



1 CHAIRMAN LEMBERG: Good evening. I would like  
2 to open the Bartlett Plan Commission today at  
3 7:02.

4 Would the secretary call the roll.

5 MS. FUENTES: Jim Lemberg.

6 Mark Hopkins.

7 MR. M. HOPKINS: Here.

8 MS. FUENTES: Tim Ridenour.

9 MR. RIDENOUR: Here.

10 MS. FUENTES: Jim Miaso.

11 Jerry Kallas.

12 MR. KALLAS: Here.

13 MS. FUENTES: Diane Negele.

14 MS. NEGELE: Here.

15 MS. FUENTES: Shane Cook.

16 MR. COOK: Here.

17 MS. FUENTES: Austin Hopkins.

18 MR. A. HOPKINS: Here.

19 MS. FUENTES: Tom Connor.

20 CHAIRMAN LEMBERG: Next item on the agenda  
21 is --

22 MR. MIASO: You missed me.

23 MR. PLONCZYNSKI: She said your name, John  
24 Miaso.

1 MR. MIASO: All right. Then I'm here.

2 CHAIRMAN LEMBERG: The approval of the June 11,  
3 2015, minutes. Do we have a motion to approve?

4 MR. A. HOPKINS: So moved.

5 MR. KALLAS: Second.

6 CHAIRMAN LEMBERG: There is a motion and  
7 second. Is there any additions or corrections?

8 MR. PLONCZYNSKI: I didn't hear who made the  
9 motion.

10 MR. A. HOPKINS: I did.

11 MR. PLONCZYNSKI: Austin. And who seconded?  
12 Jerry. Okay.

13 MS. FUENTES: Jim Lemberg.

14 Mark Hopkins.

15 MR. M. HOPKINS: Yes.

16 MS. FUENTES: Tim Ridenour.

17 MR. RIDENOUR: Yes.

18 MS. FUENTES: John Miaso.

19 MR. MIASO: Yes.

20 MS. FUENTES: Jerry Kallas.

21 MR. KALLAS: Yes.

22 MS. FUENTES: Diane Negele.

23 MS. NEGELE: Yes.

24 MS. FUENTES: Shane Cook.

1 MR. COOK: Abstain.

2 MS. FUENTES: Austin Hopkins.

3 MR. A. HOPKINS: Yes.

4 MS. FUENTES: Tom Connor. Nothing. Okay.

5 CHAIRMAN LEMBERG: This evening we have three  
6 public hearings; and if anyone in the audience is  
7 going to have a comment or any discussion, we  
8 have a form to fill out.

9 Jim, are they back there by the clock or  
10 at the podium?

11 MR. PLONCZYNSKI: They're on the table at the  
12 back.

13 CHAIRMAN LEMBERG: Back by the clock there?

14 MR. PLONCZYNSKI: Yeah.

15 CHAIRMAN LEMBERG: So if anyone in the public  
16 has any comments or any input at all about one of  
17 the public hearings that we have, we need for you  
18 to fill out one of those papers back there and  
19 hand it in to Jim.

20 (No. 15-08, Ace Relocation  
21 Systems previously  
22 transcribed.)

23 CHAIRMAN LEMBERG: All right. The next item  
24 on the agenda then is No. 15-09, Daniela's

1     Bistro, special use permit for serving liquor.  
2     This also is a public hearing; and, once again,  
3     if anyone has any comments, input they like, we  
4     have to fill out one of those little cards.

5             Jim, you want to --

6             MR. PLONCZYNSKI: Yes. We have with us  
7     tonight a petition for 300 Bartlett Avenue, which  
8     is in the Cartland building at the northwest  
9     corner of Bartlett and Hickory Avenue. They are  
10    asking for two special uses, one is a special use  
11    to serve liquor and one is for outdoor seating in  
12    conjunction with a video gaming establishment  
13    that they would like to put in that space, which  
14    was the old Station Cleaners. Mr. Peter Zaikowski  
15    and his wife are the petitioners.

16            The video -- the Village board approved  
17    video gaming on July 17th, 2012. Currently, the  
18    Village has three video gaming establishments  
19    that are solely dedicated to just that use. They  
20    all require a liquor license under the state law.  
21    We also have video gaming in several existing  
22    restaurants and bars.

23            The petitioner would like to have food  
24    service with four seats, as well as an

1 entertainment area with five gaming stations,  
2 which is the maximum that's allowed under the  
3 state law. Total number of seats in the facility  
4 would be nine with one employee. There will also  
5 be an outdoor seating area during nice weather  
6 for patrons who wish to dine and drink outside of  
7 the facility. The indoor tables will be moved  
8 outside during nice weather. There is no outdoor  
9 gambling allowed. It would stay within the  
10 facility.

11 As I stated, the state video gaming law  
12 requires a valid liquor license. Therefore, the  
13 special use. The petitioner has applied for a  
14 Class A, which is liquor, beer, and wine, to  
15 serve their patrons. Once the liquor license is  
16 issued, then the petitioner is able to apply for  
17 his state gaming license; and, obviously, if the  
18 state grants him, he'll apply for a village  
19 gaming license.

20 The proposed hours for the video gaming  
21 would be Sunday to Thursday 9:00 a.m. to  
22 midnight, Friday and Saturday 9:00 a.m. to 2:00.  
23 These hours meet with our -- are within the  
24 restrictions allowed under the Class A liquor

1 license, if it is granted.

2           Parking for the Cartland building, which  
3 this space is part of, has 36 spaces west of the  
4 building. This use due to the square footage and  
5 the number of people allowed would be three  
6 public parking spaces. There are also five  
7 public parking spaces outside the front of the  
8 building. There is sufficient parking for this  
9 use.

10           Staff recommends approval of the special  
11 use for serving liquor in conjunction with the  
12 video gaming establishment and outdoor seating  
13 with the conditions and findings of fact as  
14 stated in your report; and if there aren't any  
15 questions, the petitioner and his wife are here.

16           CHAIRMAN LEMBERG: Okay. Do we have all the  
17 public documents?

18           MR. PLONCZYNSKI: I do. I have a picture of  
19 the sign and the certified mail and the  
20 certification that was in the newspaper. I  
21 believe you also have a letter of support that  
22 you might want to mark as an exhibit because that  
23 came in as separate entity before your packets --  
24 came in after your packets went out, so we put it

1 in front of you, so this one is an extra.

2 CHAIRMAN LEMBERG: Is that a letter from  
3 Mr. Mostardo?

4 MR. PLONCZYNSKI: Yes.

5 CHAIRMAN LEMBERG: What exhibit is that going  
6 to be?

7 MR. PLONCZYNSKI: D.

8 CHAIRMAN LEMBERG: Are there any questions  
9 from the commission at this time for staff?

10 MR. A. HOPKINS: Yes, I have a question for  
11 Jim. I know we see these when they've come in  
12 before a lot of people were concerned about  
13 bringing in a rowdy crowd and bringing in, you  
14 know, different people to the establishment, to  
15 the area.

16 Has the Bartlett police had any issues  
17 with the other gaming establishments that are of  
18 this nature in the town?

19 MR. PLONCZYNSKI: To date, as the police chief  
20 will say, we have not had any issues regarding  
21 the video gaming establishments that are within  
22 the Village. It has not increased crime and we  
23 have not had any problems with them.

24 MR. A. HOPKINS: Okay. No -- anybody from the



1 Village -- any of the residents have complained  
2 about any of the other establishments or anything  
3 that you know of?

4 MR. PLONCZYNSKI: No, not to my knowledge.

5 MR. A. HOPKINS: All right. Thank you.

6 CHAIRMAN LEMBERG: Any questions at this time?

7 No.

8 Is the petitioner here this evening?

9 MR. ZAIKOWSKI: Yes.

10 CHAIRMAN LEMBERG: Okay. Can you stand and  
11 anyone else that's going to be giving testimony?  
12 Could you raise your right hand and get sworn in?

13 (Witness sworn.)

14 CHAIRMAN LEMBERG: Thank you. Would you state  
15 your name and address, please.

16 MR. ZAIKOWSKI: I'm Pete Zaikowski, 1572 Knoll  
17 Crest Drive, Bartlett, Illinois. My wife and I  
18 are here today. We're looking to open up  
19 Daniela's Bistro in downtown Bartlett. We're  
20 residents of Bartlett. We both have experience  
21 in the restaurant and bar industry for over 30  
22 years. We're looking to open a little upscale  
23 nine-seat bistro. We're trying to bring traffic  
24 to the downtown area. My wife and I go to the

1 downtown area a lot visiting restaurants. We'd  
2 like to bring more business to the downtown area.  
3 I think this will be a value add for the city.

4 CHAIRMAN LEMBERG: Okay. Any of the members  
5 have any questions for the petitioner?

6 MR. RIDENOUR: Well, I think you answered one  
7 of my questions. It's just nine seats?

8 MR. ZAIKOWSKI: Yeah.

9 MR. RIDENOUR: Are you planning on any changes  
10 to the exterior of the building?

11 MR. ZAIKOWSKI: No. The only thing we plan on  
12 changing is adding an awning, a different colored  
13 awning, and then a little fence around the  
14 outside to put the tables in.

15 MR. RIDENOUR: Are there seats -- there is no  
16 seats around the bar then even?

17 MR. ZAIKOWSKI: No, there is no bar. It's  
18 just a countertop. Has the five seats for the  
19 gaming. There is a little bistro. It's a  
20 separated area for the gaming and then the  
21 restaurant area. There will be two tables with  
22 two chairs each. In the nice weather, we will  
23 move those outside; so if any patrons want to sit  
24 outside and have a sandwich or a martini, they

1 can do so.

2 MS. NEGELE: I had a question. You say the  
3 total number of seats will be nine with one  
4 employee. Is that besides you or your wife and  
5 one employee or is there just one person?

6 MR. ZAIKOWSKI: One person. Either myself, my  
7 wife, or one of the employees.

8 MR. A. HOPKINS: So with the -- so four  
9 seats -- there is nine total seats, five of them  
10 being the gaming station and four seats. Once  
11 you move those tables outside for nice weather  
12 and those five stations are taken up on the  
13 inside and somebody comes in for a beer, glass of  
14 wine, what do they do?

15 MR. ZAIKOWSKI: If they want to sit inside?

16 MR. A. HOPKINS: If all the seats are taken up  
17 and you have extra people --

18 MR. ZAIKOWSKI: We'll have to turn them away.

19 MR. A. HOPKINS: All right. Is there any  
20 plans to have additional seats? Can it not fit  
21 additional seats in there?

22 MR. ZAIKOWSKI: Depending on -- in that  
23 establishment, we can't -- we tried to fit a  
24 second washroom. It's just too tight. It's only

1 700-square foot. That area is really tight.  
2 Putting a second bathroom would be very difficult.  
3 If it gets to the point -- I don't see us being  
4 that busy where we're going to have 20 people at  
5 a time. If it was to get to that point, we had  
6 that high of a demand, we would come back to the  
7 city and look at adding a second washroom to add  
8 more chairs. For right now, we don't anticipate  
9 more than nine people at a time.

10 MR. A. HOPKINS: And then as far as security,  
11 do you plan on having cameras on the exterior of  
12 the building?

13 MR. ZAIKOWSKI: Yes.

14 MR. A. HOPKINS: One last question. I've  
15 asked this of all the other owners that have come  
16 in to -- that wanted to put this establishment  
17 in. If you weren't granted a liquor license,  
18 would you be looking at opening a different  
19 business there or pursuing some type of something  
20 else?

21 MR. ZAIKOWSKI: In that location, no.

22 MR. A. HOPKINS: Thank you.

23 CHAIRMAN LEMBERG: Any other questions from  
24 the members?

1           Okay. At this time, I would like to open  
2 up to the public. Is there anyone there -- okay.

3           MR. PLONCZYNSKI: Kevin Vanderwater.

4           CHAIRMAN LEMBERG: Could you state your name  
5 and address, please.

6           MR. VANDERWATER: I'm Kevin Vanderwater.  
7 109 South Oak Avenue, Bartlett, Illinois. I just  
8 looked at the plan. I got sent a mail whatever;  
9 and you can see that there is five gaming seats  
10 and four seats to have a drink with your friends,  
11 so it's -- to me this is a gaming establishment  
12 and with its primary -- there is only one person  
13 they could -- there is not much -- there is not  
14 much more than a gaming establishment from what I  
15 see and that concerns me.

16           I live in walking distance of this place,  
17 and I just do not see this as a benefit to  
18 Bartlett. You can't just go with your buddies  
19 over there and -- the odds are you can't go.  
20 There is not going to be enough room. You're  
21 better off going to the Assembly in Schaumburg,  
22 wherever that is.

23           Anyway, I just don't see anything good  
24 with this and I'll just voice my concern. If

1 they don't get the gaming license, they're out of  
2 the business because it's not set up for a bar.  
3 It's set up for a gaming experience. That's all  
4 I have to say.

5 CHAIRMAN LEMBERG: Okay. Thank you.

6 MR. PLONCZYNSKI: Diane Rocha.

7 MS. ROCHA: I'm Diane Rocha, 315 West North  
8 Avenue, and one thing that really concerns me is  
9 the location. We're next to a medical building  
10 where they're proposing this, so you have  
11 children, you have elderly, you have adults  
12 coming and going. Around the corner we have the  
13 bike shop. Again, we have a lot of children  
14 around there. We also have the Metra train  
15 exiting there.

16 My daughter is going to be going to  
17 Columbia College taking the train. She's  
18 terrified of this coming in because she doesn't  
19 want to worry about what type of people are going  
20 to be there. You're getting off the train.  
21 Sometimes she'll be coming home late at night, so  
22 that's a big concern for me.

23 And, also, we have 2Toots in town. They  
24 wanted to put a gaming establishment there and

1 they said no because that's a family restaurant.  
2 Well, what about the bike shop? What about the  
3 medical building next door? To me this is just  
4 another way to get a gambling establishment in  
5 town.

6 We also have a big traffic problem. We  
7 live on North Avenue. We're the cut-through  
8 street. We've been here complaining before.  
9 Nothing gets down. I have semis coming down my  
10 street. I have moving vehicles. I have Ace. I  
11 have all sorts of traffic constantly. To me this  
12 is just going to add more cut-through traffic  
13 through our town. It's great for them because  
14 it's a great location because of all the traffic  
15 that bypasses the downtown area to cut through by  
16 us.

17 So I don't see this as win-win for the  
18 Village. I see it as win-win for the gaming  
19 establishment, so I hope you will not consider  
20 them. Thank you.

21 CHAIRMAN LEMBERG: Thank you.

22 MR. PLONCZYNSKI: Mark Materne.

23 MR. MATERNE: Hello. My name is Mark Materne.  
24 I live at 329 West North Avenue. I was looking

1 at the plans for this. This is nothing more than  
2 a thinly veiled attempt to have video gambling in  
3 the city of Bartlett. I really don't see what  
4 community service this provides. If it was more  
5 of a restaurant as it's primary more business  
6 that had video gaming on the side, I would be  
7 less against this, but from what I can see, this  
8 is just video gambling, pure and simple. It's  
9 such a small restaurant. I'm not sure if you  
10 wanted to get in you could get in because it's so  
11 small.

12 I just don't really see the need. Plus  
13 the location isn't, I don't think, good because  
14 you're right next to a bicycle shop, you're right  
15 next to a medical clinic. You know, if I had  
16 small kids, it might be a problem.

17 I'm also concerned about the noise. It's  
18 open till 2:00 a.m., I believe, on the weekends.  
19 You know, I live two blocks from it and I don't  
20 want to be hearing noise from it. It's so small  
21 that it may not be a problem, but, you know, who  
22 knows. I mean, it's a nice quiet neighborhood.  
23 I enjoy it, but I don't see how this is really  
24 serving an interest to Bartlett. Thank you very



1 much for your consideration.

2 CHAIRMAN LEMBERG: Thank you.

3 MR. PLONCZYNSKI: Melissa Troyke.

4 MS. TROYKE: Hi. I too live only one block  
5 away from this location and feel it is just too  
6 close to homes. Are any of the other video  
7 establishments or gaming or gambling  
8 establishments this close, one block, one  
9 building away from residents? How many of them;  
10 and is it the back of their buildings or the  
11 front of their buildings?

12 Our community is just starting to get  
13 young kids again. Most of us are older and we're  
14 getting to see new people move in and what do we  
15 get, gambling and drinking one block from our  
16 homes. I'm totally disgusted to think that this  
17 is what this village needs to get any money, and  
18 that's what I see this as. So close to homes and  
19 children. What does it benefit? Can any one of  
20 you tell me, except for monetarily, that this  
21 would add to our community, to the old part of  
22 Bartlett? Can any one of you?

23 Next door to me are two young children.  
24 They're cute as can be. I certainly wouldn't

1 want to see some drunk walk down the street. My  
2 father was an alcoholic. I have no tolerance for  
3 it. None; and I find this totally unbelievable  
4 that this -- that close to homes is something --  
5 with five seats for gambling. I never thought of  
6 the village of Bartlett as simply a moneymaker.

7 We have more forest preserve and we pay  
8 good taxes and this is what our village planners  
9 and commissioners and people that live in our  
10 community, whether you live on our side of town  
11 or not -- it's a sad statement, it truly is, that  
12 gambling and liquor that close is really what we  
13 want, what you feel is better for our community.  
14 I'm very sorry to hear that this is what you  
15 would even consider to be of value and good thing  
16 for us. Thank you.

17 MR. PLONCZYNSKI: Gary Pllice.

18 MR. PLICE: Hi. Gary Pllice, 128 South Hickory,  
19 and I am effectively half a block because that's  
20 the only distance that's involved between myself  
21 and this location. I've been here 35 years. I  
22 can recall when we first moved in there was a hot  
23 dog stand in that location. I wouldn't object to  
24 a hot dog stand being back there again. That's

1 not a problem. I don't have a problem with a  
2 restaurant. I don't particularly have a problem  
3 with drinking or gambling per se. They certainly  
4 can exist, and I think gambling has certainly  
5 added some much needed revenue to the village in  
6 the locations where it currently exists.

7           Given that, those current locations are  
8 all in shopping centers, in high traffic areas  
9 like Route 59, Army Trail Road. Those are the  
10 areas where these currently exist and it's a good  
11 valid use in those kinds of locations. In the  
12 middle of a quiet neighborhood, not so much,  
13 especially as one of our previous commenters  
14 noted here that the primary purpose of this  
15 establishment really is the five gambling  
16 stations.

17           One person serving liquor, serving food,  
18 whatever food can be served by one person, making  
19 sure they can keep change, keep security, all the  
20 rest of it, it does not seem to me to be viable.

21           The Village board previously rejected a  
22 gaming establishment that wanted to go into the  
23 town center. I would be in favor of something in  
24 the town center. That's made for this sort of a

1 thing, for putting in retail establishments like  
2 that, but -- you know, if you're trying to draw  
3 people to that location, this location I don't  
4 think so. I would request that you deny the  
5 permit. Thank you.

6 CHAIRMAN LEMBERG: Thank you.

7 MR. PLONCZYNSKI: John Holm.

8 MR. HOLM: Hi. John Holm, 230 West Oneida. I  
9 live right across from Gary. I'm basically half  
10 a block away from the establishment, and I just,  
11 you know, after reviewing the plans and looking  
12 at it, I think you just call it what it is. It's  
13 a gambling and drinking establishment. It's got  
14 a five-by-six-foot kitchen that I don't think you  
15 can even really make much in. It doesn't appear  
16 to be a kind of place that anybody can stop in  
17 and have food and converse. It's more just  
18 gambling. I mean, if you're not gambling, you're  
19 basically waiting for a place to gamble.

20 I just don't feel it belongs in a  
21 residential neighborhood. I would much rather  
22 see something beneficial or a neighborhood go in  
23 there that -- people in the neighborhood can  
24 enjoy and use. I don't drink. I don't gamble,

1 so obviously I won't be there, but -- I don't  
2 know anyone who does, but I would much rather see  
3 something that people could enjoy more in the  
4 neighborhood. This is going to collect people  
5 from the train station that are going to stop in  
6 and gamble and drink, and that's basically what  
7 it's going to be.

8 The only thing with the outdoor, I don't  
9 know how many people may end up out there. If  
10 people come in and, you know, eventually you got  
11 two tables with four seats out there, eventually  
12 if you end up with a dozen people out there  
13 drinking, it's going to be a little chaotic. I  
14 just don't think it belongs in a residential  
15 neighborhood. Thank you.

16 CHAIRMAN LEMBERG: Thank you.

17 MR. PLONCZYNSKI: That's all that have filled  
18 out the forms.

19 MS. FREDRICKSON: I filled out a form.

20 MR. PLONCZYNSKI: What's your name?

21 MS. FREDRICKSON: Pamela Fredrickson.

22 MR. PLONCZYNSKI: Okay. You did. Pamela  
23 Fredrickson. Must have got stuck.

24 MS. FREDRICKSON: Hi. This is the first time

1 I've been before the plan commission. Can you  
2 show the diagram again of the inside of the  
3 establishment, please? Thank you.

4 My name is Pamela Fredrickson Schilling.  
5 I live at 111 South Hickory, about a block and a  
6 half away. You don't have a diagram of how close  
7 that is to the rest of the residents? Okay.  
8 Thanks. Yeah, everything north of that is  
9 residential homes. The railroad station, which  
10 we worked really hard to preserve as a city  
11 historic monument, is just -- just south of that  
12 building site right there. Yeah, it's right  
13 there. So sandwiched between the historical,  
14 child-friendly train station and these lovely,  
15 old Victorian old original homes of Bartlett you  
16 want to put in a gambling establishment, which is  
17 just exactly what this is. We have three others,  
18 Shelby's, Betty's and, I think, Stella's is the  
19 name of the third one. I'm not a hundred percent  
20 sure.

21 MR. PLONCZYNSKI: That's right.

22 MS. FREDRICKSON: All located, as someone else  
23 said, in commercial areas. I have no problem  
24 with gambling. I have no problem with drinking.

1 I'm thinking they're both just fine whoever wants  
2 to do that. I have a problem with it in my  
3 neighborhood; and I would like to see the people  
4 interested in putting this kind of establishment  
5 in my neighborhood, I would like to see them put  
6 this kind of establishment in their own  
7 neighborhoods because this will change the values  
8 of our property, it will change the safety of our  
9 neighborhood, it will change the noise level in  
10 our neighborhood, and I for one won't hesitate to  
11 call the police if the noise level is too high.

12 I think that the gentleman,  
13 Mr. Plonczynski, had mentioned there were several  
14 other of these establishments in areas, in  
15 restaurants in the village of Bartlett. That  
16 number according to this article in the village --  
17 in the Bartlett Examiner is six, so we have six  
18 video gambling units or restaurants with video  
19 gambling and then we have three freestanding  
20 establishments for a total of nine.

21 The other thing that I notice in this  
22 article is that it said that this has been  
23 discussed by the board in Bartlett in the past  
24 and that they decided to hold off making a

1 decision, so my request tonight is that instead  
2 of making a decision to approve this special use,  
3 I would request you delay that decision until you  
4 find out what the village of Bartlett is going to  
5 do.

6 There are a couple of lawsuits in court  
7 right now. One of them is to give municipalities  
8 the authority to limit the number of video gaming  
9 licenses, and I think it would be better, or more  
10 prudent, to make sure this decision is made after  
11 that decision is made.

12 I've lived here in Bartlett since 1992. I  
13 lived in Roselle before then, and I thought I'd  
14 never love Bartlett as I came to love Roselle,  
15 and I do, and I've very, very concerned about  
16 this. Why we need more gambling in the village  
17 of Bartlett, in our little quiet residential area,  
18 is just beyond me. I don't understand it, and I  
19 did have another thought, and I've just lost it.

20 I guess the other thing is looking at how  
21 far these establishments are from each other.  
22 The one that just opened on 59 is right at the  
23 Blockbuster video store. I think there are  
24 some -- I don't know if there is any in the



1     liquor store in the downtown Bartlett area, but I  
2     think there is others that are in very close  
3     proximity to this one.

4             I appreciate the other residents who said  
5     that this is a gambling establishment. It's not  
6     a food establishment. I think I read in the  
7     plans that they plan to hire one bartender at  
8     \$20,000 a year and that concerns me for the  
9     standpoint of security and the standpoint of, you  
10    know, people being able to maintain order when  
11    they're in a situation like that.

12            So I appreciate your listening and thank  
13    you for giving me the time.

14            CHAIRMAN LEMBERG: Thank you.

15            MR. PLONCZYNSKI: That was the last one.

16            CHAIRMAN LEMBERG: That was the last?

17            MR. PLONCZYNSKI: Yes.

18            CHAIRMAN LEMBERG: Would the petitioner like  
19    to address any of the concerns?

20            MR. ZAIKOWSKI: Sure. I appreciate everything  
21    that everyone said and your concerns. My wife  
22    and I do live in town. We love Bartlett. We  
23    like visiting downtown all the time. We plan on  
24    making this an upscale -- There is only nine

1 seats. I know you're concerns about noise and  
2 volume. There is only four people allowed  
3 outside. There is not going to be a whole lot of  
4 noise. We plan on closing the outside at 10:00  
5 at night anyways. It's not going to be open till  
6 the late hours like we plan on being open till  
7 midnight during the week. The outside will be  
8 closed at 10:00. We care about the community.  
9 We do not want ruckuses. We've done research.  
10 There's -- if you've gone into Stella's or  
11 Betty's or the other ones, there is never more  
12 than four, five people in there at any one time  
13 anyways.

14 We will do everything in our power to make  
15 this an elegant little bistro. We do plan on  
16 serving a nice little restaurant. My wife and I  
17 love food. We love making little specialty  
18 items. We've already talked to the people at the  
19 medical center. A lot of the girls and nurses in  
20 there are excited that we're going to be serving  
21 lunch so they can go right next door and grab  
22 food.

23 I understand everything you're saying, and  
24 I just can't tell you enough that we live in this

1 town.. We're not going to try to make it something  
2 that's going to upset you guys. We'll be happy  
3 to work with you. If anything happens, we'll be  
4 more than happy to work with the city or you guys  
5 to make this a better place. My wife and I plan  
6 on getting involved with the community. I  
7 understand it is a gambling establishment and most  
8 of our money will be made from gambling. We plan  
9 on getting involved with the community; charity  
10 events, you know, the sports teams, you know  
11 sponsoring, getting involved more with the  
12 community, if we can, so I hope that helps so you  
13 understand where we're coming from. Thank you.

14 CHAIRMAN LEMBERG: Anyone else in the audience  
15 have a question or comment?

16 Come up to the podium, please. State your  
17 name and address.

18 MR. ROCHA: My name is Joe Rocha. I live at  
19 315 West North Avenue, basically the block away,  
20 and to be honest there is a -- isn't there a  
21 video gambling right across the street, right  
22 across the tracks already at Papa -- whatever it  
23 is.

24 MR. PLONCZYNSKI: There used to be. They have

1 closed. They're not open anymore.

2 MR. ROCHA: Okay. That didn't last long. My  
3 real concern, and everybody else brought this up,  
4 is we live a block away. We've been here since  
5 1982. I've known all these folks for a long  
6 time, and this really is upsetting that this town  
7 is turning into a Pottersville, if you will. We  
8 don't need this. There has got to be other ways  
9 of bringing in revenue. It's just upsetting. I  
10 would appreciate it if you would either postpone  
11 this vote or vote against it. All right.

12 Thanks.

13 CHAIRMAN LEMBERG: Thank you. Is there anyone  
14 else?

15 MR. PLICE: One more little addition, if I  
16 may. I spoke earlier. From a history point of  
17 view -- Gary Plice, 128 South Hickory.

18 From a history point of view, I'm past  
19 president of the Bartlett Historical Society,  
20 been involved in Bartlett's history for -- ever  
21 since we moved here. The section we're talking  
22 about here, this whole area is part of the  
23 original Luther Bartlett subdivision that was  
24 established in 1873 after the railroad came

1 through and got part of Luther's 40-acre wood lot  
2 in order to a put the railroad through in the  
3 first place.

4 Luther was very much against liquor. He  
5 hated the whole concept. He was one of the early  
6 ones campaigning for temperance, and attached to  
7 the deed to my home, and indeed many of them in  
8 the area, there was an absolute codicil  
9 forbidding the sale of liquor. That was Luther's  
10 wish at the time that he established this thing.  
11 Everything south of the tracks was allowed to  
12 have liquor. That's where the first taverns were  
13 established, but you notice there was nothing  
14 north of the tracks because that was Luther's  
15 area and he didn't allow it. I don't even know  
16 for sure whether those codicils still exist for  
17 these properties, but it might be something that  
18 ought to be looked into, that -- in that  
19 particular area in the original Luther Bartlett  
20 subdivision there was to be no liquor stands,  
21 period. Something to think about.

22 CHAIRMAN LEMBERG: Thank you. Okay. At this  
23 time I close the public hearing.

24 Members of the commission have any

1 questions for the petitioner or staff?

2 MS. NEGELE: I have one. Is this -- was this  
3 your business plan because it says here in the  
4 company description that the bistro will seat 15.

5 MR. ZAIKOWSKI: When we originally set up that  
6 plan, we were trying to get -- lock in the  
7 location next to Savoury. There was a cleaners  
8 over there and to press for time we didn't amend  
9 for everything. I thought I got everything on  
10 that sheet. When we originally came to talk to  
11 the city, we were trying to open up over there,  
12 and there we would have had more seats and I  
13 might not have just changed that. I'm sorry.

14 MR. KALLAS: Jim, how much revenue is coming  
15 in from these little gambling places?

16 MR. PLONCZYNSKI: About \$100,000 a year total,  
17 give or take a few. It's running pretty  
18 consistently. Now, we just had one close, so  
19 that could drop a little bit, but it's probably  
20 going about \$12,000 a month.

21 MR. KALLAS: Okay. The other small bistros,  
22 or whatever you call them, how many seats do they  
23 have in there for serving, you know --

24 MR. PLONCZYNSKI: They vary. I mean, all of

1     them that are freestanding have the five video  
2     games because they've all maxed their state  
3     limit, and then some of them have a bigger space,  
4     so they have more free seating to do -- you know,  
5     to eat or to -- they all offer, like, WiFi.  
6     People go there to have coffee or sit, but  
7     depends on the size. There are some that are  
8     1200 square feet. There is one that's probably  
9     like 1500 square feet, so the bigger ones,  
10    they're almost twice the size of what P eter wants  
11    to do, so they do have more seating and they are  
12    in shopping centers, as Mr. Plice said.

13       MR. KALLAS: I know where they are. When we  
14    first started this, I was against them coming in  
15    to begin with. This being so small, and as the  
16    people say, and I have to agree, that it's just a  
17    gambling place.

18       MR. PLONCZYNSKI: It is.

19       MR. KALLAS: Don't name it a bistro because I  
20    mean, with four chairs, come on. It's just a  
21    gambling place, that's all it is; and I -- I just  
22    wish the Village board would get their act  
23    together and limit how many liquor licenses they  
24    give.

1           MR. PLONCZYNSKI: Currently they cannot do  
2 that. As that lady stated, she's absolutely  
3 right, there is a lawsuit pending that could  
4 allow a limiting number of gaming establishments,  
5 but right now that doesn't exist. It's -- the  
6 only limiting factor is a liquor license, so if a  
7 community decides not to issue a liquor license,  
8 you cannot get a gaming license.

9           MR. KALLAS: That I totally understand. I  
10 don't know -- you know, I made the comment once  
11 before that got me into trouble, and I'm going to  
12 make the comment again, Bartlett is getting to be  
13 a small Las Vegas, gambling every place and --  
14 it's helping us financially, I understand, but  
15 again, you know -- you know, I just wish the  
16 liquor license were stopped and these people  
17 couldn't do it anymore.

18          CHAIRMAN LEMBERG: Any other comments?

19          MR. M. HOPKINS: You know, my vote is going to  
20 be based upon disagreeing with the findings of  
21 fact items one and two. So item one says,  
22 proposed video gaming establishment serving liquor  
23 and outdoor -- outdoor seating at 300 Bartlett  
24 Avenue is desirable. I disagree with that; and



1 will provide a service and facility which is in  
2 the interest of public convenience and will  
3 contribute to the general welfare of the  
4 community. I disagree with that.

5 Item two says, that this use will not  
6 under the circumstances of the particular case be  
7 detrimental to the health, safety, morals, or  
8 general welfare of persons residing or working  
9 within the vicinity or be injurious to property  
10 value or improvement in the vicinity. I disagree  
11 with that finding of fact also.

12 CHAIRMAN LEMBERG: Okay. Any other comments?  
13 Questions? No?

14 MR. COOK: I have one question. In terms of  
15 the outside elevation, I didn't see any plans for  
16 the outside elevation, just a rehash of the  
17 current tenant.

18 MR. ZAIKOWSKI: Outside --

19 MR. COOK: Your outside elevation plans.

20 UNIDENTIFIED SPEAKER: New awning he's going  
21 to put on, and that's it.

22 MR. COOK: I want to hear it from the  
23 petitioner.

24 MR. ZAIKOWSKI: I don't understand what you're

1 looking for.

2 MR. COOK: What's going to change?

3 MR. ZATKOWSKI: We're just going to put fencing  
4 around the outside so that people will be  
5 segmented if they come out with a drink from the  
6 general public. That yellow area will be a black  
7 fence. I think it's in your packet, the fence we  
8 were looking at, to put around there so we can  
9 segment the people that out there, the alcohol  
10 from the people walking on the sidewalk.

11 MR. COOK: Are you putting up a new awning  
12 or --

13 MR. ZAIKOWSKI: We're just going to change the  
14 color of the awning. We're putting up a new dark  
15 blue awning that just says Daniela's, that's it.

16 MR. COOK: And is there outdoor lighting?

17 MR. ZAIKOWSKI: The lights that are there  
18 right now,, we are planning on doing two bullet  
19 lights on each side going up and down, that's it.

20 MR. COOK: Okay.

21 CHAIRMAN LEMBERG: I'll be looking for a  
22 motion then to approve the special use permits,  
23 A, to serve liquor and, B, for outdoor seating in  
24 conjunction with a video gaming establishment

1 along with following conditions and findings of  
2 fact.

3 Is there a motion?

4 MR. KALLAS: So moved.

5 MR. RIDENOUR: Second.

6 CHAIRMAN LEMBERG: Any further discussion?  
7 Secretary call the roll.

8 MS. FUENTES: John Miaso.

9 MR. MIASO: Yes.

10 MS. FUENTES: Tim Ridenour.

11 MR. RIDENOUR: No.

12 MS. FUENTES: Mark Hopkins.

13 MR. M. HOPKINS: No.

14 MS. FUENTES: Jerry Kallas.

15 MR. KALLAS: No.

16 MS. FUENTES: Diane Negele.

17 MS. NEGELE: No.

18 MS. FUENTES: Shane Cook.

19 MR. COOK: Yes.

20 MS. FUENTES: Austin Hopkins.

21 MR. A. HOPKINS: No.

22 MS. FUENTES: Motion denied.

23 CHAIRMAN LEMBERG: Okay. Motion denied then,  
24 so you'll have to go between the trustees for the

1 next --

2 MR. PLONCZYNSKI: This will be forwarded on to  
3 the Village board committee without a positive  
4 recommendation from the plan commission.

5 CHAIRMAN LEMBERG: Thank you.

6 UNIDENTIFIED SPEAKER: Thank you very much.

7 CHAIRMAN LEMBERG: Next item on our agenda is  
8 item 15-11, Starbucks, special use permit serving  
9 beer and wine. It's also a public hearing. If  
10 anyone has any question or comment, I ask that  
11 you fill out that form; and, Angela, we have all  
12 the documents, public hearing?

13 MS. ZUBKO: Yes, we do.

14 CHAIRMAN LEMBERG: Notifications. We do.

15 Okay. Would you like --

16 MS. ZUBKO: All right. The property is  
17 located at 1681 South Illinois Route 59, which is  
18 the northeast corner of Route 59 and Army Trail  
19 Road. The Starbucks is located in The Shops at  
20 Far Hills shopping center and includes a drive-up  
21 facility and outdoor seating for Starbucks.  
22 They've been there in that location since 1999  
23 and just completed a renovation, slash, update.  
24 Along with proposing to offer beer and wine for

1 their patrons, they will also be serving a new  
2 evening menu.

3 A 36-inch fence around the existing outdoor  
4 seating area is required for outdoor liquor  
5 service and they must maintain an accessible  
6 pedestrian walkway between the enclosure and the  
7 parking stalls. The fence location is included  
8 on both the floor plan and the fence and outdoor  
9 seating plan. There is also a fence detail  
10 provided along -- provided including the size and  
11 materials.

12 Starbucks is currently open Monday through  
13 Saturday from 4:30 a.m. to 10:30 p.m. and Sunday  
14 from 5:30 a.m. to 9:00 p.m. The Starbucks  
15 evening menu would start at 2:00 p.m. and be  
16 served until regular closing hours which are  
17 proposed to actually change to 11:00 p.m. Sunday  
18 through Thursday and midnight Friday and  
19 Saturday.

20 They are -- there are currently seven  
21 Chicagoland locations open that serve beer and  
22 wine with their evening menu and there are 37  
23 locations throughout the United States.

24 Staff does recommend approval of the

1 special use for serving beer and wine as requested  
2 with the following conditions and findings of  
3 fact as outlined in the staff's report and the  
4 petitioners are here.

5 CHAIRMAN LEMBERG: Thank you. Members have  
6 any questions of staff at this time?

7 Is the petitioner here this evening?

8 MR. POWELL: Yes.

9 CHAIRMAN LEMBERG: Can you stand, please, and  
10 anyone else that's going to give testimony.

11 Raise your right hand, please.

12 (Witness sworn.)

13 CHAIRMAN LEMBERG: Okay. Would you like to  
14 make a statement at the podium. Name and  
15 address, please.

16 MR. POWELL: Good evening. My name is Harlan  
17 Powell. I'm, actually, the attorney representing  
18 Starbucks with regard to their efforts to obtain  
19 the liquor license for this location, and with me  
20 I have Miss Emily Shook. My address is 320 West  
21 Ohio, Chicago, Illinois.

22 MS. SHOOK: Emily Shook. I'm with Starbucks.  
23 I'm the district manager for the store in  
24 Bartlett. I'm at 501 Locust in Geneva.

1 CHAIRMAN LEMBERG: Okay. Do you have anything  
2 you would like to add, other than what staff had?

3 MS. SHOOK: Not much to add. I think he did a  
4 good job of recapping that. We do have a staff  
5 typically at that time -- you know, in the alcohol  
6 service, we would have five, what we call,  
7 partners or employees working. It is limited  
8 beer and wine selection. It has more to do with  
9 the food than the beer and wine. We typically  
10 sell at most around 12 or 15 units per day of  
11 beer and wine. It is ultimately more about the  
12 food than the beer and wine.

13 MR. POWELL: And if I may just add, with  
14 regard to the establishments here in the state of  
15 Illinois that have been issued licenses in other  
16 jurisdictions, this started approximately two  
17 years ago as a pilot program in the city of  
18 Chicago. It's expanding now into the suburban  
19 areas; and in the time that -- since the time  
20 they have introduced the evening program, they've  
21 had no issues at any location that have been  
22 equipped with a license, no allegations of  
23 wrongdoing, no citations for illegal service, no  
24 liquor to minor issues, what have you. It's been

1 a fairly non-issue in terms of its introduction  
2 into the communities where they've chosen to go.

3 CHAIRMAN LEMBERG: Staff have any questions or  
4 staff for the petitioner?

5 MR. RIDENOUR: You stated that you only expect  
6 to serve 12 to 15 drinks per evening?

7 MR. POWELL: My understanding is that's,  
8 actually, even a generous percentage. As  
9 Miss Shook stated, what this is really about is  
10 attempting to extend the business hours at  
11 locations where Starbucks has traditionally seen  
12 very high numbers in the early morning,  
13 mid-morning, maybe even into the early afternoon  
14 hours, and then suddenly this high-performing  
15 location suddenly drops down to practically, you  
16 know, nothing. The focus is very much on the  
17 food items, the new menu. This includes  
18 flatbreads, small shareable plates, cheese plates,  
19 tapas-type items.

20 The idea is that the same demographics  
21 that uses Starbucks as a meeting place during the  
22 earlier parts of the day will now see this as a  
23 viable alternative to come in the afternoon, in  
24 the early and into mid evening portion of the



1 day, but alcoholic beverage sales themselves are  
2 not the primary focus of what's trying to be  
3 accomplished here; and so to this end, Starbucks  
4 does not propose to advertise alcoholic beverage  
5 sales in local newspapers. There will be no  
6 specials advertised in the windows, no neons,  
7 what have you. No installation of televisions or  
8 anything that would turn this into a tavern-type  
9 environment. The look and feel of the location  
10 will remain very much the same with the only  
11 exception being that the signage would now be  
12 rebranded from the green and white logo that  
13 you're used to seeing into a black and white  
14 logo. Other than that, there really should be no  
15 tangible difference in the user experience, if  
16 you will.

17 MR. COOK: You mention this a pilot program  
18 for Starbucks. Is it a continuing pilot at this  
19 point? It's been in place for two years now.

20 MR. POWELL: Let me clarify. It initially  
21 started as a pilot program here in Chicago and, I  
22 think, two other markets, Atlanta and one other  
23 market I can't remember off the top of my head.  
24 Chicago was the initial pilot program area.

1           After reviewing performance at the stores  
2       where they had chosen to go in that pilot program  
3       basis, they realized that the concept was viable,  
4       had legs, and they're now in a second phase where  
5       it's rolling out on a wider basis.

6           MR. MIASO:   Where are your locations at in  
7       Chicago that serve liquor?

8           MR. POWELL:   There is one located at Diversey  
9       and Sheffield, another at State and Ohio, a third  
10      on South Michigan Avenue.  I can't remember the  
11      cross street.

12          MS. SHOOK:   We have Oak and Rush, which is the  
13      largest store downtown, and then we also have  
14      Burr Ridge.

15          MR. COOK:    What about Streets of Woodfield.

16          MS. SHOOK:   And Streets of Woodfield, I'm  
17      sorry, in Schaumburg.

18          MS. NEGELE:   So does the black and white color  
19      on the logo depict that that's one that serves  
20      alcohol?

21          MS. SHOOK:   Currently, yes.  That's the  
22      indicator externally that the store is an evening  
23      store.

24          MS. NEGELE:   You're not going to have any

1 other signs outside, like signage, that says it?

2 MS. SHOOK: No. On the -- there is a cling or  
3 kind of like a sticker on the doors that shows a  
4 couple of items that we serve before 2:00 and  
5 then after -- sorry. 4:00. After 4:00, beer,  
6 wine and then, I think, cheese and fruit. It's  
7 very subtle. It's very, very subtle.

8 MR. KALLAS: So getting a liquor license, have  
9 you thought about getting gaming machines?

10 MS. SHOOK: Not even for a second. This is --  
11 I think what is comforting for me -- I am a  
12 12-year partner at Starbucks and I was part of  
13 the original pilot stores. I, actually, was  
14 involved in the Burr Ridge store; and what was  
15 very comforting to me is it never changed who we  
16 were, that our core, we're a coffee company.  
17 Like Harlan just said, this is about making a  
18 comfortable meeting place in our afternoon where  
19 people typically don't think about coming to  
20 Starbucks after 4:00.

21 MR. A. HOPKINS: And you'll still be able to  
22 get coffee all the way up until --

23 MS. SHOOK: Absolutely.

24 MR. A. HOPKINS: My wife will love that.

1 CHAIRMAN LEMBERG: Any other questions?

2 I'd like to open this up to the public.

3 Is there anyone that would like to make a comment  
4 or suggestion?

5 MR. PLONCZYNSKI: Lynn Ward.

6 MS. WARD: My name is Lynn Ward. I live at  
7 1425 Polo Drive. It's Woodland Hills subdivision,  
8 which is right near this location. I'm here to  
9 ask you to please deny this permit for the sale  
10 of alcohol for beer and wine at this location.

11 My reasonings are due to common sense.  
12 This location is located at a very busy  
13 intersection. The entrance and exit from here  
14 going south and east are tricky at best.  
15 Difficult at many other times. As much as we  
16 like to put up signs that say don't block the  
17 entrance, the entrance gets blocked.

18 If you have been at this establishment --  
19 I think you said that after 4:00 your business  
20 goes down. I'm surprised to hear that because  
21 I'm at the store quite frequently. I'm there  
22 several times a week, sometimes twice a day; and  
23 when I'm there at night, I see tables are filled.  
24 I see a great use at this establishment of both

1 people who are over the age of 21 and those who  
2 are under the age of 21. The youth in our area  
3 tend to use this a lot to go and study with their  
4 friends, a place to work on projects, a place to  
5 visit with their friends, use the WiFi, perhaps  
6 do a little bit of gaming themselves. It's a  
7 great place. I buy a card for my daughter so  
8 that she can go there; and when she does her  
9 chores, I reward her and put money on her card so  
10 he can go there.

11 To go to this Starbucks, most, if not  
12 everyone, has to get in a car to drive there; and  
13 unfortunately -- for the most part, anybody that  
14 comes to this establishment has to get into a car  
15 to drive there. There is very few people that  
16 can walk there or have any other means of getting  
17 there; and I think we're all well aware that  
18 drinking and driving just are not a good mix; and  
19 if anybody's life has ever been affected by a  
20 drunk driver, I think you'll understand that.  
21 Lives are affected by drunk drivers; and with  
22 this being a very difficult intersection, I am a  
23 bit worried about what could happen here; and  
24 it's not just the victims of the accident, the

1 innocent victims, that are affected by the drunk  
2 driver. It's the family of the drunk driver  
3 themselves and those people are very rarely heard  
4 from, but their lives are destroyed and devastated  
5 as well. You know, you lose your license to  
6 drive, you'll lose a way to get to work, you lose  
7 income for your family, and a future of your  
8 family.

9 I know that Starbucks has always been a  
10 high-end establishment. I know this is not their  
11 intention, but it is something that can happen.  
12 My worst fear is that somebody comes to Starbucks  
13 to buy coffee and says, oh, there is alcohol on  
14 the menu. One glass of wine isn't going to hurt.  
15 That could be the worst decision that they ever  
16 make in their life because there are people, many  
17 people, that don't know how to be a responsible  
18 drinker and might just make that bad mistake and  
19 head out in our community after having lost their  
20 ability to operate a car.

21 As I said, this establishment is  
22 frequented by teenagers in our area; and if  
23 you're going to start serving alcohol at 4:00,  
24 they're going to lose this venue to meet in what

1 I call a safe environment for themselves. I have  
2 no problem letting my daughter go there right  
3 now.

4 On a more personal note, my second visit  
5 to Starbucks quite frequently is preceded by a  
6 phone call to a friend saying I'm having a really  
7 bad day. I would really like to have the  
8 opportunity to get together with you and talk;  
9 and the reason I go to Starbucks is I need to get  
10 away from the alcoholic in my family; and  
11 Starbucks is a safe place for me to go to because  
12 I won't have to walk into an establishment where  
13 liquor is being sold; and I can't tell you how  
14 uncomfortable that is for me. I'm having a  
15 difficult time going to the CVS across the street  
16 that is now also selling liquor because I'm going  
17 there to purchase prescribed medicines for the  
18 alcoholic in my family who now needs this  
19 medication because of his disease. I don't go to  
20 our Bartlett Jewel-Osco much anymore because they  
21 continue to put sales right as you walk in the  
22 door of liquor. It's in the produce aisle. If I  
23 go to buy healthy items, I'm faced with liquor;  
24 and I know these are all very personal reasons,

1 but I don't think I'm the only one. I just  
2 happen to be the only one speaking tonight.

3 We talk about demographics, and I would  
4 have to agree that there is some reason to think  
5 that there would be good sales here of liquor  
6 because there is a good percentage of the people  
7 that are there when I'm there that are over the  
8 age of 21, but they've made the decision to come  
9 to this location to purchase non-alcoholic  
10 beverages. If they wanted to purchase alcoholic  
11 beverages, there is places right across the  
12 street where they could go, but they chose to  
13 come to this establishment not to have that.

14 So these are kind of my common sense  
15 reasonings for asking that this be denied. Thank  
16 you.

17 CHAIRMAN LEMBERG: Thank you. Any others?

18 MR. PLONCZYNSKI: That's all I have.

19 CHAIRMAN LEMBERG: Would the petitioner like  
20 to respond to any of those?

21 MR. POWELL: Just briefly. I think it's  
22 briefly -- it's important to briefly just stress  
23 as we discussed earlier, the petition that we're  
24 here for today, this is a product of years spent



1 researching this issue. Starbucks is very, very  
2 protective of its brand. The last thing that  
3 they want is for anyone to equate this business  
4 with that of a tavern, with that of a liquor  
5 store. That's not what Starbucks is. It's not  
6 what it ever has been and it's not what it ever  
7 will be, so in that regard training is paramount.

8 Starbucks makes sure that every employee  
9 that is charged with any type of responsibility  
10 having anything to do with alcoholic liquor,  
11 first of all, they have to be 21 years of age or  
12 older, they have to go through extensive training  
13 to make sure that only the people who are lawfully  
14 entitled to purchase an alcoholic beverage  
15 actually receive it. They are also trained  
16 extensively to make sure that once a single drink  
17 has been given to a single customer who has  
18 produced a valid ID that that drink stays in the  
19 hands of that person and that person only.

20 I believe it was about a year ago, maybe a  
21 little bit longer, I was representing Starbucks  
22 before the city of Evanston and some of the  
23 issues that were expressed by the witness here  
24 today were raised in the city council there; and

1 the -- a particular concern was the fact that the  
2 Starbucks seeking a license in that instance was  
3 located in very close proximity to Northwestern  
4 University. It was, in fact, right across the  
5 street from it's main campus, and it was a  
6 location that was also used by persons that were  
7 over the age of 21, people who were 18, 19, 20  
8 years old.

9           And it was a concern obviously, could  
10 Starbucks properly control its product, properly  
11 control the service of this adult beverage while  
12 maintaining a safe environment, a comfortable  
13 environment, an inviting environment for every  
14 one of its core demographics, its core customers?  
15 And there was much discussion about this, should  
16 the license be issued at all? If so, under what  
17 circumstances? And it was actually a result of  
18 those conversations that the concept evolved to a  
19 certain extent rather than seeking to begin  
20 evening hours at 2:00, they decided that it was  
21 more appropriate in that circumstance to do so at  
22 4:00 p.m., and that's one of the reasons why,  
23 again, we're seeking a 4:00 p.m. start date here.

24           So their approach has always been a

1 conservative one. Let's walk before we run.  
2 Let's make sure that if this concept is  
3 introduced in any municipality, it's done so in a  
4 responsible way; it's done so in a way that does  
5 not tarnish the Starbucks brand; it's done so in  
6 a way that it doesn't alienate the people that  
7 Starbucks regards as its core constituency, if  
8 you will, so I do want to stress that this  
9 request that we're making here, again, it does,  
10 yes, involve a request for a liquor license, but  
11 it is not meant in any way, shape, or form to  
12 create something that anybody in this room would  
13 be suddenly unfamiliar with; and we do believe  
14 very strongly that the environment that has been  
15 created and exists there today can be maintained  
16 and will be maintained so that persons who are  
17 comfortable going there at 8:00 in the morning,  
18 at 12:00 in the afternoon will be similarly  
19 comfortable going there at 4:00, 5:00, 6:00 p.m.

20 The numbers that I'm privy to in terms of  
21 overall sales, in terms of performance, in terms  
22 of any type of negative impact that these  
23 licenses have had all tell me very, very clearly  
24 that it can be introduced in the village of

1 Bartlett very seamlessly, and we certainly do  
2 appreciate the concerns raised by the witness  
3 here today. That, again, is why we're here to  
4 ask for guidance from this commission, from the  
5 village itself, and we're more than happy to  
6 operate under whatever guidelines and strictures  
7 the commission believes are appropriate. Thank  
8 you.

9 CHAIRMAN LEMBERG: Any further questions from  
10 the commission?

11 All right. Close the public hearing.

12 Okay. Looks like we'll be looking for a  
13 motion then for a special use permit to serve  
14 beer and wine under the conditions and finding of  
15 fact.

16 MR. KALLAS: So moved.

17 MR. MIASO: Second.

18 CHAIRMAN LEMBERG: Any further discussion?

19 Secretary call the roll.

20 MS. FUENTES: Jerry Kallas.

21 MR. KALLAS: Yes.

22 MS. FUENTES: John Miaso.

23 MR. MIASO: Yes.

24 MS. FUENTES: Mark Hopkins.

1 MR. M. HOPKINS: Yes.

2 MS. FUENTES: Tim Ridenour.

3 MR. RIDENOUR: Yes.

4 MS. FUENTES: Diane Negele.

5 MS. NEGELE: Yes.

6 MS. FUENTES: Shane Cook.

7 MR. COOK: Yes.

8 MS. FUENTES: Austin Hopkins.

9 MR. A. HOPKINS: Yes.

10 MS. FUENTES: Motion carried.

11 CHAIRMAN LEMBERG: Thank you. Good luck.

12 Next item on your agenda is 15-12,  
13 1580 Hecht Court, Brewster Creek Business Park,  
14 site plan review. This one is going to be Angela.

15 MS. ZUBKO: Yes. The petitioner is requesting  
16 a site plan review for proposed 64,586-square-foot  
17 industrial building on an 8.36-acre lot on lot 4F  
18 in the Brewster Creek Business Park, which is  
19 kitty-corner to the Ace Relocation Systems we  
20 talked about earlier today.

21 The facility would be used as a storage,  
22 production, and distribution facility for future  
23 tenants; and this would be constructed as a core  
24 and shell building and have tenant offices built

1 out at the time of lease.

2 The site plan does show six exterior docks  
3 and one drive-through door south side of the  
4 building. Once again, there are two curb cuts  
5 along Hecht Court. The western curb cut would be  
6 only used by trucks to access the loading area on  
7 the southwest side of the building, and the  
8 eastern curb would be to access the employee  
9 parking lot located at the east side of the  
10 building.

11 Staff recommends approval of the  
12 petitioner's request subject to the conditions  
13 and findings of fact in your staff report.

14 CHAIRMAN LEMBERG: Any questions of staff at  
15 this time?

16 MR. M. HOPKINS: One. If the other building  
17 needed a height -- special use for exceeding 35  
18 feet, this one is at 36, 11, how come this one  
19 doesn't need it?

20 MS. ZUBKO: 90 percent of the building is at  
21 34, 11; and then just at the entranceway is where  
22 it's 36, 11, so what we do is we actually take  
23 the average of the entire building.

24 MR. M. HOPKINS: Okay. That's an answer.

1 MS. ZUBKO: So it's just this little front  
2 portion right here. (Indicating.)

3 CHAIRMAN LEMBERG: Any other questions?  
4 Is the petitioner here this evening?  
5 Would you like to come forward and name and  
6 address.

7 MR. BAUMSTARK: Mike Baumstark, 1905 Halifax  
8 Street, Libertyville, Illinois.

9 CHAIRMAN LEMBERG: Do you have any comments  
10 you would like to add to the staff report?

11 MR. BAUMSTARK: Nothing at this point. We did  
12 receive the report this week and we'll be picking  
13 up all the comments that were in the report.

14 CHAIRMAN LEMBERG: Members have any questions  
15 for the petitioner?

16 MR. KALLAS: All I can say is you got one good  
17 site there with that pond behind you, that's if  
18 you can keep the people from fishing in it.

19 MR. A. HOPKINS: Do you have any idea of what  
20 kind of businesses you're going to have in there  
21 or the tenants?

22 MR. BAUMSTARK: It could be anything from  
23 distribution to -- you know, there is a lot of  
24 food in that business park, so it could be a food

1 production or distribution-type facility.

2 MR. A. HOPKINS: Okay. So there is no  
3 scheduled tenants or anything yet?

4 MR. BAUMSTARK: There has been a couple that  
5 have been looking at it. Right now it's still in  
6 preliminary phases.

7 MR. MIASO: Are you doing this on spec?

8 MR. BAUMSTARK: Right now it's on spec, yes.

9 CHAIRMAN LEMBERG: Any further questions?  
10 Comments? No.

11 We will be looking for a motion --

12 MR. MIASO: So moved.

13 CHAIRMAN LEMBERG: -- for a site plan review  
14 of lot 4F in the Brewster Creek Business Park,  
15 Unit 1, located at the southwest corner of Hecht  
16 Drive and Hecht Court with the following  
17 conditions and findings of fact.

18 Is there a --

19 MR. MIASO: I make the motion. So moved.

20 CHAIRMAN LEMBERG: Is there a second?

21 MR. A. HOPKINS: I'll second it.

22 CHAIRMAN LEMBERG: Further discussion?

23 Secretary call the roll.

24 MS. FUENTES: John Miaso.



1 MR. MIASO: Yes.

2 MS. FUENTES: Austin Hopkins.

3 MR. A. HOPKINS: Yes.

4 MS. FUENTES: Mark Hopkins.

5 MR. M. HOPKINS: Yes.

6 MS. FUENTES: Tim Ridenour.

7 MR. RIDENOUR: Yes.

8 MS. FUENTES: Jerry Kallas.

9 MR. KALLAS: Yes.

10 MS. FUENTES: Diane Negele.

11 MS. NEGELE: Yes.

12 MS. FUENTES: Shane Cook.

13 MR. COOK: Yes.

14 MS. FUENTES: Okay.

15 CHAIRMAN LEMBERG: Motion carried. Good luck.

16 Next item on the agenda is old business/  
17 new business.

18 MR. PLONCZYNSKI: I don't know if we have any  
19 old business. The new business is Diane Fuentes  
20 is our new secretary.

21 MS. FUENTES: Sorry I messed up everybody's  
22 name.

23 MR. PLONCZYNSKI: She'll get them. This is  
24 here first meeting. She's taken over. She's



1 evening lasted as long as it did, it would be  
2 nice to have.

3 MR. PLONCZYNSKI: If you want water, I'll see  
4 if there is any left.

5 MS. NEGELE: Bring your own.

6 MR. MIASO: I second that.

7 MR. PLONCZYNSKI: We'll work on that.

8 CHAIRMAN LEMBERG: If there is nothing else,  
9 is there a motion to adjourn?

10 MR. KALLAS: So moved.

11 CHAIRMAN LEMBERG: Second.

12 MS. NEGELE: Aye.

13 CHAIRMAN LEMBERG: All in favor.

14 (A chorus of ayes.)

15 (Proceedings concluded at  
16 8:18 p.m.)

17

18

19

20

21

22

23

24

1 STATE OF ILLINOIS )  
2 ) SS.  
3 COUNTY OF DU PAGE )

4 LYNN M. EVANS, CSR, being first duly  
5 sworn on oath says that she is a court reporter  
6 doing business in the state of Illinois; that she  
7 reported in shorthand the proceedings given at  
8 the taking of said public hearing and that the  
9 foregoing is a true and correct transcript of her  
10 shorthand notes so taken as aforesaid, and  
11 contains all the proceedings given at said public  
12 hearing.

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

-----  
LYNN M. EVANS, CSR  
CSR No. 084-003473