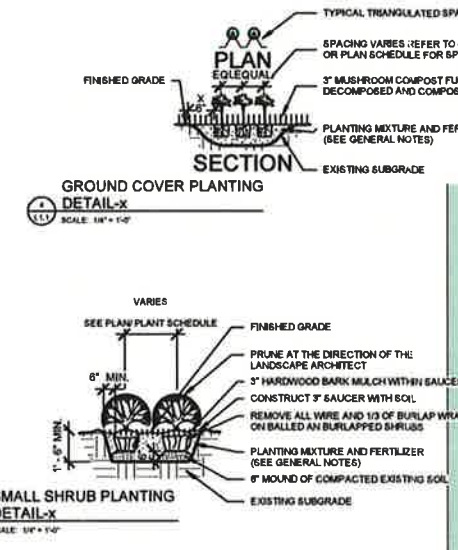
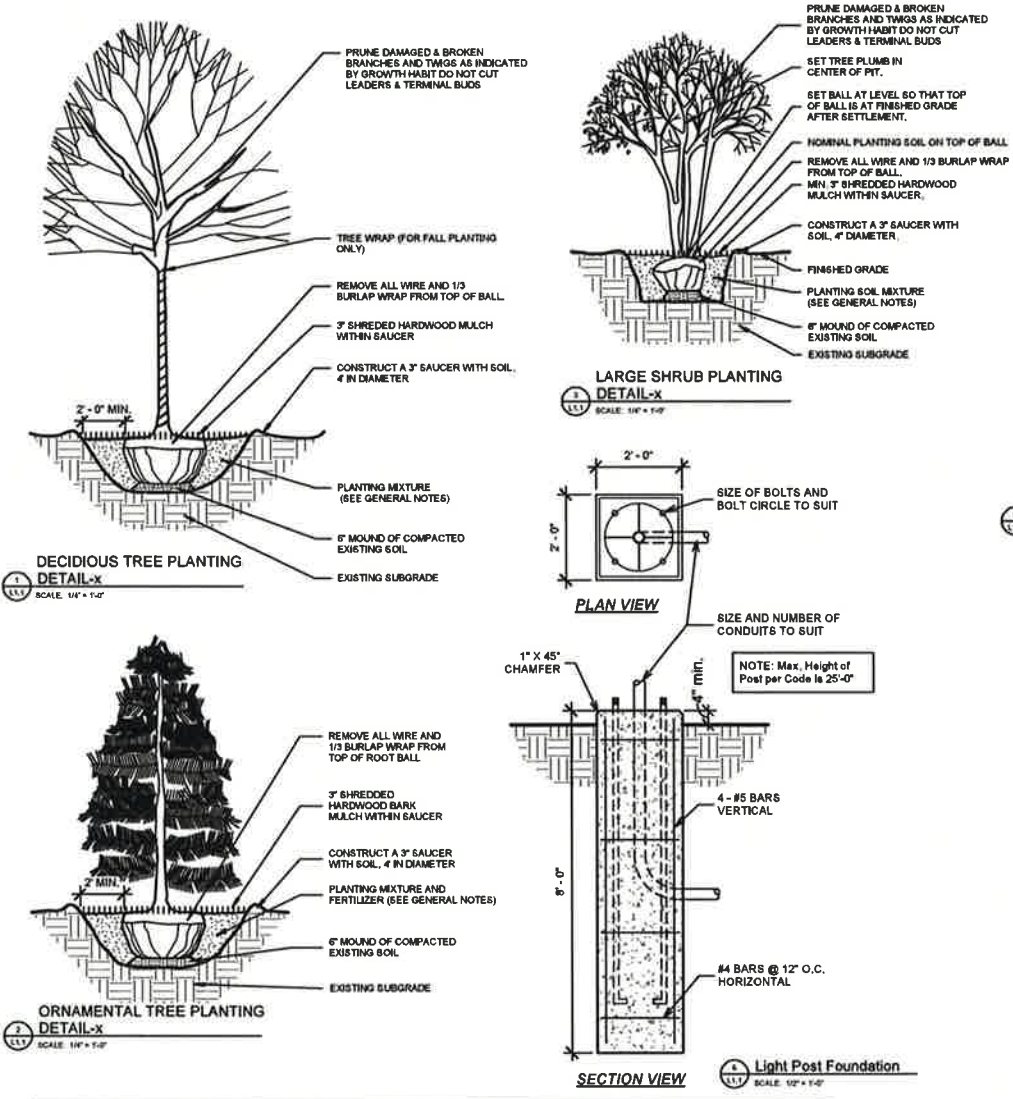
PROJECT # 1827
DATE: 08.17.18

09/18/18 ZONING REVIEW
DRAWN BY: MAM / RAM
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: ELEVATIONS

SHEET NO. A-3.2

NERI ARCHITECTS, PC

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

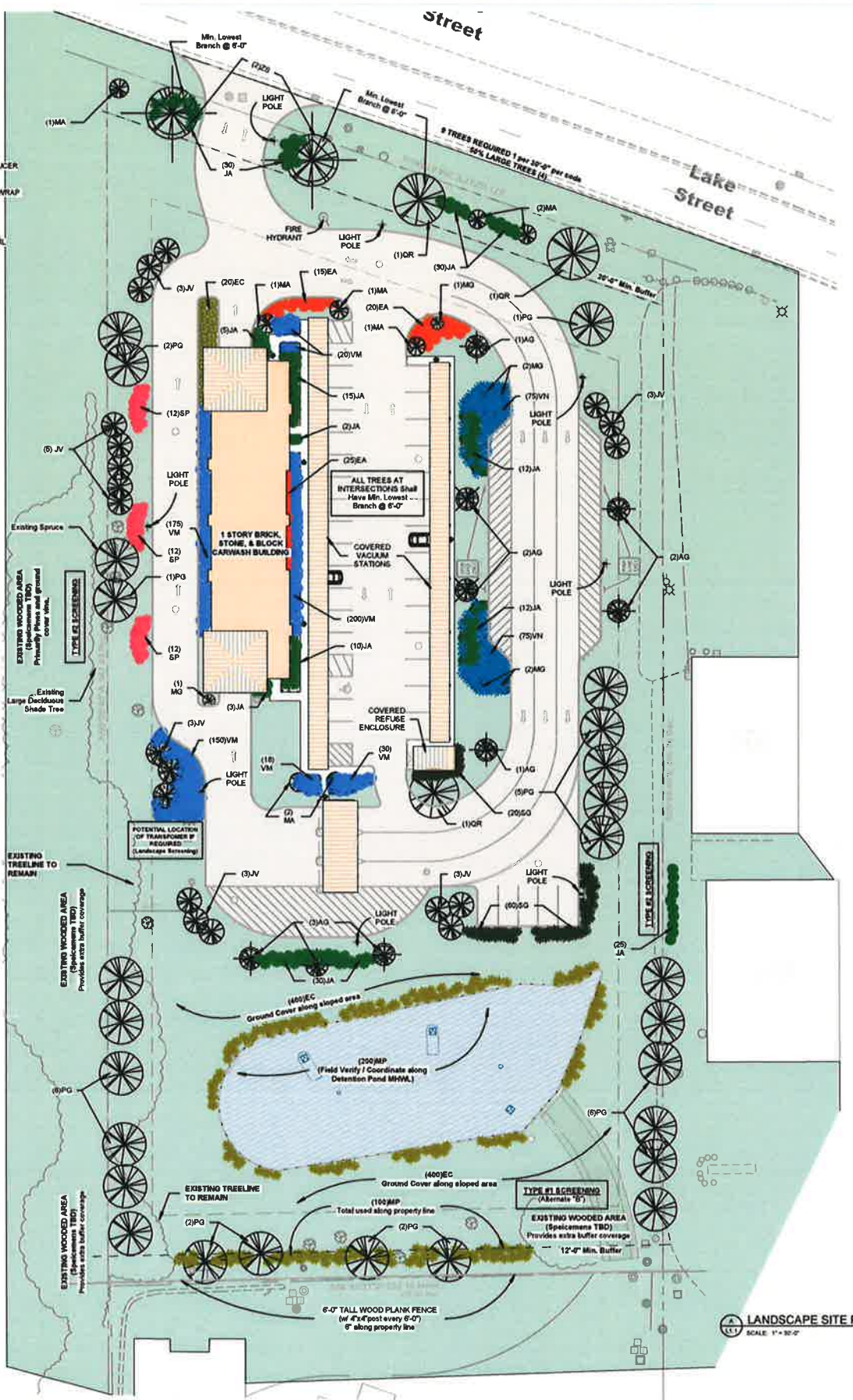


- GENERAL NOTES**
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
 - VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
 - ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUNOFF.
 - CONTRACTOR SHALL NOTIFY OWNER OF ANY UNSUITABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS, WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE. UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
 - LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
 - ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 2" OF SHREDDED HARDWOOD MULCH.
 - ALL GROUND COVER PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
 - SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
 - LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, KITCHEN SINKS, CEMENT, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; 6.0% ORGANIC CONTENT; THREE (3) TO FIVE (5) PERCENT.
 - ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
 - LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
 - WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
 - ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESICCANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "MILPROOF".
 - ALL MUD SHALL BE REMOVED FROM ALL TREES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.

Planting Schedule

LEGEND	QUANT	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPECIAL CONDITIONS
LARGE DECIDUOUS SHADE TREES					
QR	3	<i>Quercus Rubra</i>	Red Oak	8" H	
ZS	2	<i>Zelkova Serata</i>	Japanese Zelkova	8" H	
SMALL DECIDUOUS TREES					
MG	6	<i>Magnolia Spicata</i>	Star Magnolia	8" H	
AG	8	<i>Amelanchier Laevis</i>	Apple Serviceberry	8" H	
MA	8	<i>Magnolia s'Anni</i>	Ann Magnolia	8" H	
EVERGREEN TREES					
PG	25	<i>Podocarpus</i>	White Spruce	10' - 20' H	
JY	20	<i>Juniperus Virginiana Strydomii</i>	Juniper 'Strydomii'	8' H	
SHRUBS (TALL & SHORT)					
EA	50	<i>Euonymus alatus 'Compact'</i>	Dwarf Burning Bush	30" spr	
JA	174	<i>Jurpeur</i>	Jurpeur (Amelanchier, Pigeon, etc.)	24" spr	24" H
MP	300	<i>Melic Pennsylvanica</i>	Bayberry	30" spr	B&B
SP	36	<i>Spiraea Japonica</i>	Little Pincoasa Spiraea	30" spr	4 to 6' mature height
SG	80	<i>Panicum virgatum 'Heavy Metal'</i>	Switch Grass	36" spr	B&B
PERENNIALS & GROUND COVER PLANTS					
VW	150	<i>Veronica Menziesii</i>	Sakura (Shrub)	2" pot	
VM	500	<i>Vincetoxicum</i>	Pinkish	2" pot	
EC	820	<i>Euphorbia fortunei 'Colorata'</i>	Purpleleaf Wintercreeper	2" pot	Use on the sloped embankment

SHRUBS SHALL NOT EXCEED A MATURE HEIGHT OF THIRTY INCHES (30") ABOVE PAVEMENT ON LANDSCAPE ISLANDS AT THE END OF PARKING ROWS

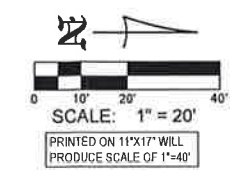


NERI ARCHITECTS, PC
444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

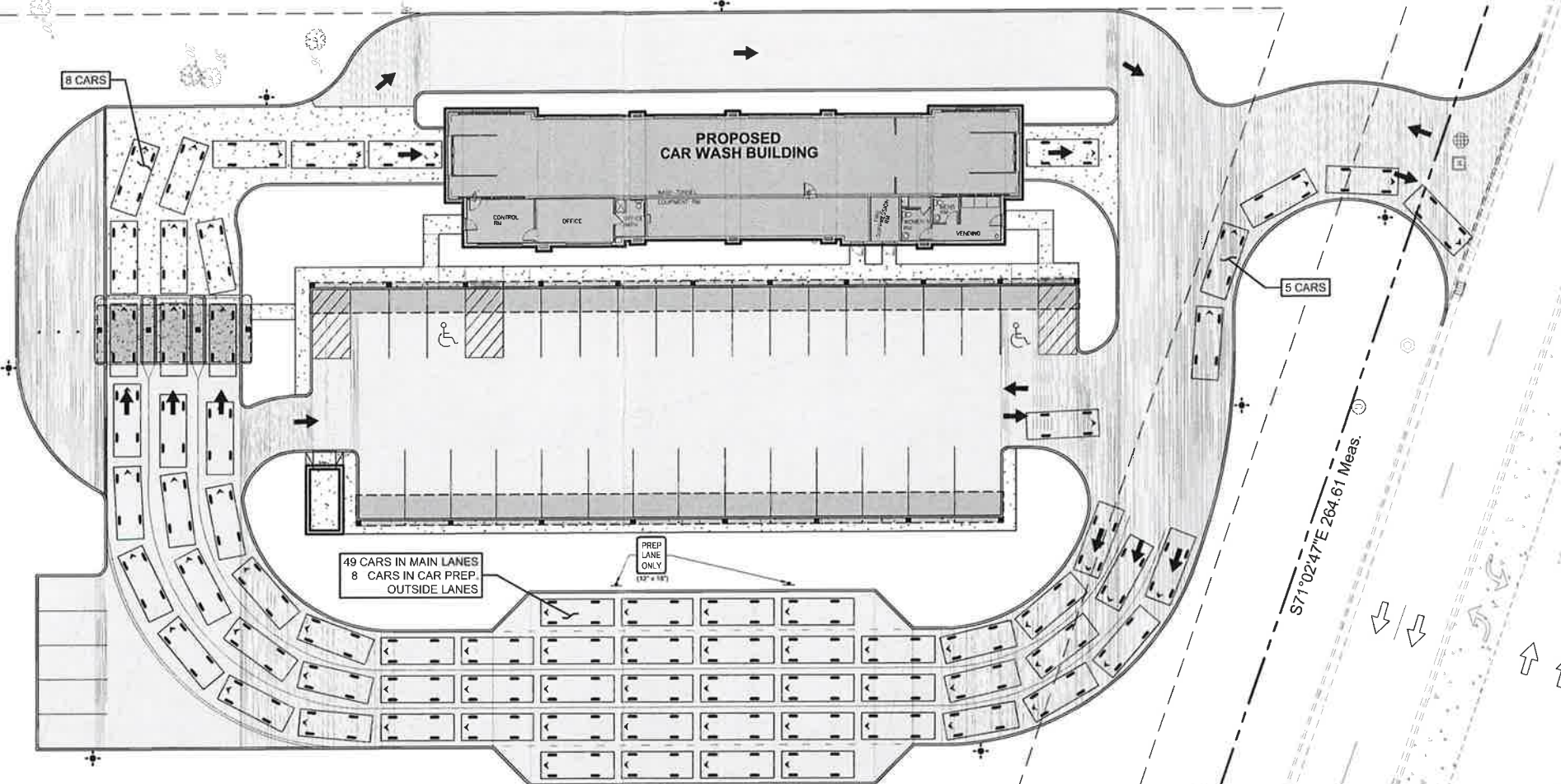
NEW AUTOMATED CAR WASH FACILITY "Squeaky G's"
1255 LAKE STREET
BARTLETT, IL 60103

PROJECT # 1827
DATE: 08.17.18

08/18/18 ZONING REVIEW
REVISIONS
DRAWN BY: MAM / RAM
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: LANDSCAPE PLAN
SHEET NO. L1.1



N00°08'40"W 547.49 Rec.



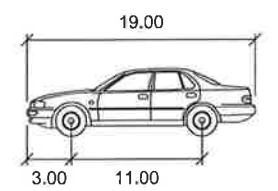
DETECTION VOLUME CONTROL AREA

49 CARS IN MAIN LANES
8 CARS IN CAR PREP. OUTSIDE LANES

S71°02'47"E 264.61 Meas.

Lake Street

S00°08'40"E 455.76 Rec.



PASSENGER CAR (TYPICAL)
ILDOT 2014 (US)

Width	: 7.00	feet
Track	: 6.00	
Lock to Lock Time	: 6.0	
Steering Angle	: 31.5	



PREPARED BY:
TERRA
CONSULTING GROUP, LTD.
600 Bussse Highway
Park Ridge, IL 60068
PH: 847/698-6400
FAX: 847/698-6401

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
1	VILL. MEETING REVISION	07-08-18
2	VILL. REVISION	08-17-18

SITE IMPROVEMENTS

FOR
1255 WEST LAKE ST.
BARTLETT, IL 60103

DESIGNED BY: K.S.B.
DRAWN BY: K.S.B.
DATE: 06/08/2018
PROJECT #: 1519

CAR QUEUE LINE EXHIBIT

SHEET NUMBER
1

S88°40'31"W 250.10 Meas.
250.00 Rec.



Existing Building
T/F=830.022

Existing Building
T/F=833.441



1827
09.18.18
AC-12

1
AC-12
Enscape View LOOKING
NORTHWEST
SCALE: 12" = 1'-0"

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2018

VILLAGE OF
BARTLETT

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60066
TEL 847.825.9400
FAX 847.825.9461

COMMUNITY DEVELOPMENT MEMORANDUM
18-189

DATE: October 4, 2018
TO: The Chairman and Members of the Plan Commission
FROM: Angela L Zubko, Community Development Planner
RE: **(#18-20) Moretti's Wine Club**

PETITIONER

James Earley on behalf of Ala Carte Entertainment

SUBJECT SITE

1175 W. Lake Street located along the south side of Lake Street, 1,500 feet east of Naperville Road.

REQUEST

Special Use Permit for Packaged liquor sales (wine)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Commercial	Commercial	B-3
South	Residential/Vacant	Commercial	SR-4 PUD; ER-1
East	Vacant	Commercial	ER-1
West	Commercial	Commercial	B-3

DISCUSSION

1. The Petitioner is requesting a **Special Use Permit** to sell packaged liquor (wine) to their patrons at this proposed location.
2. The Petitioner is proposing to start a Wine Club similar to the Cooper's Hawk Wine Club in which there is a membership to receive bottles of wine each month and also to host wine tastings.
3. The 22,900 square foot establishment would offer wine tastings at the bar located behind and west of the hostess stand. (Please see attached Floor Plan). The Packaged wine would also be allowed at the restaurant tables and

booths for consumption.

4. Moretti's current hours of operation are from 11 a.m. to 12 a.m. Sunday through Thursday and 11 a.m. to 2 a.m. Friday and Saturday. Moretti's currently holds a Class A liquor license in which the hours permitted to serve liquor are Sun.-Thurs. 8:00 a.m. to 1:00 a.m. and Fri.-Sat. 8:00 a.m. to 2:00 a.m. (Lucky Star also has a Class N liquor license in which the hours permitted to serve liquor are Sun.-Sat. 10:00 a.m. to 3:00 a.m.) Moretti's will be applying for a Class G liquor license if the Special Use request is granted in which the hours permitted for the package sale of wine and wine tastings are Sun.-Thurs. 8:00 a.m. to 10:00 p.m. and Fri.-Sat. 10:00 a.m. to 12:00 a.m.
5. Parking for Moretti's and Lucky Star consists of 442 parking spaces with an overflow parking lot located at the south end of the property. This use would not require any additional parking spaces.

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. Findings of Fact: Special Use Permit (to sell packaged liquor)
 - 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. Background materials are attached for your review and consideration.

ALZ/attachments

x:\comdev\mem2018\189_Moretti's Wine Club_SU for packaged liquor_pc.docx

Moretti's

— Ristorante & Pizzeria —

September 10, 2018

Dear President Wallace and Village Trustees,


We would like to sell bottles of wine in the original package via a wine club at Moretti's. The membership would include wine tastings to monthly members at the bar. Members would be able to receive featured bottles of wine monthly at a discount that we would serve to them at their table or the bar. They also have the opportunity to take their bottles home.

We are still working out all the details for the membership, the wine club membership would be a smaller version similar to the Cooper Hawk's wine club. I have attached a copy of the membership brochure from Cooper Hawk's as an example of what we propose, along with our first brochure draft.

We have received great response from all the Villages that we've contacted. A couple are amending our current license to include only bottled wine as a packaged good, no beer or liquor to be sold as packaged.

We are hoping to get all Moretti's on board by November 1, 2018 so we can promote the club as gifts for Christmas. We will be donating 3 month memberships as prizes for community groups that we work with along with the Chamber of Commerce.

Thank you for considering my request.



Jim Earley
Corporate General Manager
Ala Carte Entertainment
jeasley@aceplaces.com
aceplaces.com
2330 Hammond Dr. #G
Schaumburg, IL 60173
W# 847-303-4425
C# 312-208-0060

The finest compliment I can ever receive is a referral from friends and customers.

Thank You,
JimE

RECEIVED
COMMUNITY DEVELOPMENT

SEP 20 2018

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
2018-20
Case # RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2018
VILLAGE OF
BARTLETT

PROJECT NAME MORETTI'S WINE CLUB

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: JAMES EARLEY

Street Address: 2330 HAMMOND DR #6

City, State: SCHAUMBURG IL Zip Code: 60173

Email Address: [REDACTED] Phone Number: 312-208-0060

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: ALA CARTE ENTERTAINMENT LTD

Street Address: 2330 HAMMOND DR #6

City, State: SCHAUMBURG IL Zip Code: 60173

Phone Number: [REDACTED]

OWNER'S SIGNATURE [Signature] Date: 9-11-18

(OWNER'S SIGNATURE IS REQUIRED OF A FATHER AUTHORIZING THE PETITION SUBMITTAL.)

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

Requesting bottled wine from the Wine Club to be able to leave the property if a customer would rather take home VS: corking it at the table in the restaurant IE: Cooper Hawk.

PROPERTY INFORMATION

Common Address/General Location of Property: 1175 W. LAKE STREET

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-202-006

Acreage: _____

Zoning: _____
(Refer to Official Zoning Map)

Land Use: See Dropdown

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

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

Attorney

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.

We believe this would be the only Wine Club in Bartlett. We would advertise our community fundraising option to all of our members.

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 feel the Moretti's Bartlett Wine Club will be well received, and we will be donating 3 month memberships to many of the communities 401 C3 groups along with the Chamber of Commerce.

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.

Would respect this special use the same as the liquor license held at the restaurant.

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: James Earley
PRINT NAME: James Earley Corp. Gen. Mgr. of Alton
DATE: 9-10-18

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: James Earley
ADDRESS: 2330 Hammond Dr. #6
Schaumburg IL. 60173
PHONE NUMBER: 312-264-0060
EMAIL: [REDACTED]
SIGNATURE: James Earley
DATE: 9-10-18

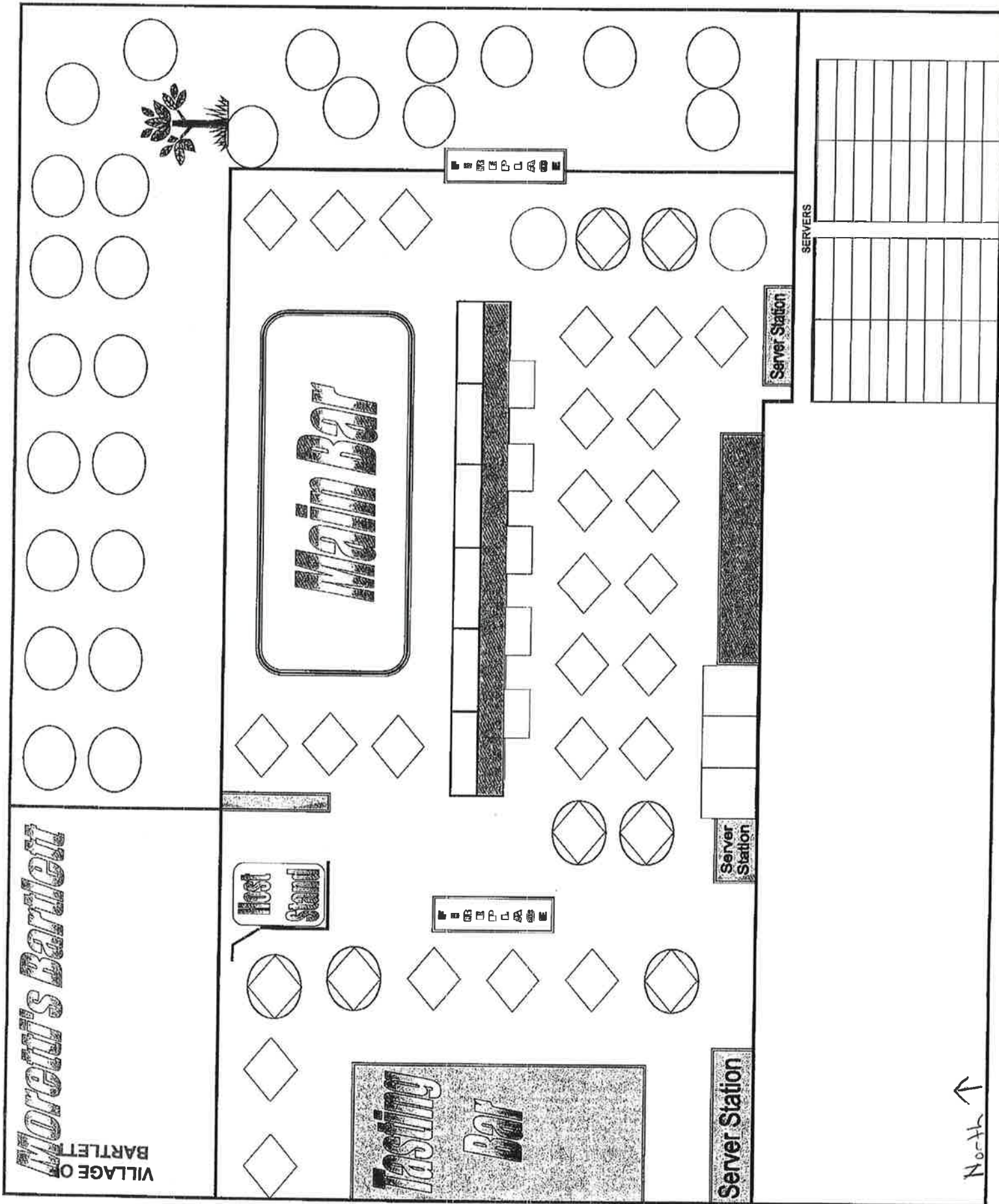
ZONING/LOCATION MAP

1175 W. Lake St.
Case #18-20 - Special Use Permit



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

VILLAGE OF
BARTLETT
Moretti's Bartlett



North ↑



WELCOME TO OUR WINE CLUB

YOUR PASSPORT TO AWARD WINNING WINES AND THE BEST CLUB IN TOWN!

WHY JOIN?

Our unique wine club offers members the opportunity to try a variety of international and domestic wines at an amazingly low price in a number of different ways. Our flexible plans allow you to control all aspects of your Club experience; the when, the where, the wine – you decide. Then just pick it up at the Moretti's of your choosing.

To kick off the membership drive, we are offering a limited number of introductory memberships starting at only \$15 per month for the Silver Club (one bottle per month) or \$25 for the Gold Club (two bottles per month). This offer will only be available for a very limited time, but if you join now at this low introductory price, you will NOT be asked to pay a higher monthly fee when the price goes up! Don't miss your chance to get in on the ground floor! Club members also receive complimentary tastings, invitations to insider events, quarterly gift certificates and more. **JOIN NOW!**

HOW IT WORKS

When you join the Moretti's Silver or Gold Wine Club, you will enjoy the following benefits:

- ❖ **BOTTLES OF WINE** Each month, we will offer a carefully curated selection of award winning wines. Whether you prefer, red, white, bubbly or something nontraditional, you're sure to find a wine or two that you love. You can take it home to drink or give as a gift or we will be happy to pour it with no corkage fee for you and your guests to enjoy in our restaurant whether you are enjoying a fine dinner in our dining room or snacking on tasty appetizers at the bar.
- ❖ **MONTHLY WINE TASTINGS** When you come to pick up your wine at any Moretti's or Chandler's Chophouse, you will also receive a complimentary wine tasting for two people. This is an opportunity to try the featured wine before you take it home. If you'd prefer something different, you can pick any of the seven to eight wines that you will try during the tasting. Cheers!
- ❖ **GIFT CERTIFICATES** If the promise of great wines and free tastings haven't yet convinced you to become a founding Club member, this should seal the deal: Once you have been a member for three months, you will receive a complimentary Moretti's gift card to use at your leisure. If you are part of the Silver Club, you will receive a gift card worth \$25 while Gold Club members will get \$50! And it's not just a one-time offer either...you will get an additional Moretti's Gift Card EVERY three months that you are a member!

- ❖ **TASTING NOTES & PAIRINGS** Each wine is chosen for its quality and character and we want to make sure you enjoy every nuance and aspect so we will provide tasting notes and exceptional food pairing suggestions for each of our selections.
- ❖ **NEWSLETTER AND RECIPES** Each month, you will receive our Club Newsletter detailing the wines we will be featuring for the month. As a special bonus, exclusively for our members, we will be including recipes designed to pair with the monthly features created in Moretti's kitchens by our professional culinary teams for you to make at home.
- ❖ **FLEXIBILITY** We think you will love our Club so much that we will be together forever, but hey, we get it - we just met - so there are no long-term commitments! Want to check out other wine clubs, we understand. We will miss you, but you can cancel your membership at any time. Change your mind again? (We knew you'd be back.) No problem. There is no fee to resume your Club membership following a cancellation. Maybe you just want to put your Membership on hold for a short while? No judgment here. Whether you're planning an extended vacation or experiencing a temporary change in lifestyle, we will be happy to hold your Club membership for you. Just let us know when you would like to get started again!
- ❖ **PICK UPS AT YOUR CONVENIENCE** Hey, we know you're busy. If you don't have time to stop by Moretti's or Chandler's and pick up your wine, no worries. When it's convenient for you to visit us, your wine will be waiting for you.
- ❖ **WINE CLUB MEMBERSHIPS MAKE PERFECT GIFTS!** Whether it's a special anniversary, the perfect wedding present, a great holiday gift for friends and coworkers or just your BFFs birthday, we've got you covered. We offer Wine Club Gift Memberships for three months, six months or one year in both our Silver and Gold Wine Clubs.

MORETTI'S WINE CLUB CHOICES

\$15 PER MONTH (SILVER) - or - \$25 PER MONTH (GOLD)

Members of these Clubs receive:

- ✓ ONE (Silver) or TWO (Gold) bottles of your choice of our featured wines each month.
- ✓ Complimentary Wine Tasting for 2 guests each month (\$16 value)
- ✓ \$25 (Silver) or \$50 (Gold) in complimentary gift certificate after 3 months of membership
- ✓ Tasting notes and food pairing suggestions
- ✓ Monthly newsletter exclusively for Club members
- ✓ Convenient and flexible pick up options – any time we are open, any Moretti's location

WHAT ARE YOU WAITING FOR??? JOIN NOW!!

BIELER PERE ET FILS SABINE ROSÉ



RASPBERRY CHERRY PEACH

ORIGIN: AIX-N-PROVENCE, FRANCE

PERSONALITY: FLORAL & FRUITY

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: GRILLED MEATS & FISH

ECHO BAY SAUVIGNON BLANC



PASSION FRUIT MELON FIG GOOSEBERRY

ORIGIN: MARLBOROUGH, NEW ZEALAND

PERSONALITY: FLORAL & CITRUS

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: LEMON PEPPER ROASTED CHICKEN, PAD THAI CHICKEN, CHICKEN FAJITAS

POMELO CHARDONNAY



APPLE PEACH

ORIGIN: CALIFORNIA

PERSONALITY: CRISP & VIBRANT

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: SEAFOOD, LIKE SEARED TUNA OR BAY SCALLOPS

SEAGLASS RIESLING



APRICOT PEACH MELON HONEYSUCKLE

ORIGIN: MONTEREY COUNTY, CA

PERSONALITY: FRUITY

SWEETNESS: SWEET

BODY: LIGHT

PAIRING: SPICY ASIAN DISHES, SMOKED SALMON, LOBSTER SALAD & BLUE CHEESE

MARK WEST PINOT NOIR



BLACK CHERRY STRAWBERRY PLUM PEACH

ORIGIN: CALIFORNIA

PERSONALITY: FRUITY

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: PASTAS WITH LIGHT TOMATO BASED SAUCES, CHEESEBURGER, GRILLED SALMON, ROASTED PORK TENDERLOIN

TERRA D'ORO ZINFANDEL



BLACK CHERRY LICORICE BLACK OLIVE RASPBERRY

ORIGIN: AMADOR COUNTY, CA

PERSONALITY: BOLD

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: EGGPLANT PARMESAN OR GRILLED LAMB SKEWERS

DONA PAULA MALBEC



RASPBERRY BLACKBERRY STRAWBERRY BLACKBERRY

ORIGIN: MENDOZA, ARGENTINA

PERSONALITY: BOLD

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: SPICY GRILLED SAUSAGES OR THICK, JUICY STEAK

CHARLES & CHARLES CABERNET SAUVIGNON



BLACK CHERRY BLACKBERRY VANILLA COCOA

ORIGIN: COLUMBIA VALLEY, WA

PERSONALITY: BOLD & RICH

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: STEAK, BEEF & PASTAS

MEMBERS GET

It.

 **COOPER'S HAWK**
WINERY & RESTAURANTS

MEMBERS GET:

- *Access*

- *Rewards*

- *Adventure*

- *Invited*

- *Gifts*

- *Value*

CHWINERY.COM/WINECLUB



At Cooper's Hawk, our Wine Club is designed exclusively for our Members who love to explore, share, and pair new wines with wonderful food and memorable moments. Our Wine Club Members enjoy access to extraordinary events and partake in one-of-a-kind experiences in their own cities and around the world. In short, our Club is a community of your friends and neighbors who have a thirst for a life well lived.

**I'M THRILLED TO INVITE YOU TO BE A PART OF THE
COOPER'S HAWK WINE CLUB.**



TIM McENERY, FOUNDER & CEO
COOPER'S HAWK WINERY & RESTAURANTS

MEMBERS GET

Access

RECEIVE MONTHLY WINES, INSIDER TASTING NOTES, AND DELICIOUS RECIPES NOT AVAILABLE TO THE GENERAL PUBLIC.



CHWINERY.COM/WINECLUB



MEMBERS GET

Rewards

WITH EVERY DOLLAR YOU SPEND, EARN POINTS TOWARDS DINING REWARDS.

MEMBERS GET

Adventure

EPIC DOMESTIC AND INTERNATIONAL TRIPS TO THE GREATEST WINE REGIONS.



CHWINERY.COM/WINECLUB

A chef in a dark kitchen is pouring a liquid from a small container into a large bowl. The chef is wearing a dark shirt and has a beard. The kitchen is dimly lit with blue and purple lights. In the background, there are several round lights. In the foreground, there are several white bowls and a plate on a counter.

MEMBERS GET

Invited

ENJOY AMAZING EVENINGS OF FOOD AND WINE FEATURING PERSONAL ACCESS TO CELEBRITY CHEFS, SOMMELIERS, AND OUTSTANDING COOKING DEMONSTRATIONS.



MEMBERS GET

Gifts

RECEIVE SPECIAL BONUSES TO CELEBRATE YOUR BIRTHDAY,
COOPER'S HAWK'S ANNIVERSARY, OR JUST TO SAY THANKS.

CHWINERY.COM/WINECLUB



MEMBERS GET

Value

MEMBER PRICING ON WINE, SELECT RETAIL, CATERING, AND CARRYOUT.

Members Get It All

ACCESS

EXCLUSIVE WINES

Wine Club Membership brings with it extraordinary access inside the Cooper's Hawk experience—starting with receiving monthly wine that is not available to the general public. Our Wine Club wines are created by our winemaker expressly with our Members' tastes and sense of adventure in mind. Instead of selling these featured wines of the month in our tasting rooms, we reserve them for the enjoyment of our Wine Club Members.

INSIDER TASTING NOTES & RECIPES

Every month, we send Members our tasting notes and information-packed newsletter, where we give Members an insider's look into our latest news, our favorite wines, and educational features about better living with great wine. We also include special recipes from our Chef so that our Members can create the Cooper's Hawk experience at home.

INTERNATIONAL WINE COUNTRY EXPERIENCES

We have partnered with 6 premium wine destinations, offering our Wine Club Members exclusive access to experience Napa, Sonoma, and France like no other. Enjoy access to additional benefits at select Boisset wineries, worldwide.

Included in your Membership:

Buena Vista Winery, Sonoma, CA

Winery Tour and Tasting. Plus, a Pass to Buena Vista's Historical Museum & Access to Blending Experience and Bubble Lounge (based on availability).

De Loach Vineyards, Santa Rosa, CA

Winery Tour and Tasting on the De Loach Estate.

Raymond Vineyards, St. Helena, CA

Winery Tour and Tasting & Access to Experience the Corridor of Senses.

L'Immaginarium, Nuits-Saint-Georges, Burgundy, France

Complimentary admission, access to explore on self-guided tour, and complimentary wine tasting for four.

*Bouchard Aîné & Fils, Côte de Beaune,
Burgundy, France*

Complimentary guided tour and complimentary wine tasting for four.

Bonpas, Rhône Valley, France

Complimentary admission, self-guided estate/grounds tour, and complimentary wine tasting for four.

To book your experience, call our Member Concierge at 708.215.5674.

INVITED

FRIENDS OF COOPER'S HAWK EVENTS

Experience our Friends of Cooper's Hawk events. These dinners, book signings, wine tastings, and chef presentations are an opportunity to interact with celebrity chefs and sommeliers. These special evenings provide a warm, intimate, and memorable way to expand your knowledge of both food and wine.

WINE CLUB DINNERS

At every one of our locations, our Wine Club Members are invited to our monthly Wine Club Dinners. These extraordinary, multiple-course

meals are always themed around a wine, cheese, recipe, or cultural experience. Paired with wines, each exclusive course is crafted by our chefs specifically for this Members-only event.

MONTHLY TASTINGS

Included in the 2-bottle Membership is a monthly tasting experience for two in our tasting room (a \$14 value).

WINEMAKER'S BARREL RESERVE FUTURES

Our Winemaker's Barrel Reserve is a special Bordeaux-style blend served directly from the barrel in our restaurants. Once a year, we offer Members the opportunity to reserve bottles of the limited release in advance.

Member Pricing can lead to savings up to \$120 off each case purchased in advance.

REWARDS

EARN \$25 LOYALTY REWARDS

Our Loyalty Rewards program offers Members a reward point for each dollar spent. After 350 points are accrued, our Members receive a \$25 bonus that is automatically added to their account. Members can use reward bonuses to enjoy in our restaurants.

Members Get It All

ADVENTURE

DOMESTIC & INTERNATIONAL WINE ADVENTURES

Every year, our Founder Tim McEnery and our Executive Chef Matt McMillin plan epic trips to some of the world's greatest wine regions, and the itineraries are crafted specifically with our adventure-loving Members in mind. Take time away to live the wine country lifestyle with other members of our Cooper's Hawk family. Expand your horizons, explore the world of wine and global cuisine, and create memories and friendships that will last a lifetime.

GIFTS

JULY MEMBER THANK YOU REWARD

Every July, Members receive a 'Thank You' gift. Just Because. Our Members are the ones who let us do what we love to do every day—we take special care to thank them for their support.

OCTOBER ANNIVERSARY GIFTS

We celebrate by giving our Members a memorable experience at an exceptional value. Some examples of past Member gifts include a cookbook or a favorite wine accessory. This annual gift is our way of saying Thank You!

CHWINERY.COM/WINECLUB

HAPPY BIRTHDAY!

Members get more, but in this case, their wine-drinking buddy will enjoy the benefits of Membership as well. Whoever you designate—your spouse, a sibling, a friend, or your Mom—can come celebrate their milestone at Cooper's Hawk, as they also receive the \$15 Reward on their special day as the second Member on your account.

VALUE PRICING

MEMBER PRICING

10% off all 1-5 wine bottle purchases
15% off 6-11 bottles
20% off of 12+ bottles

RETAIL BENEFITS

10% off the featured retail item of the month.

CARRYOUT BENEFITS

10% off all carryout food purchases from our restaurants.

CATERING BENEFITS

10% off catering orders. Let us do the hard work while you celebrate.

In addition to Member Pricing, all above purchases earn points towards rewards.

Members Get More

FLEXIBLE & CUSTOMIZABLE. MAKE YOUR MEMBERSHIP WORK FOR YOU.

GUEST SERVICES/CONCIERGE ACCESS

If you ever have questions or need help with your Membership, you can simply go online or our Guest Membership Concierge Team is just a phone call away: *708.215.5674*.

A CUSTOMIZABLE MEMBERSHIP

We have 1- or 2-bottle-per-month programs. Our Members can switch back and forth from one program to another with ease.

We also have four options to which our Members can subscribe. Sign up for the Club that makes the most sense for you.

RED WINE CLUB

WHITE WINE CLUB

VARIETY WINE CLUB

(Red or white alternates every other month.)

SWEET WINE CLUB

CHOOSE THE WINE YOU'LL LOVE

When you pick up your Wine of the Month, you are welcome to try a taste before you take it with you. If it's not to your liking, we encourage you to sample another wine and swap our Wine of the Month for a new favorite.

COME AND GO AS YOU PLEASE

You may cancel your Membership at any time—there are no long-term commitments. Change your mind again? No problem. There is no fee to re-up your Membership following a cancellation.

Just want to put your Membership on hold for a short while? You can do that too. Whether you're planning an extended vacation or experiencing a temporary change in lifestyle, we are always happy to hold your Membership for you. Just let us know when you would like to get started again!

PICK UPS AT YOUR CONVENIENCE

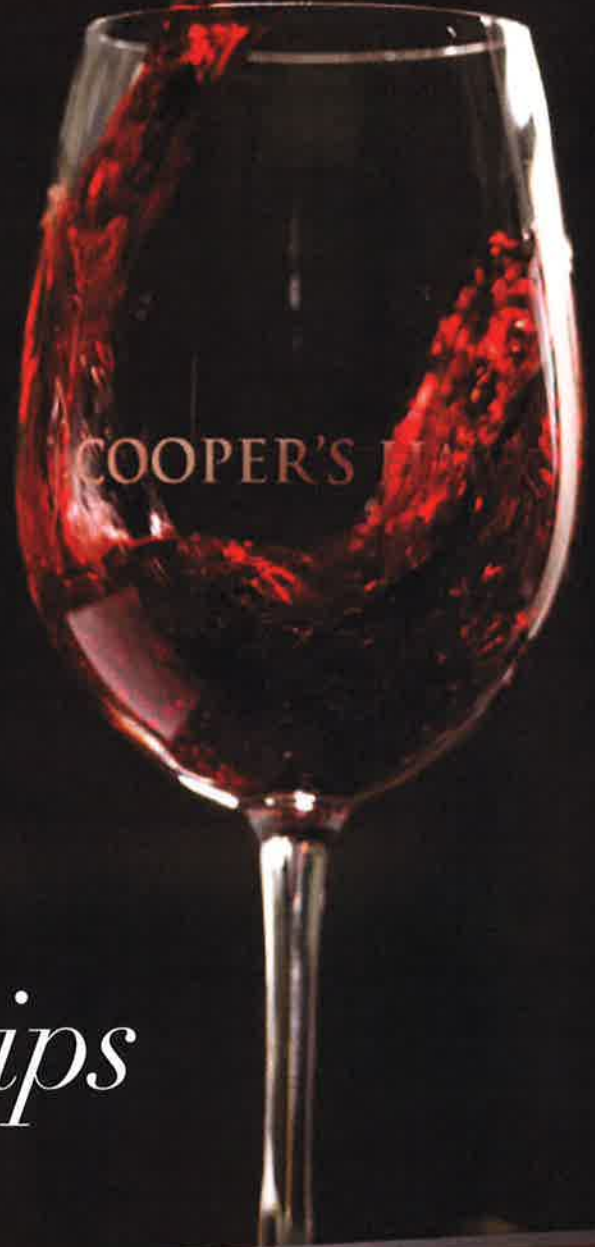
Life gets hectic. If you don't have time to stop by Cooper's Hawk and pick up your wine, no worries. When it's convenient for you to visit us, your wine will be waiting for you.

YOU CAN SIGN UP NOW OR GIFT IT TODAY!

Wine Club Member benefits are activated immediately; 3-, 6- or 12-month Gift Memberships are available.

Wine Club Membership Prices

MONTHLY PICK UP	1 BOTTLE	2 BOTTLE
Variety	19.99	37.99
Red	19.99	37.99
White	19.99	37.99
Sweet	17.99	33.99
QUARTERLY SHIP PRICE	82.99	145.99
<i>Ships March, June, September, December</i>		
GIFT MEMBERSHIPS		
3-MONTH		
Pick up Variety, Red, or White	59.99	113.99
Pick up Sweet	53.99	101.99
Ship Price	82.99	145.99
6-MONTH		
Pick up Variety, Red, or White	119.99	227.99
Pick up Sweet	107.99	203.99
Ship Price	165.99	291.99
12-MONTH		
Pick up Variety, Red, or White	239.99	455.99
Pick up Sweet	215.99	407.99
Ship Price	331.99	583.99



*Gift Memberships
Available*

GIVE THE GIFT OF WINE FOR 3, 6 OR 12 MONTHS.





YOU'VE GOT GREAT TASTE.
Join the Club.

CHWINERY.COM/WINECLUB