

VILLAGE OF BARTLETT

COMMITTEE AGENDA

AUGUST 21, 2018

BUILDING & ZONING, CHAIRMAN HOPKINS

1439 Snow Drift Circle Rear Yard Variation

COMMUNITY & ECONOMIC DEV, CHAIRMAN GABRENYA

Indian Express BEDA Application

May's Lounge Special Use Permit

Gambit's Ordinance Amendment and Special Use Permit

EXECUTIVE SESSION

To Discuss Setting of Price for Sale of Village Owned Property
Pursuant to Section 2(c)6 of the Open Meetings Act



Agenda Item Executive Summary

Item Name 1439 Snow Drift Circle - Variation Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Petitioners are requesting a 3'-6" **variation** from the required 30' rear yard to construct a two-story addition on the rear of the house. The addition will architecturally match the existing home.

The **Zoning Board of Appeals** reviewed the variation request, conducted the public hearing and recommended **approval** at their August 2, 2018 meeting.

ATTACHMENTS (PLEASE LIST)

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

ACTION REQUESTED

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

Staff: Jim Plonczynski, Com Dev Director Date: 8/13/2018

COMMUNITY DEVELOPMENT MEMORANDUM
18-150

DATE: August 13, 2018
TO: Paula Schumacher, Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#18-16) 1439 Snow Drift Circle**

PETITIONER

Deepak and Mona Sharma

SUBJECT SITE

1439 Snow Drift Circle (Amber Grove Unit 1)

REQUEST

Variation – Rear Yard

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family	Suburban Residential	SR-5 PUD
North	Single Family	Suburban Residential	SR-5 PUD
South	Single Family	Suburban Residential	SR-5 PUD
East	Single Family	Suburban Residential	SR-5 PUD
West	Single Family	Suburban Residential	SR-5 PUD

DISCUSSION

1. The subject property is zoned SR-5 PUD (Suburban Residence).
2. The Petitioners are requesting a 3'-6" variation from the required 30' rear yard to construct a two-story addition on the rear of the house. The addition will architecturally match the existing home.
3. The existing wood balcony would be removed and the proposed 10'-6" x 34'-3" addition would be constructed. The addition would include a first floor sunroom, bathroom and covered deck and a walkout lower level bedroom, bathroom and covered patio.
4. The impervious surface ratio of this lot is currently 32%. The proposed addition will increase the impervious surface ratio for the house and other paved

improvements to 38%, which complies with the 40% maximum impervious surface for a lot of this size.

5. If the variation is approved, the petitioners may apply for a building permit for the proposed addition.

RECOMMENDATION

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

tji/attachments

x:\comdev\mem2018\150_Sharma 1439 Snow Drift Circle_vbc.docx



Village of Bartlett
Zoning Board of Appeals Minutes
August 2, 2018

Case (#18-16) 1439 Snow Drift Circle
Variation
Rear Yard
Public Hearing

The following Exhibits were presented:

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

Petitioners, **Deepak and Mona Sharma** were sworn in by **M. Werden**.

Mona Sharma stated she and her husband are requesting a 3'6" variation from the required 30' rear yard to add a sun room, bedroom and a bathroom on to their existing two level home. Legally they can go 7 ft. but they are looking to go 10 ft. **M. Sharma** stated they love their home, the area they just need a little extra room. **M. Werden** stated from what he could see the addition would match the current home. **M. Sharma** stated yes it will blend in with the house. **M. Werden** asked if Staff received any calls from the Public Hearing Notice posted in front of the house. **A. Zubko** stated she did receive one call who said he was going to email a letter but he never did. **B Bucaro** asked **A. Zubko** what the call was about. **A. Zubko** stated the caller just wanted to know what they are building and she explained it was on the rear of the house. The caller had some concern because the **Shama's** have rented this home in the past but the letter states they will be living in the house now and after the addition. **A. Zubko** stated she assumes the caller didn't have any issues since he never called or wrote back. **M. Werden** asked if anyone from the Board had any questions or comments. **G. Koziol** asked if two story addition will be under the current deck, a footprint replacement. **M. Sharma** stated yes this is correct. **A. Zubko** stated there will also be a wood deck with a covered patio and a covered porch. **M. Werden** asked if the bay window will stay. **M. Sharma** again stated yes. **G. Koziol** asked if there have been other additions like this in the neighborhood. **A. Zubko** stated she did not look into that, the backyards in this area are quite tiny and she wouldn't be surprised if there weren't any others. **G. Koziol** stated he did go through the neighborhood and didn't see anything like this. This will be very unique with a 10% rear yard reduction and seems to be a little close, but if no other neighbors have said anything he believes this to be acceptable. **M. Werden** asked if there will be a need for the stairway. **M. Sharma** stated yes there will still be a stairway. **B Bucaro** asked if there were any previous variance for the stairways coming down towards the rear of the lot. **A. Zubko** stated no the Village does not require a variance for stairs. **G. Koziol** stated once finished it will look more formal than it looks today.

M. Werden asked if **Jeevan Singh**, Architect had anything to add. **J. Singh** stated the existing wood balcony would be removed and the proposed 10'-6" x 34'-3" addition would be constructed. The addition will keep the same character as the entire neighborhood.

M. Werden asked if there were any comments or questions from any members of the Board.

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

M. Werden asked for a motion.

G. Koziol made a motion to pass along a positive recommendation to the Village Board to approve Case #18-16, 1439 Snow Drift Circle.



Village of Bartlett
Zoning Board of Appeals Minutes
August 2, 2018

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

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

Roll Call

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

The motion carried.

M. Werden advised the Petitioner to stay in touch with **A. Zubko** as to when this case will be on the Village Board agenda. **A. Zubko** stated this case would go to Committee August 23, 2018.

To Whom It May Concern,

We at 1439 Snowdrift Circle, Bartlett are requesting a variance of 10.6' X 34.3' for an extension of our kitchen and patio as well as the addition of a sunroom. We love the area we live in, and love the city of Bartlett, but will be needing additional space due to the immigration of family members from India within the next two years. These family members will be staying with us for a few months while they get settled in America, therefore, it would be greatly appreciated if our variance could be approved for the dimensions listed above.

Thank You,

Deepak and Mona Sharma

RECEIVED
COMMUNITY DEVELOPMENT

JUL 09 2018

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
2018-16
Case # RECEIVED
COMMUNITY DEVELOPMENT
JUL 09 2018
VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: MONA & DEEPAK SHARMA

Street Address: 1439 SNOWDRIFT CIRCLE

City, State: BARTLETT, ILL

Zip Code: 60103

Email Address:

Phone Number:

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: MONA & DEEPAK SHARMA

Street Address: 1439 SNOWDRIFT SHARMA

City, State: BARTLETT, IL

Zip Code: 60103 0840

Phone Number: Deepak Sharma 630-

OWNER'S SIGNATURE: Deepak Sharma Date: _____

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

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST

(i.e. 5ft., 10 ft.)

3' - 5" ~~W~~ VARIANCE IN REAR
FOR SUNROOM & PATIO

PROPERTY INFORMATION

Common Address/General Location of Property: 1439 SNOWDRIFT CIRCLE

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-307-011

Acreage: 0.14 acres

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney _____

Surveyor _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

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

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

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

THE W FAMILY NEEDS MORE ROOM FOR ENJOYMENT.
FOR PATIO & A BED ROOM W/BATH, WE LOVE
VILLAGE OF BARTLET & WANTS TO STAY HERE.

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

ASKING
WE ARE VARIANE IN BACK FOR
CONC. PATIO & SUN ROOM 3'6" WIDE X 3'4.3' LONG
WITH SWAN

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

WE ARE NOT LOOKING FOR MONEY
WE WANT TO STAY IN BARTLET.

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

WE LOVE BARTLET & WANTS TO STAY HERE

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

IT IS DEFINATELY IMPROVEMENT TO THE NEIGHBORHOOD

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

THE NEW ADDITION WILL ~~HURT~~ ENHENCE THE NEIGHBORHOOD, NOT HURT.

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

THE VARIANCE IS SIMPLE, SAMALL VARIANCE, LIKE ANY OTHER VARIANCE WILL NOT HURT THE NEIGHBORHOOD.

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: DEEPAK SHARMA

DATE: 07/09/18

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: DEEPAK SHARMA

ADDRESS: 1439 Snow Drive
BARILETT IL 60107

PHONE NUMBER: 

EMAIL: 

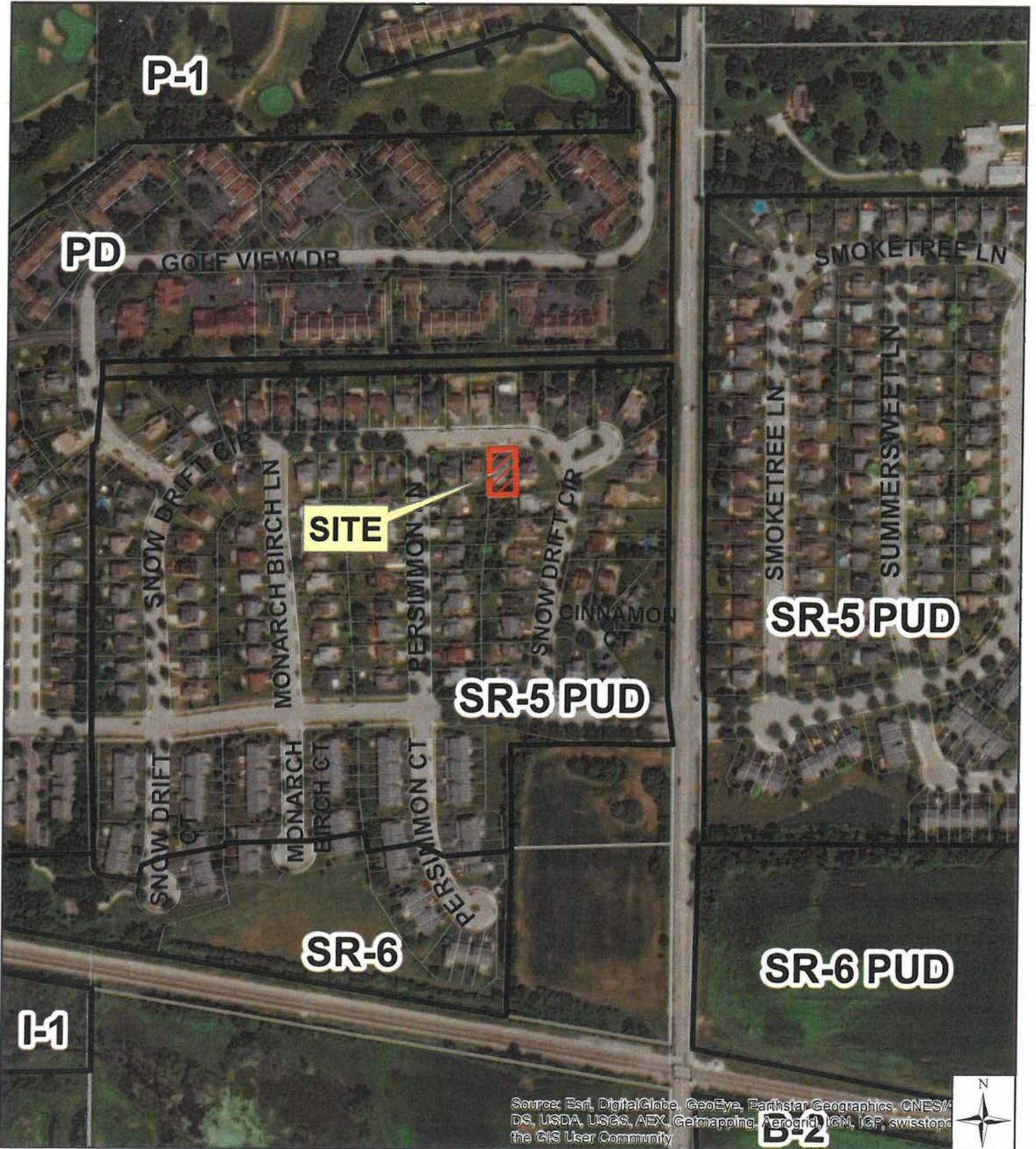
SIGNATURE: 

DATE: 07/09/18



ZONING/LOCATION MAP

1439 Snow Drift Cir.
Case #18-16 - Variation



ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

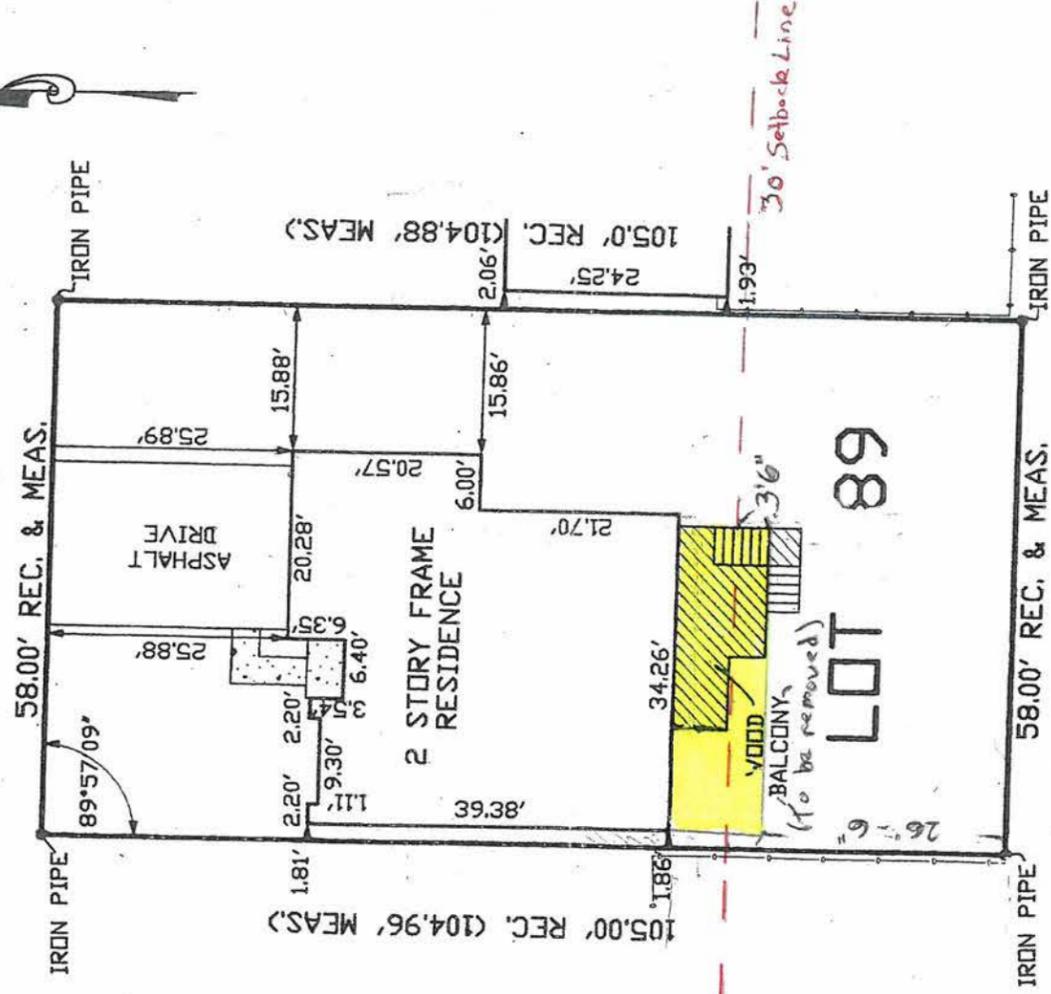
Plat of Survey

OF PROPERTY DESCRIBED AS:

Lot 89 of Plat of Subdivision, Amber Grove Unit 1, recorded as Document No. 92-305320, being a subdivision of part of the West Half, Southwest Quarter Section 28, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

SNOWDRIFT CIRCLE

(#1439)



RECEIVED
COMMUNITY DEVELOPMENT

JUL 09 2018

VILLAGE OF
BARTLETT

SITE PLAN

SCALE 1"=20'-0"

Scale: 1" = 20'
Ordered: N. Harlovic
Owner: Kumar/Sharma
Page: 41-9-28E
Drawn: KJF
Job: A54, 825SL
City: Bartlett

STATE OF ILLINOIS
COUNTY OF KANE ss Nov. 7, 2003

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

Alan J. Coulson
Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

Alan J. Coulson

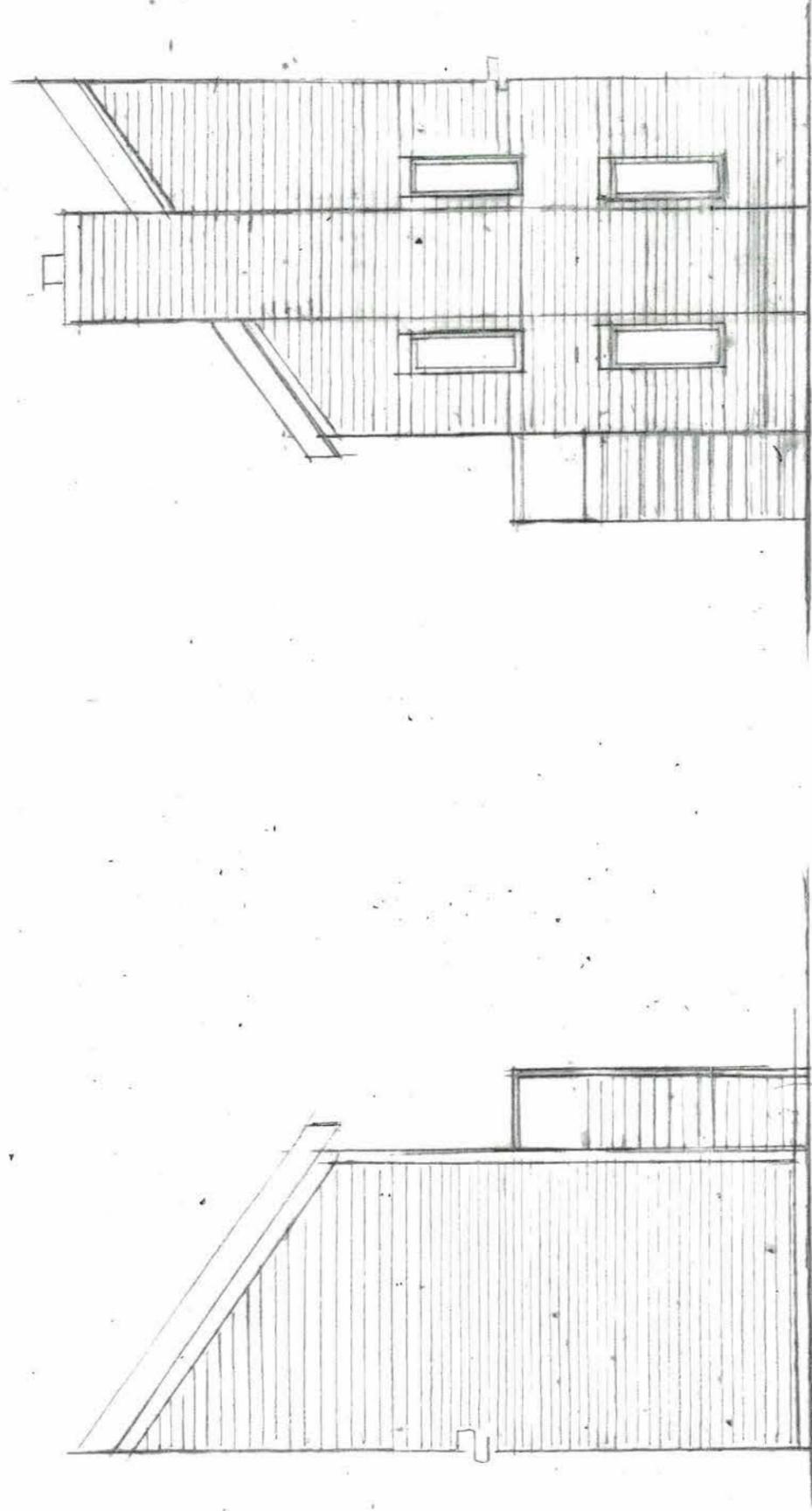
ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
ILLINOIS - WISCONSIN

208 W. MAIN ST.
W. DUNDEE, IL 60118
PHONE 847-428-2811
1-800-559-2910
E-mail: airveyr@aol.com

Professional Design Firm
Land Surveying Corporation
License No. 184-002863

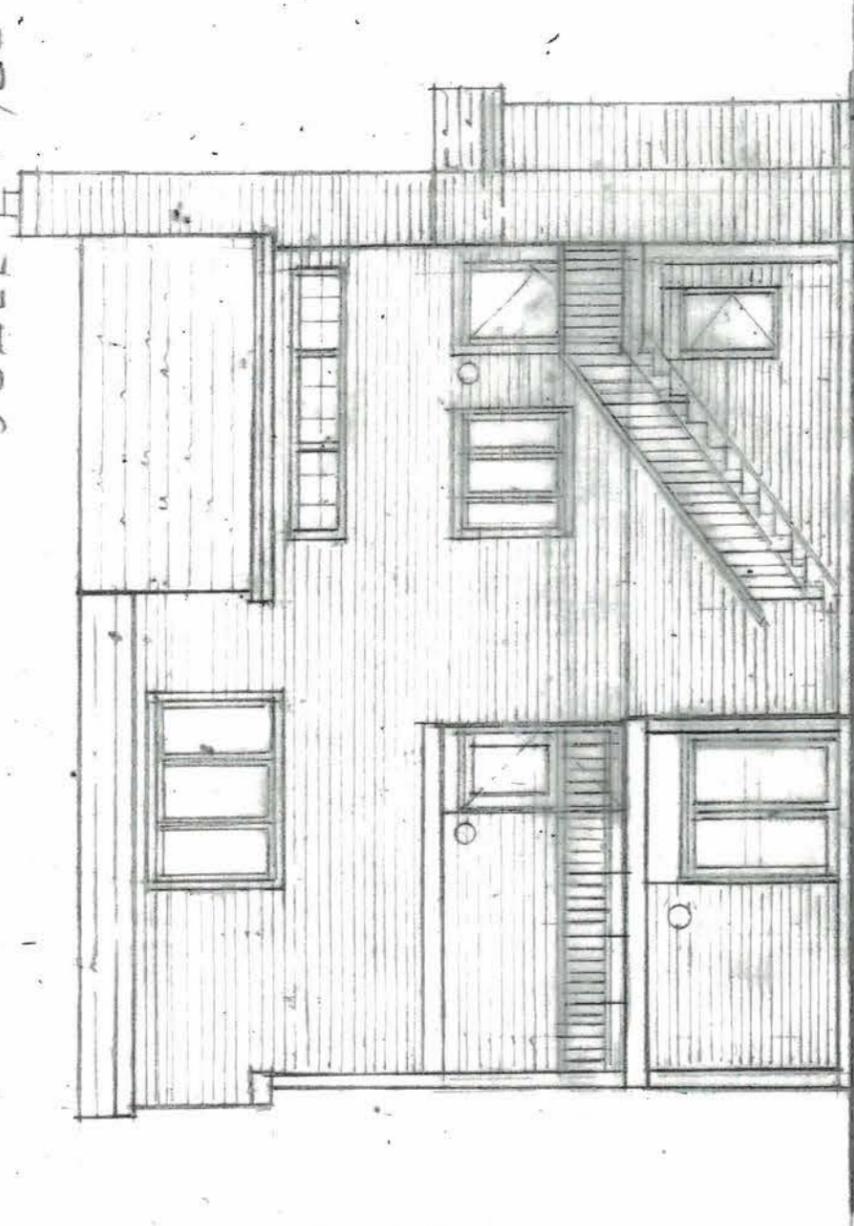
Alan J. Coulson
I.P.L.S. No. 35-2155
Expiration Date: 11-30-04

Compare the description on this plat with deed. Refer to file for easements and buildings lines.



PARTIAL RIGHT ELEV.
SCALE 1/8" = 1'-0"

PARTIAL LEFT ELEV.
SCALE 1/8" = 1'-0"



REAR ELEV.

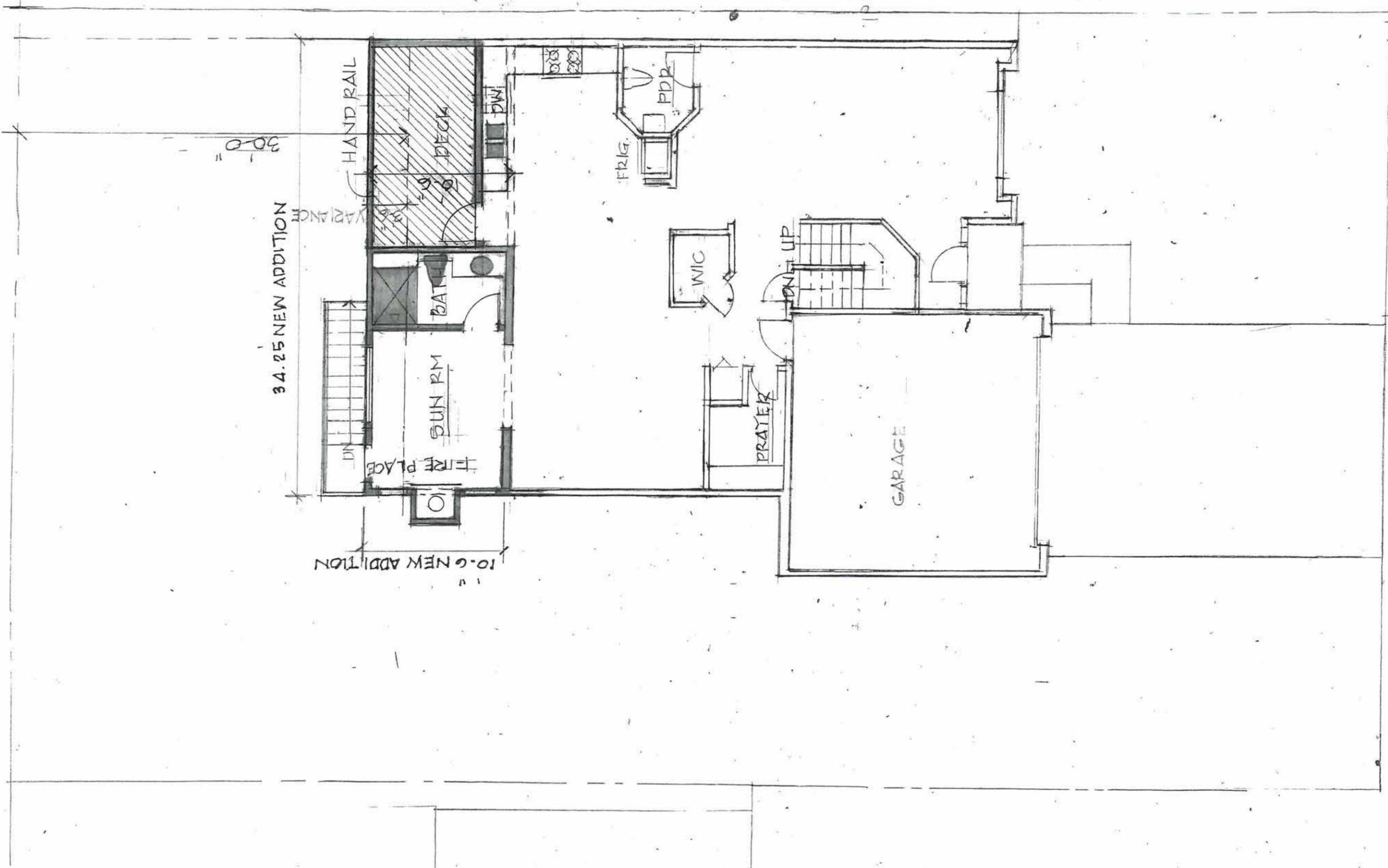
SCALE 1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH EXIST.

RECEIVED
COMMUNITY DEVELOPMENT

JUL 09 2018

VILLAGE OF
BARTLETT



RECEIVED
COMMUNITY DEVELOPMENT

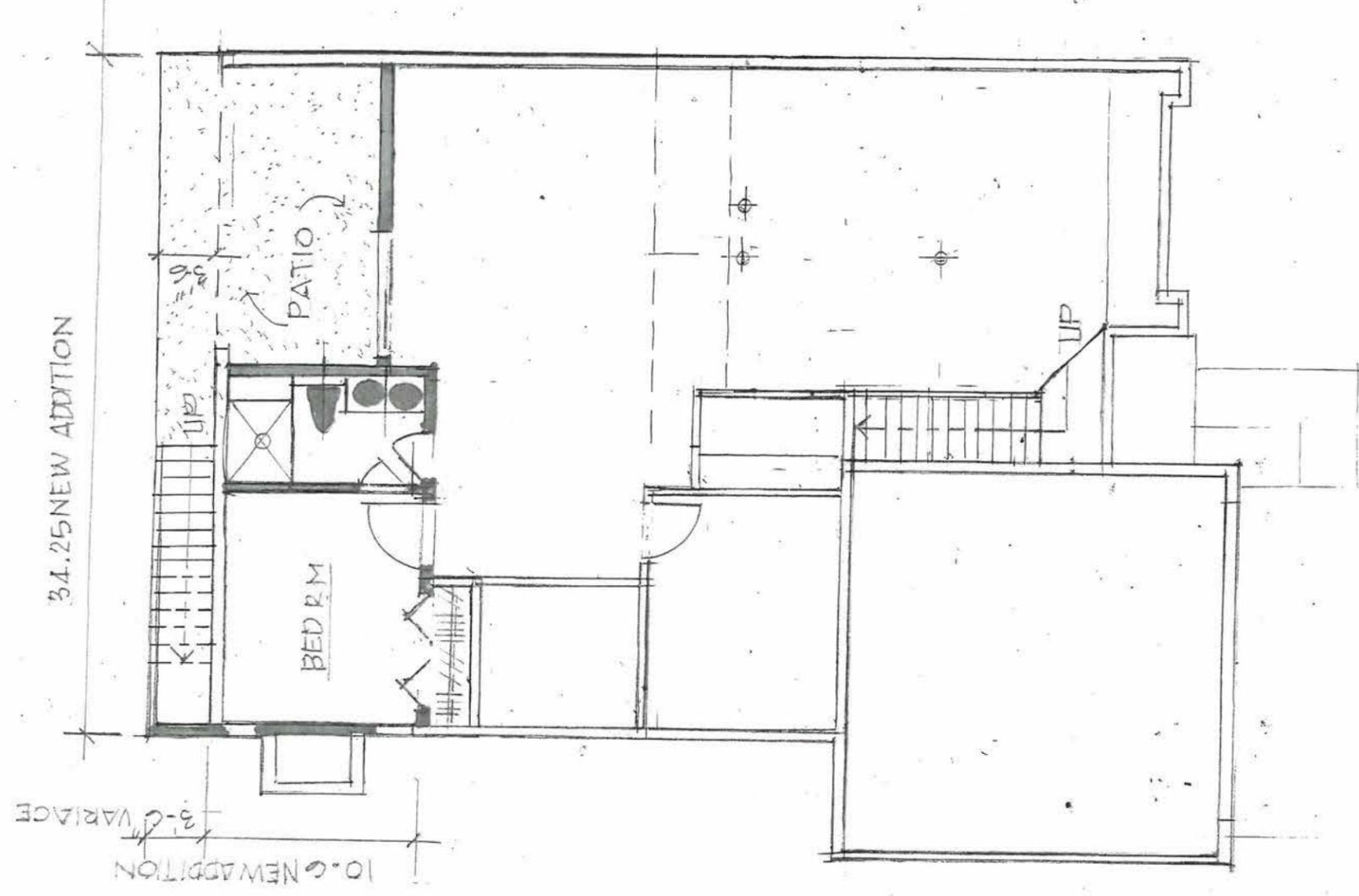
JUL 09 2018

VILLAGE OF
BARTLETT

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

VARIANCE FOR = 34.25 x 3.50 x 2 = 239.75 SF



LOWER LEVEL PLAN
 SCALE 1/8" = 1'-0"

RECEIVED
 COMMUNITY DEVELOPMENT

JUL 09 2018

VILLAGE OF
 BARTLETT

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 9, 2018
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator 77
RE: Indian Express BEDA Application

APPLICANT: Ajay Tantuwaya on behalf of Indian Express, 772 W. Bartlett Road

BACKGROUND: Staff has been working with the petitioner, Ajay Tantuwaya, in the hopes of attracting the Village's first Indian restaurant. Through a partnership, his family has purchased the commercial condominium unit at 772 West Bartlett Road in the Westgate Commons shopping plaza. The space was the former home to Sorelle Salon, however the unit had fallen into foreclosure prior to being purchased for redevelopment by the applicant's family.

The Bartlett Economic Development Assistance, or BEDA, program was created and approved by the Village Board in May 2018 with the expressed intent to attract new sales tax producing businesses and to help existing ones expand.

The program provides matching funds for a number of business-related expenses including, but not limited to, interior build-outs and Code compliance items.

The BEDA program was also conceived of as a means to attract private investment to properties that have been difficult to fill due to a high amount of capital that would be needed to bring them up to current Code.

INDIAN EXPRESS:

Per the attached estimate dated July 2nd by S. Kecki Construction, Mr. Tantuwaya's project will cost approximately \$115,000. Signage will be an additional \$3,986, bringing the total project cost to \$119,000.

The proposed floor plan will include the addition of a 320 square foot kitchen, a dining room with four tables, each seating four, and a waiting area in the front. Additionally, an additional bathroom must be installed to meet current Building Code.

Documentation of proposed improvements and their associated costs is attached.

As the Village's first applicant for the new BEDA program, Mr. Tantuwaya has requested a maximum available incentive of \$50,000, or approximately forty-two percent (42%) of build-out costs.

RECOMMENDATION:

Due to the finite amount of \$150,000 allocated to the first year of the BEDA program and the number of pending applications, Staff recommends a rebate in the amount of **\$25,000**, or twenty-one percent (21%) of total project costs.

This recommendation takes into consideration several additional likely applicants within the next several months in other vacant spaces and several existing businesses seeking to expand.

JULY 9th ECONOMIC DEVELOPMENT COMMISSION

Mr. Tantuwaya's request for a grant from the BEDA Program was reviewed by the Economic Development Commission at its July 9, 2018 meeting.

After reviewing the applicant's proposed business and request for economic development assistance, the EDC recommended in favor of granting a rebate in the amount of **\$25,000** by a unanimous vote.

Mr. Tantuwaya is currently working with the Building Department to secure necessary permits.

Funds would be released as a reimbursement following the expenditures and documentation of the funds being spent with all improvements made to Village Code.



Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Ajay Tantuwaya

Applicant(s) Address: 1758 DYER OR

E-Mail Address: ajay7458@gmail.com

Primary Contact for Project: Ajay Tantuwaya

Cell Phone Number and/or Home Number: 630-618-1678

Applicant is or will be (check all that apply) Tenant Property Owner

Number of Years in Business: New Number of Years in Bartlett: 15 +

Contact Name and Information for Applicant's Agent or Architect (if any):

Mark Lindstrom 847-626-4091

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

Property Information:

Project Property Location/Address: 772 W. Bartlett ^{Bartlett,} IL

This Property is (check all that apply): Retail Restaurant Office

Other (explain)

Number of Businesses on Site: New Business

Names of Other Businesses on Site: West Gate Commons

Size of Building (dimensions or total square feet) 1,370 sq. ft

Stories in building: 1 Parking spaces on property:

Last Real Estate Taxes Paid: 14,907

Property Tax Index Number(s) (PIN): 06-34-109-006-1012

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 115,000

Amount Requested from Village: \$ 50,000

Project Scope: Describe and identify all exterior/nterior improvements proposed (Use additional paper if necessary to fully describe proposed project)

Converting an existing Salon to a full establishment running indian restaurant.

If approved, estimated project completion date: September 10, 2018

Please Attach: Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien

[Redacted]

Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project and this may be at a lower amount than requested or less than half of the anticipated cost of the project. I further understand that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at 50% of the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

Ajeey [Signature]
Applicant Signature

7/2/18
Date



Return this completed application with attachments to:
Tony Fradin, Economic Development Coordinator
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Date: 07/02/2018

ESTIMATE

S Kecki Construction
3540 N Ozark
Chicago, IL 60634
773-965-4400
stkecki@yahoo.com

To Indian Express:
772 W. Bartlett Rd
Bartlett, IL 60103

BUILD OUT KITCHEN

1. Cut concrete for removal of existing plumbing and installation of new washroom and kitchen sink three compartment sink, mop sink.
2. Install power for the walk-in cooler
3. Install new ANSI system for hood.
4. Install new grease trap for kitchen equipment's.
5. Refinish flooring on the entire property
6. Replace concrete and drywall ready for paint.
7. Demo drywall on east side, counter in front, drywall in new men's washroom, electric in men's washroom.
8. Redo HVAC as per new drawings
9. Install new exhaust fans and fresh air fans
10. Relocate on demand water heater
11. Install new gas 2' gas lines
12. Addition of one extra bathroom requires per new code. Both bathrooms will be handicapped bathrooms per code.
13. Build half wall with Plexiglass after the hand sink
14. Install new flip counter with laminate top
15. Install new sinks in the kitchen
16. Install electrical for TV's

17. Redo new counter as per drawings.

18. Install new appliances.

19. Remove existing some ductwork, to install new 10' hood and install new hood, duct work. Redo HVAC as per new drawings.

(All rough material included)

Total		\$115,000.00
	Subtotal	\$115,000.00
	Sales Tax	0.00
	Total	\$115,000.00

Estimate prepared by: S Kecki Construction

Thank you for choosing S Kecki Construction for your construction needs. I am confident that you will be satisfied with the services that I offer. Any changes or any other requests by the client will reflect the final price. If you have any questions please feel free to call or email me.

Office: 773.965.4400 (Monday-Saturday 10am-5pm)

Quote

06/29/2018

Project:
 INDIAN EXPRESS
 772 W. BARTLETT ROAD
 BARTLETT, IL 60103

From:
 March Equipment
 Joe Floro
 930 W. Fullerton Ave.
 Addison, IL 60101---42
 6306273031
 (630)627-3031 (Contact)

Job Reference Number: 720

Item	Qty	Description	Sell	Sell Total
1	2 ea	GAS FLOOR FRYER Pitco Frialator Model No. 35C+S Fryer, gas, floor model, 35-40 lb. oil capacity, millivolt control, stainless steel tank, door & front, 90,000 BTU, CSA, NSF, CE	\$2,650.00	\$5,300.00
	2 ea	1 year parts and labor warranty from the date of installation up to a maximum of 15 months from the date of manufacture (with appropriate documentation), standard		
	2 ea	Gas to be determined		
	2 ea	P6072145 Basket, (2) oblong/twin size, 13-1/2" x 6-1/2" x 5-1/2" deep, long handle, regular mesh (shipped std (n/c) with models "T" SG14, SG14R, SSH55, SE14, SE14X, SE14B, SG14T, 35+, 45+, fryer batteries shipped with (1) per fryer		
	2 st	B3901501 Casters, 6" swivel, (2) locking & (2) non-locking, for economy, food/fish, donut fryers, (set of 4)	\$500.00	\$1,000.00
			ITEM TOTAL:	\$6,300.00
2	1 ea	RANGE, 36", 6 OPEN BURNERS Southbend Model No. S36D S-Series Restaurant Range, gas, 36", (6) 28,000 BTU open burners, (1) standard oven, snap action thermostat, removable cast iron grate tops & crumb drawer, hinged lower valve panel, includes (1) rack, stainless steel front, sides, shelf, 4" front rail & 6" adjustable legs, 203,000 BTU, CSA, NSF	\$2,550.00	\$2,550.00
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty (range)		
	1 ea	Gas type to be specified		
	1 ea	Casters, 2 locking & 2 standard, in lieu of legs	\$285.00	\$285.00
			ITEM TOTAL:	\$2,835.00
3	1 ea	GAS COUNTERTOP GRIDDLE Southbend Model No. HDG-24 Griddle, countertop, gas, 24" W x 24" D cooking surface, 1" thick polished steel plate, thermostatic controls, battery spark ignition, stainless steel front, sides & 4" adjustable legs, 60,000 BTU, CSA, NSF (Note: Qualifies for Southbend's Service First™ Program, see Service First document for details)	\$2,975.00	\$2,975.00
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty		



March Equipment

06/29/2018

Item	Qty	Description	Sell	Sell Total
	1 ea	Specify Gas Type		
	1 ea	400° thermostat control, standard		
	1 ea	HDCS-24 Counterline Stand, 24", undershelf, stainless steel construction, adjustable bullet feet, CSA, NSF	\$775.00	\$775.00
	1 ea	Casters (factory installed ONLY)	\$300.00	\$300.00
			ITEM TOTAL:	\$4,050.00
4	2 ea	RANGE, STOCK POT, GAS Comstock-Castle Model No. CCSP-1 Stock Pot Range, gas, 18" wide, (1) double burner section, cast iron burner, (2) manual controls, open front cabinet base, cast iron top grate, stainless steel exterior finish, 110,000 total BTU, cETLus, ETL-Sanitation	\$450.00	\$900.00
	2 ea	One year parts and labor warranty, standard		
	2 ea	Gas type to be specified		
			ITEM TOTAL:	\$900.00
5	1 ea	REACH-IN FREEZER True Manufacturing Co., Inc. Model No. TS-49F-HC Freezer, Reach-in, two-section, -10°F, (2) stainless steel doors, stainless steel front/sides, stainless steel interior, (6) gray PVC coated wire shelves, interior lighting, 4" castors, R290 Hydrocarbon refrigerant, 1 HP, 115v/60/1, 9.6 amps, NEMA 5-15P, cULus, CE, UL EPH Classified, MADE IN USA, ENERGY STAR®	\$5,200.00	\$5,200.00
	1 ea	Self-contained refrigeration standard		
	1 ea	Warranty - 5 year compressor (self-contained only), please visit www.Trueemfg.com for specifics		
	1 ea	4" Swivel castors, standard (adds 5" to OA height)		
	1 ea	Warranty - 3 year parts and labor, please visit www.Trueemfg.com for specifics		
	1 ea	Left door hinged left, right door hinged right standard		
			ITEM TOTAL:	\$5,200.00
6	1 ea	THREE (3) COMPARTMENT SINK BK Resources Model No. BKS-3-18-12-18T Sink, three compartment, 90"W x 23-13/16"D, 18/304 stainless steel construction, 18" x 18" x 12" deep compartments, 18" drainboards on left & right, 9"H backsplash, 8" OC splash mount faucet holes, 1-1/2" rolled edges on front & sides, includes basket drains (BKDR-4), galvanized steel legs, adjustable high impact corrosion resistant feet, NSF	\$650.00	\$650.00
			ITEM TOTAL:	\$650.00
7	1 ea	ONE (1) COMPARTMENT SINK BK Resources Model No. BK8BS-1-24-14 Budget Sink, one compartment, 27"W x 27-1/2"D x 41"H, 18/430 stainless steel construction, 24" x 24" x 14" deep compartment, 8"H backsplash, 8" OC splash mount faucet holes, 1-1/2" rolled edges on front & sides, square corners, includes basket drains (BKDR-4), galvanized steel legs with adjustable high-impact corrosion-resistant feet	\$250.00	\$250.00
			ITEM TOTAL:	\$250.00

Initial: _____

Item	Qty	Description	Sell	Sell Total
8	1 ea	WALK IN COOLER, MODULAR, SELF-CONTAINED Nor-Lake Model No. KLB741010-C Kold Locker™, Indoor +35°F Cooler, 10' x 10' x 7'-4" H, floorless, 26 gauge embossed coated steel interior & exterior finish, self-closing door, locking deadbolt handle, Capsule-Pak™ ceiling mount, 1 HP, 208-230v/60/1-ph	\$10,750.00	\$10,750.00
	1 ea	Standard 26" door width		
	1 ea	Door hinged on right		
			ITEM TOTAL:	\$10,750.00
9	1 ea	HAND SINK BK Resources Model No. BKHS-D-SS-SS Space Saver Hand Sink, wall mount, 9" wide x 9" front-to-back x 5" deep bowl, 4" OC deck mount faucet holes, marine edge, side splashes on left & right, 7-1/2"H backsplash, includes basket drain & wall mounting hardware, 304 stainless steel construction, NSF	\$130.20	\$130.20
			ITEM TOTAL:	\$130.20
			Merchandise	\$31,065.20
			Freight	\$500.00
			Total	\$31,565.20

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$31,565.20

SIGNET SIGN COMPANY

A Full Service Sign Company

www.signetsigncompany.com
608 White Oak Lane
Bartlett, Illinois 60103-2112
Phone (630) 830-8242
Fax (630) 830-8211
gary@signetsign.net

Indian Express
772 West Bartlett Road
Bartlett, Illinois 60103

July 2, 2018

Attn: Ajay Tantuwaya

Re: New Building Signage

Dear Ajay:

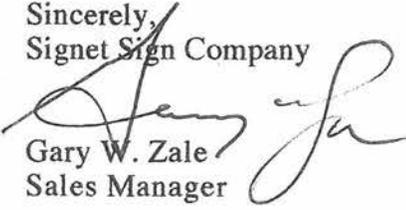
Thank you very much for allowing us the opportunity to present this quotation to you. Since our last meeting, our Company has developed a design # 18-2144 for your review. This artwork details the fabrication, and installation of, one (1) complete set of internally illuminated channel letters reading : INDIAN EXPRESS mounted on a continuous wiring raceway curb. These 22" tall letters will span 8'-0". The interior lighting components will be bright white 6500 L.E.D.'s. The letter faces will be white, the trimcap will be black, the letters sides will be bronze and the raceway will be painted to blend with the brick wall.

The cost to fabricate and install this signage as described will be: \$ 3,986.00

- * All applicable permit fees and related charges will be billed additionally at cost.
- * Tax On Materials is not included.
- * One Half Down (50%) of the total purchase price will be required upon acceptance, with the balance due upon completion.
- Permit Acquisition Fee: \$ 250.00
- Final electrical connections will be made to the existing electrical service on the exterior side of wall.
- Not responsible for any building or awning damages (or repair) incurred during this project. Existing awning will remain.
- This quotation based on contract terms specified on reverse side of this page.
- All U.L. approved construction and installation methods and materials.
- This contract valid for 90 days only.
- Reproducible electronic artwork files will be required in a Vectorized format.

I hope this meets with your approval. If there are any questions please call me. Your requests will receive my immediate attention.

Sincerely,
Signet Sign Company


Gary W. Zale
Sales Manager

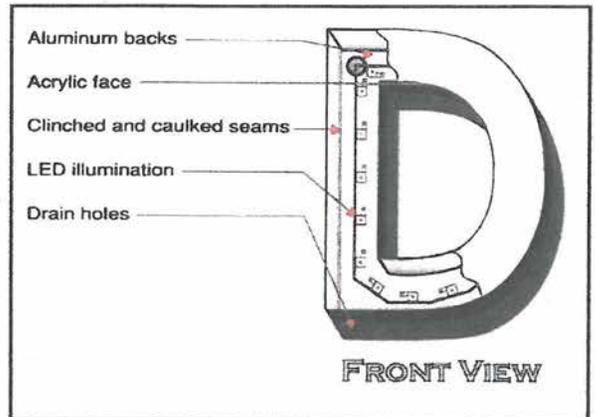
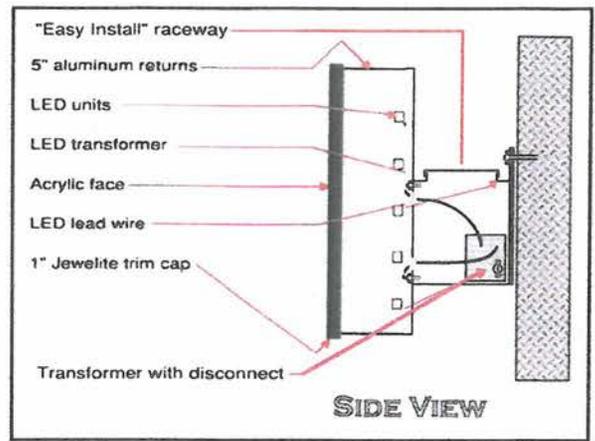
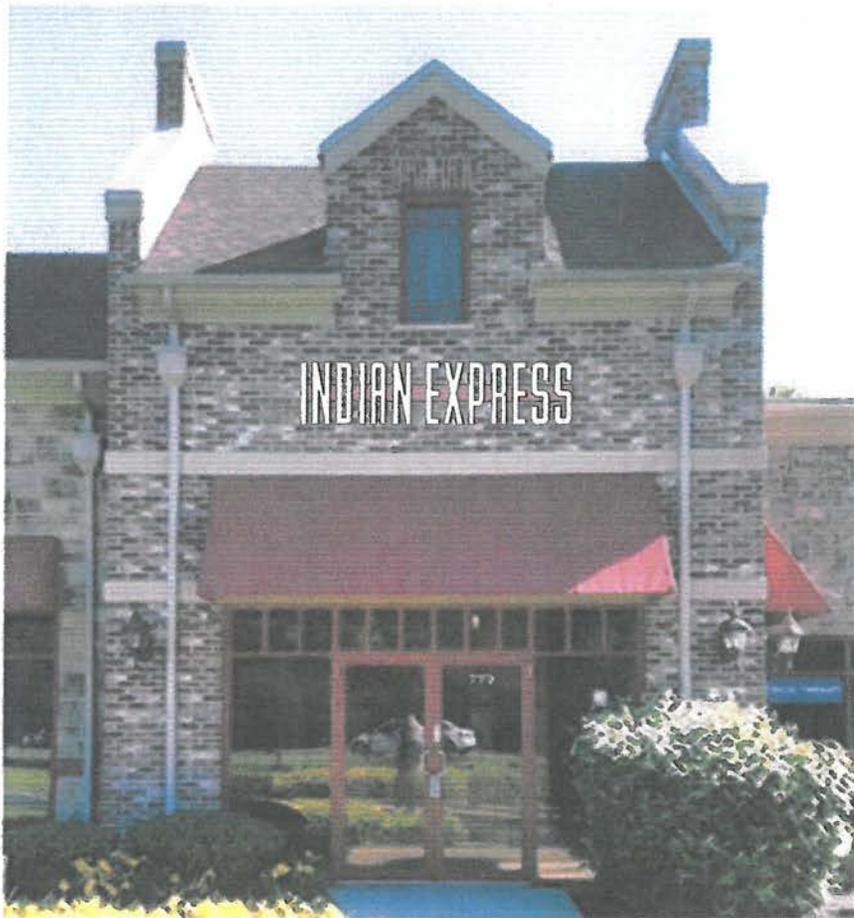
GWZ/wp
attach.

Approved: _____

Title: _____

Date: _____

P.O. Number: _____



2.25" ltr. stroke

One (1) Complete Set Of Individual, Internally Illuminated Channel Letters Mounted On A Continuous Wiring Raceway Curb.

White Plexiglas Faces, Dark Bronze Letter Sides, Black Trim Cap, Tan Colored Raceway.

© Signet Sign Company 2018
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80% of 20' store front
= 16 sq. ft. allowed

SIGNET SIGN COMPANY

608 WHITE OAK LANE, BARTLETT, IL. 60103
"A Full Service Sign Company" (630) 830-8242

This Is An Original Unpublished Drawing, Submitted For Your Personal Use In Connection With A Project Being Planned For You By Signet Sign Company. It Is Not To Be Reproduced, Copied Or Exhibited In Any Fashion Without Written Permission Of Signet Sign Company. Any Use Of This Drawing Without Written Permission Automatically Requires The User To Pay Signet Sign Company A \$ 1,500.00 Design Fee. Dimensions And Descriptions Are For Presentation Purposes Only And May Vary With The Actual Fabrication. Dimensions And Descriptions Are For Presentation Purposes Only And May Vary With The Actual Fabrication. Details depicted on this drawing are for presentation purposes and may change with actual product sizes, dimensions and colors.

Scale: 3/4" = 1'-0"	Client:
Date: 6116	Indian Express
Drawn By: 6-29-18	772 W. Bartlett Road
Drawing #: 18-2144	Bartlett, Illinois 60103
Revision #: ___ As Of: ___/___/___	Drawing ___ Of ___

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Amps	KW	HP	Volts	Phase	Direct	Plug	NEMA	Electrical AFF (in)	Electrical Remarks	Cold Water Size (in)	Cold Water AFF (in)	Hot Water Size (in)	Hot Water AFF (in)	Direct Drain Size (in)	Direct Drain AFF (in)	Indir Drain Size (in)	Plumbing Remarks	Gas Size (in)	MBTUH	Gas AFF (in)	
1	1	Walk-in Cooler	2@8	-	-	120	1	-	X	5-15P	108		-	-	-	-	-	-	-	-		-	-	-
2	2	Freezer	6.5	-	1/4	115	1	-	X	5-15P	12		-	-	-	-	-	-	-	-		-	-	-
3	2	Broiler, Under-Fired/Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-		3/4	90	30
4	1	Range, Restaurant, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-		3/4	179	30
5	1	Griddle, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-		3/4	105	30
6	2	Fryer, Deep Fat, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-		3/4	105	30
7	1	Exhaust Hood	14	-	-	120	1	X	-	-	108		-	-	-	-	-	-	-	-		-	-	-
8	2	Stainless Steel Prep Table																						
9	2	Glass Refrigerator	6.5	-	1/4	115	1	-	X	5-15P	12		-	-	-	-	-	-	-	-		-	-	-
10	1	Hand Sink	-	-	-	-	-	-	-	-	-		1/2	12	1/2	12	-	-	1-1/2					
11	1	Shelving, Wire	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-				
12	1	Sink, Scullery, 3 Compartments	-	-	-	-	-	-	-	-	-		1/2	12	1/2	12	-	-	1-1/2					
13	1	Sink, Soak	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-				
14	2	Shelving, Wire	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-				
15	3	POS	15	-	-	120	1	-	X	5-15P	12		-	-	-	-	-	-	-	-				

GENERAL NOTES - ROOM FINISH SCHEDULE

- ROOM FINISHES ARE INDICATED BY A NUMBER DESIGNATION BENEATH THE ROOM NAME AND NUMBER ON THE FLOOR PLANS - REFER TO SHEET 3
- INDICATED FINISHES ARE KEYED TO THE ROOM FINISH SHCHEDULE. THE FIRST DIGIT INDICATES THE FLOOR FINISH. THE SECOND DIGIT INDICATES THE BASE FINISH. THE THIRD DIGIT INDICATES THE WALL FINISH. THE FOURTH DIGIT INDICATES THE CEILING FINISH.

FLOOR	BASE	WALL	CEILING
1 VINYL TILE	1 4" RESILIENT	1 GYPBD. - PAINT	1 GYPBD. - PAINT
2 EXPOXY	2 INTEGRAL COVERED SHEET VINYL	2 GYPBD. VINYL WALL COVERING	2 24 x 24 LAY-IN ACOUSTIC TILE
3 ENTRANCE MAT OVER WOOD	3 4" CERAMIC TILE	3 VINYL WALL COVERING	3 24 x 48 LAY-IN ACOUSTIC TILE
4 CONCRETE SEALED	4 4" OAK BASE	4 CERAMIC TILE WAINS. - 54" H.	4 24 x 48 LAY-IN VL AC TILE
5 WOOD LAMINATE	5 NONE	5 CONCRETE - PAINT	5 24 x 48 PAINTED GRID
6 CERAMIC TILE	6	6 GYPBD - FRP	6 NONE
7 QUARRY TILE	7	7	7
8	8	8	8

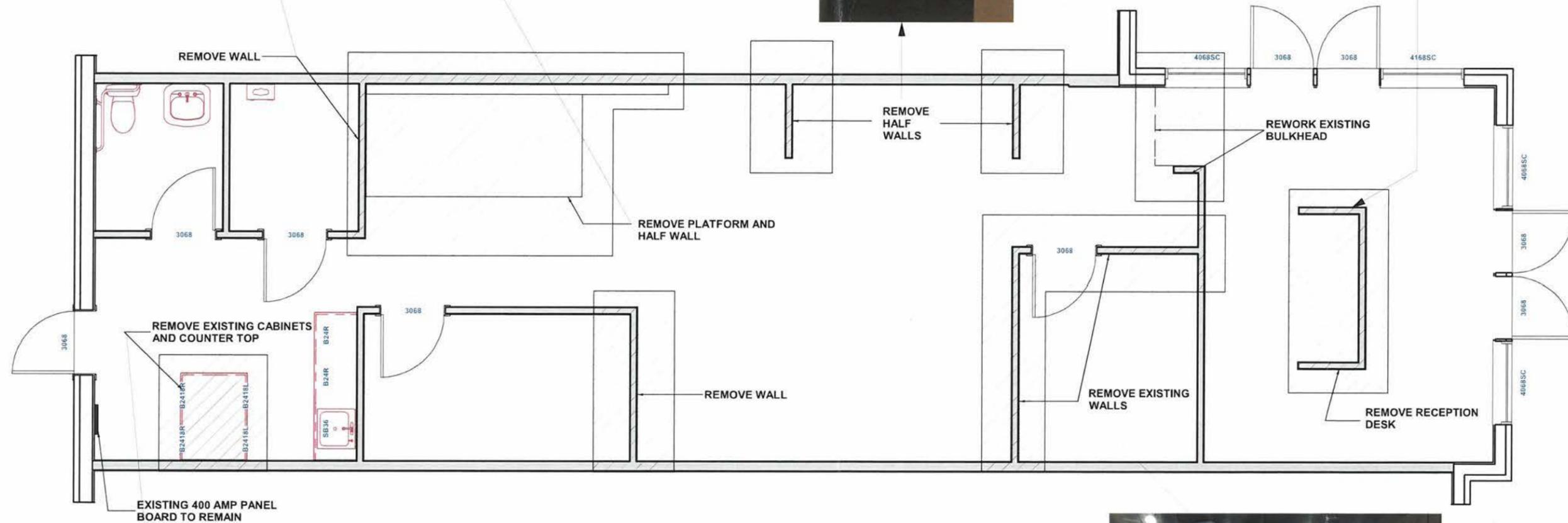
6/29/18

LINDSTROM
ASSOCIATES
PHONE: 630.204.0252
LINDSTROMILLC@YAHOO.COM

**PROPOSED NEW HOME
FOR INDIAN EXPRESS
772 WEST BARTLETT ROAD
BARTLETT, IL**

SHEET

2



EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"



BUILDING DESIGN CRITERIA

FLOOR LOADS	LL	DL
INTERIOR FLOOR LOADS	40 PSF	10 PSF
EXTERIOR DECKS	40 PSF	10 PSF
BALCONIES	100 PSF	10 PSF
CEILING LOADS		
LIMITED ATTIC STORAGE	20 PSF	10 PSF
FULL ATTIC STORAGE	40 PSF	10 PSF
ROOF LOADS		
ROOF (NO CEILING SUPPORT)	30 PSF	10 PSF
ROOF CATHEDRAL CEILING	30 PSF	15 PSF
WALL LOADS		
FRAME w/ SIDING	8 PSF (64 PLF FOR AN 8'-0" WALL)	
FRAME w/ FACE BRICK	40 PSF (320 PLF FOR AN 8'-0" WALL)	
INSULATION		
EXTERIOR WALLS	R-23	
CEILING	R-49	
FLOORS (OVER UNHEATED SPACE)	R-30	
CRAWL SPACE	R-30	
MINIMUM STRUCTURAL VALUES		
UNLESS SPECIFICALLY NOTED ON THE PLANS THE FOLLOWING MINIMUM VALUES SHALL APPLY TO ALL STRUCTURAL MEMBERS		
DIMENSIONAL LUMBER #2 HEM-FIR (DOMESTIC) Fb = 850 PSI Fv = 75 PSI Fc = 405 PSI E = 1,300,000 PSI		
ALL DECK FRAMING LUMBER #2 SOUTHERN PINE (PRESSURE TREATED)		
ALL DECK EXPOSED FINISH LIMBER #1 SOUTHERN PINE (PRESSURE TREATED)		
TRUSJOIST MacMILLAN LVL'S Fb = 2600 PSI Fv = 285 PSI Fc = 750 PSI E = 1,900,000 PSI		
TRUSJOIST MacMILLAN WOLMANIZED PSL'S (LEVEL 2) Fb = 2090 PSI Fv = 175 PSI Fc = 385 PSI E = 1,740,000 PSI		
SOIL BEARING = 3000 PSF		
CAST IN PLACE CONCRETE (28 DAY COMPRESSIVE STRENGTH) = 3000 PSI		
- ARRANGEMENTS, BENDING, DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS		
- WHERE REINFORCING BARS ARE SHOWN CONTINUOUS LAP BARS #4-20", #5-26", #6-33"		
- REINFORCEMENT STEEL BARS - ASTM A615 GRADE 60 (60 KSI)		
- MAXIMUM SIZE OF AGGREGATE IS 1 1/2"		
- MAXIMUM SLUMP IS 3"		
MASONRY		
- MASONRY BRICK UNITS - SW GRADE		
- MORTAR TO BE TYPE S - CONFORMING TO ASTM C270		
- INSTALL 20 GA GALV BRICK ANCHORS 8"bc VERT AND 32"bc HORIZ STAGGERED		
- INSTALL WEEP HOLES AT 48"bc		

APPLICABLE CODES

ICC 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL FIRE CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS
 NEC 2011 NATIONAL ELECTRIC CODE W/AMENDMENTS
 ILLINOIS STATE PLUMBING CODE, 2014 OR LATEST EDITION W/AMENDMENTS
 ILLINOIS ACCESSIBILITY CODE, LATEST EDITION
 THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION (THE "IPMC") W/AMENDMENTS
 ILLINOIS ENERGY CONSERVATION CODE, LATEST EDITION (THE STATE ENERGY CONSERVATION CODE
 "IECC") OR ANSI/ASHRAE/IES STANDARD 90.1-2010 W/AMENDMENTS
 VILLAGE OF BARTLETT ZONING CODE (CURRENT EDITION)
 DUPAGE COUNTY COUNTYWIDE STORMWATER FLOODPLAIN ORDINANCE, 2013



PROPOSED HOME FOR INDIAN EXPRESS 772 WEST BARTLETT ROAD BARTLETT, IL

GENERAL CONDITIONS

THE STANDARD FORM OF THE GENERAL CONDITIONS, A.I.A. FORM A-201, LATEST EDITION, SHALL BE CONSIDERED BY ALL CONTRACTORS AS FORMING PART OF THEIR CONTRACT WITH THE OWNER. ALL CONTRACTORS ARE REQUIRED TO MAKE THEMSELVES FAMILIAR WITH THE A.I.A. GENERAL CONDITIONS, AS ALL WORK WILL BE CONDUCTED IN ACCORDANCE WITH CONDITIONS THEREIN CONTAINED.

IT IS THE INTENT OF THESE DRAWINGS TO HAVE ALL WORK DONE AND COMPLETED IN A GOOD AND WORKMANLIKE MANNER. ALL WORK SHALL BE FURNISHED AND INSTALLED IN EVERY DETAIL, READY FOR SATISFACTORY OPERATION, AND ALL REQUIRED APPARATUS AND MATERIAL SHALL BE FURNISHED EVEN THOUGH NOT SPECIFICALLY MENTIONED HEREIN. ALL WORK SHALL BE INSTALLED USING STANDARD CONSTRUCTION PRACTICES.

NO EXTRAS SHALL BE AUTHORIZED UNLESS THEY ARE APPROVED IN WRITING BY OWNER. ALL CONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION AND LIABILITY INSURANCE IN AMOUNTS REQUESTED BY OWNER OR CITY IN WHICH WORK IS PERFORMED. GENERAL CONTRACTORS AND ALL SUB-CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND HIS AGENTS, OWNERS, AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER FROM THE WRONGFUL OR NEGLIGENCE OF THE CONTRACTOR OR SUB-CONTRACTORS AND INDEPENDENT CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES; INCLUDED SHALL BE THE ILLINOIS LATEST SCAFFOLDING ACT. ALSO THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE FOLLOWING: 1. QUALITY OF WORKMANSHIP PERFORMED ON THE JOB. 2. SELECTION, QUALITY OF MATERIALS SELECTED NOR USED ON THE JOB. 3. ANY ON-SITE INSPECTIONS OF WORK OR PROGRESS OF WORK DATES. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE ARCHITECT CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME. CONTRACTOR'S LIABILITY INSURANCE SHALL ALSO INCLUDE A "HOLD HARMLESS CLAUSE TO INDEMNIFY THE ARCHITECT AND OWNER AGAINST ANY AND ALL CLAIMS THAT MAY ARISE DURING THE LIFE OF THIS CONTRACT.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN CONSTRUCTION TOOLS AND MATERIALS, SALES TAX SHALL BE INCLUDED IN ALL BIDS. THE GENERAL CONTRACTOR, AT THE DIRECTION OF THE OWNER, SHALL OBTAIN AND PAY ALL PERMITS AND FEES. HE/SHE SHALL KEEP AREAS CLEAN AT ALL TIMES AND REMOVE DEBRIS FROM THE PREMISES ON A DAILY BASIS. ALL WORK SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ALL CONTRACTOR'S AND SUB CONTRACTORS WORKING ON THIS CONTRACT SHALL STRICTLY ADHERE TO OSHA SUBPART M SECTIONS 1926.500, 1926.5001, 1926.502 AND 1926.503

THE AGREEMENT BETWEEN THE ARCHITECT AND ANY OTHER PARTY DOES NOT INCLUDE OBSERVATION, INSPECTION OR SUPERVISION. THE ARCHITECT CANNOT ACCEPT RESPONSIBILITY FOR UNSUPERVISED CONSTRUCTION. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THE ARCHITECT IS EXCUPLATED FROM ANY LIABILITY WHATSOEVER OCCASIONED BY THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTANT ERRORS OR OMISSIONS.

THE ARCHITECT SHALL NOT SHALL BE RESPONSIBLE FOR, OR HAVE CONTROL OVER THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY PRECAUTIONS OR PROCEDURES USED TO CONSTRUCT THE WORK. THE PARTIES AGREE THAT THIS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THAT OF THE ARCHITECT.

THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THIS CITY OR VILLAGE. IF DRAWINGS DO NOT ACCOMPANY AN EMBOSSED SEAL, PRINTS ARE NOT VALID FOR PERMIT AND SHOULD NOT BE ISSUED. IF SEAL IS NOT PRESENT NOTIFY ARCHITECT AT ONCE TO VALIDATE WHETHER OR NOT PRINTS ARE VALID.

LINDSTROM ASSOCIATES
 MARK LINDSTROM
 LIC#:001-012778

PRINCIPAL ARCHITECT
 EXP: 11/18

6/29/18

LINDSTROM
 ASSOCIATES
 LINDSTROMILLC@YAHOO.COM
 PHONE: 630.204.0252

PROPOSED NEW HOME
 FOR INDIAN EXPRESS
 772 WEST BARTLETT ROAD
 BARTLETT, IL

SHEET

1



Minutes

Village of Bartlett Economic Development Commission July 9th, 2018

1) Call to Order

G. Kubaszko called the meeting to order at 7:02 pm

2) Roll Call

Present: S. Gandsey, Adam Lewensky, R. Miskiewicz (Chamber), T. Smodilla, J. LaPorte, G. Kubaszko,

Absent: R. Perri, C. Green, D. Gunsteen,

Also Present: T. Fradin, Economic Development Coordinator;
S. Skrycki, Assistant Village Administrator;
J. Dienberg, Administrative Intern;
Ajay Tantuwaya; BEDA Applicant

3) Approval of Minutes

4) BEDA Application: Indian Express 772 West Bartlett Rd

T. Fradin introduced the first BEDA applicant, Ajay Tantuwaya of Indian Express. He shared that Mr. Tantuwaya had applied for a \$50,000 grant in order to renovate his property in the Westgate Commons shopping center, to convert it from a previous salon into the Village's first Indian Restaurant. Mr. Fradin recapped the program as well as went through the petitioner's application. T. Fradin concluded that staff was recommending awarding the petitioner \$25,000, half of what was originally proposed by the petitioner. Mr. Fradin stated that staff is seeking a recommendation from the EDC to approve a BEDA grant to Indian Express at 772 West Bartlett Rd, in the amount of \$25,000 and opened the floor for questions for the petitioner.

A. Tantuwaya introduced himself and shared his vision of the restaurant. He shared that it would be a family restaurant, with him being the manager and the face up front, and his mother would be the chef in the back. He added that his mother has great experience amongst many areas of Indian cuisine, and is accommodating to the vegetarian community. He added that the restaurant will be well located in between the Jain Society Temple and the Shri Swaminarayan Mandir Temple, attracting many individuals from the Indian community to the area. He expressed that the restaurant will be mainly fast-food to-go, with a little bit of dine-in, and a little bit of catering. He anticipates being very busy during the summer time with many catering events.

T. Smodilla expressed excitement for the possibility of Bartlett's first Indian restaurant and opened up questioning to ask questions about the petitioners experience. She asked if the chef had much experience as a professional cook, about the petitioner's restaurant experience, and management

experience. She also asked Mr. Tantuwaya what the average ticket price would be as well as if he intended to apply for a liquor license and subsequently if he intended to apply for a video gaming license.

A. Tantuwaya shared that his mother does not have a culinary degree, but approaches her work with a professional attitude. Her food quality is great, and is well regarded amongst family and friends. He shared that this will be their families first time in the restaurant industry. Mr. Tantuwaya stated that he has a Bachelor's degree in Business Administration and that he currently works as an auditor. He is looking forward to managing the restaurant 24/7. His projected revenues are looking to be \$10,000-\$15,000 per month, with average tickets being \$20-\$25 per person. He added that he would be applying for a liquor license in the near future, with no immediate intention of applying for video gaming.

S. Gandsey asked if Mr. Tantuwaya did his own research for everything that he would need to start his business.

A. Tantuwaya shared that he did do his own research, and also shared that he worked in the industry throughout high school and college, showing that he had industry experience as to what he would need.

A. Lewensky asked if he received multiple quotes for the buildout, and if he looked for Bartlett businesses specifically.

A. Tantuwaya said that they found their contractor through family connections, sharing that they have had good references for that business.

S. Gandsey asked for clarification on when the restaurant would be open.

A. Tantuwaya stated that the goal is to be open September 10th, but that date may be pushed back to October.

S. Gandsey asked Mr. Fradin when the business had to be open to receive the rebate.

T. Fradin stated that that stipulation isn't spelled out, and that it is covered through the building application process, which is usually one year.

T. Smodilla asked that the application be amended to include Mr. Tantuwaya's full last name throughout the entirety of the application, and to include Bartlett, IL to the applicant's address.

S. Gandsey asked if it would be counter service.

A. Tantuwaya stated that there would be counter service and that there would be a small dining area, but projects that most orders would be for carryout.

T. Smodilla asked for the restaurants hours.

A. Tantuwaya stated that the hours would be 11am-7:30 pm Tuesday thru Saturday, 11am-5pm on Sunday and closed on Monday.

T. Smodilla asked if closing at 7:30 is prudent for diners in the Bartlett Area.

A Tantuwaya stated that it would be based on his research. Adding that the Westgate Commons area slows down at that time.

J. LaPorte asked if there would be outdoor seating, and asked if 16 dine-in seats would be enough.

A. Tantuwaya stated that focus of the shop is carry-out and catering. He added that if there is a need for a higher volume of tables, that he would add them.

A. Lewensky asked Mr. Fradin if there was a verification process for the quotes, and more specifically if there is an opportunity for a Bartlett based company to match the quote.

T. Fradin stated that using Bartlett based businesses is recommended, but not required. As for verifications, that is done on the back-end, as it is a reimbursement.

S Skrycki added that the petitioner selected a Bartlett Chamber member for his sign build-out.

T. Smodilla asked if the building permit process has been completed.

T. Fradin stated that it had not and that it is in process.

A Lewensky made a motion to recommend awarding \$25,000 to Indian Express to the Village Board for approval.

Seconded by: S. Gandsey

Motion Carried

COMMUNITY DEVELOPMENT MEMORANDUM
18-148

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

PETITIONER

Angela Atamian on behalf of May's Lounge

SUBJECT SITE

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

REQUEST

Special Use Permit to serve alcohol

SURROUNDING LAND USES

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

DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to serve beer and wine to their patrons at this proposed location.
2. The petitioner is proposing to open a video gaming establishment that will provide dining and refreshments including beer and wine for adults that wish to game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.
3. May's Lounge currently has locations in Lake Zurich and Hickory Hills. Attached are pictures from the opening of May's Lounge in Lake Zurich in April which will be similar to the proposed May's Lounge in Bartlett. The petitioner is also

opening locations in Niles, Berwyn, Carpentersville, Burbank, Streamwood and Addison soon.

4. The proposed 1,587 square foot establishment would include lounging areas with about 12 seats as well as an "entertainment area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.
5. The State Law requires establishments operating video gaming machines to have a valid liquor license. May's Lounge is proposing to offer beer and wine for their patrons and proposes to be open seven days a week from 8 a.m. to 1 a.m. Sunday through Thursday at 8 a.m. to 2 a.m. Friday and Saturday. May's Lounge is applying for a Class B liquor license. The hours permitted to serve beer and wine for the Class B liquor license are Sun.-Thurs. 8:00 a.m. to 1:00 a.m. and Fri.-Sat. 8:00 a.m. to 2:00 a.m. Once a liquor license is issued, the petitioner will be able to apply for the State Video Gaming License.
6. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.
7. May's Lounge would have approximately six (6) employees with one (1) employee on each shift. Parking for the Town Center consists of 161 parking spaces. This use would require 8 parking spaces. There appears to be ample parking for this use. The Town Center Alta Survey is attached for reference.

RECOMMENDATION

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

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

2. Pictures from the opening of May's Lounge in Lake Zurich, Floor Plan, Town Center Alta Survey, 2 Letters of Support and additional information are attached for your review and consideration.
3. The **Plan Commission** reviewed the Petitioner's request, conducted the public hearing and recommended **approval** at their July 12, 2018 meeting subject to the conditions and Findings of Fact outlined above by Staff.
4. Minutes from the Plan Commission Meeting and background information are attached for your review and consideration.

ALZ/attachments

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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.



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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.



May's Bartlett, LLC
April 4, 2018

RECEIVED
COMMUNITY DEVELOPMENT

APR 13 2018

VILLAGE OF
BARTLETT

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

Dear Bartlett Village President & Board of Trustees,

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

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

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

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

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

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

Sincerely,
Angela Atamian



**VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION**

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

PROJECT NAME May's Lounge

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Angela Atamian

Street Address: 21660 W Field Pkwy

City, State: Deer Park, IL

Zip Code: 60010

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Email

PROPERTY OWNER INFORMATION

Name: Bartlett Commercial LLC c/o Horizon Realty

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: 60089

Phone Number: [REDACTED]

As Agent for Landlord

OWNER'S SIGNATURE: [Signature]

Date: 3/27/18

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

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

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

PROPERTY INFORMATION

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

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

Acreage: 1587 sq ft

06-34-410-018-1014

Zoning: PD
(Refer to Official Zoning Map)

Land Use: Commercial

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

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

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

Engineer

Other

FINDINGS OF FACT FOR SPECIAL USES

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

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

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

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

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

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

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

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

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Angela Atamian

PRINT NAME: Angela Atamian

DATE: 4/4/2018

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE BILLED: May's Bartlett, LLC / Graziela Gaytan

ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED]

EMAIL: [REDACTED]

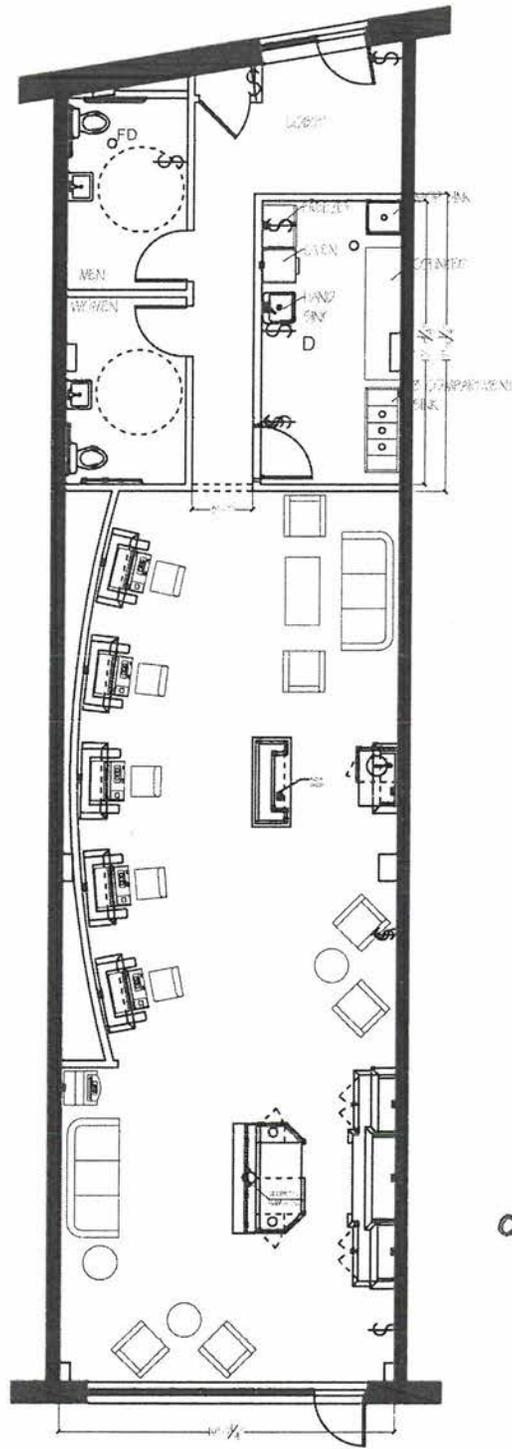
SIGNATURE: Angela Atamian

DATE: 4/4/2018

ZONING/LOCATION MAP

211 S. Main St. - May's Lounge
Case # 18-10 - Special Use





211 S MAIN STREET 

RECEIVED
COMMUNITY DEVELOPMENT
APR 13 2018
VILLAGE OF
BARTLETT

NOTES/COMMENT

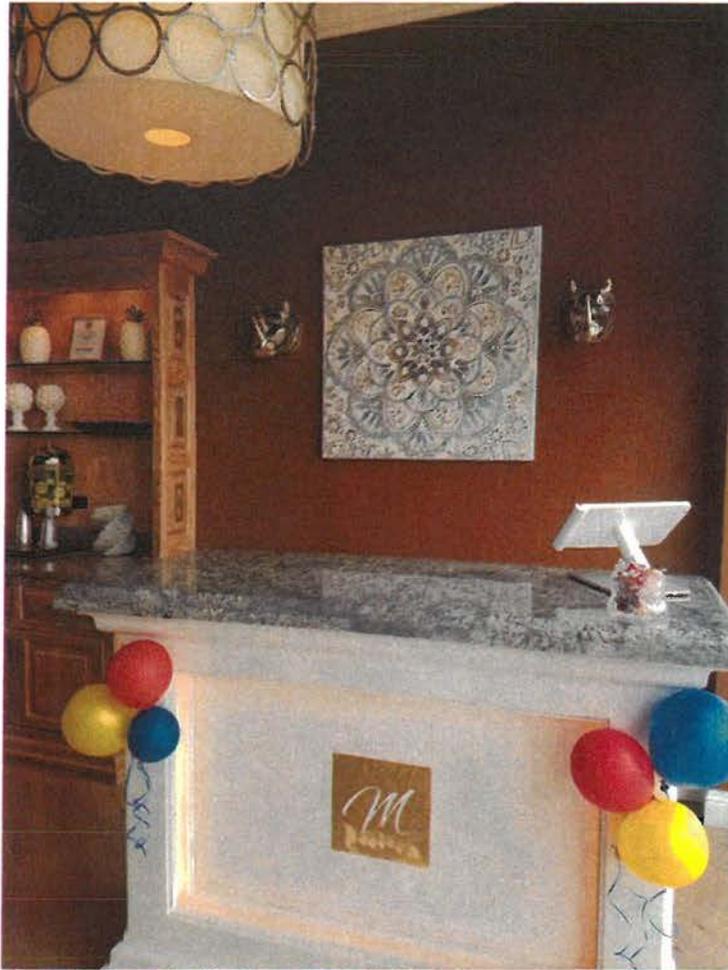
MAY'S LOUNGE
211 S. MAIN ST. BARTLETT, IL



© COPYRIGHT 2001
JOSEPH NICKOLA
DESIGNER

DATE
4/3/2018

SHEET NO.
1





Angela Zubko

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

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

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

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

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

Angela Zubko

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

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

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

Jim Plonczynski,
Community Development

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

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

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

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

Great Food... Great Times.

COMMUNITY DEVELOPMENT MEMORANDUM
18-149

DATE: August 10, 2018
TO: Paula Schumacher, Village Administrator
FROM: Jim Plonczynski  Community Development Director
RE: **(#18-13) 997 S. Route 59- Gambit's**

PETITIONER

Jennifer Craig on behalf of Marvel One Management LLC

SUBJECT SITE

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

REQUEST

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

SURROUNDING LAND USES

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

SITE HISTORY

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

2. As part of the approval of this Ordinance, Exhibit A limited the uses permitted on the property and specifically excludes, but not limited to, the following:
 - Restaurants, carry-out
 - Restaurants, indoor, sitdown, serving liquor, including carry-outs
 - Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants
 - Tavern or cocktail lounges, with or without entertainment

DISCUSSION

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

No other changes to Exhibit A are proposed.

2. The Petitioner is proposing to open a restaurant with a full kitchen and include video gaming that will provide dining and refreshments including alcohol for adults that wish to dine and game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.
3. The Petitioner is also requesting a **Special Use Permit** to serve alcohol to their patrons at this proposed location.
4. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats as well as a "gaming area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.
5. The State Law requires establishments operating video gaming machines to have a valid liquor license. Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week from 6 a.m. to 1 a.m. Monday through Thursday, 6 a.m. to 2 a.m. Friday and Saturday and 9 a.m. to 10 p.m. on Sundays. Gambit's is assessing which Class liquor license would best suit their needs. The Petitioner is aware they can only serve alcohol during the hours specified for the liquor license. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.
6. The State Law requires video gaming establishments to be a minimum of 100

feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.

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

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. The Petitioner shall obtain a liquor license;
 - C. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - D. Findings of Fact: Special Use Permit (serving alcohol)
 - i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The Floor Plan, Information on Gambit's including a menu, Ordinance #1995-14, the approved Site Plan and additional information are attached for your review and consideration.
3. The **Plan Commission** reviewed the Petitioner's requests, conducted the public hearing and recommended **approval** at their July 12, 2018 meeting subject to the conditions and Findings of Fact outlined above by Staff. **A condition was added by the Plan Commission that the trash enclosure be relocated to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Community Development Staff.**
4. The Petitioner contacted the other owners in the building regarding the relocation of the trash enclosure. The other owners are not in favor of the

enclosure being moved. Groot was also contacted and due to maneuverability issues if the enclosure was to be relocated and safety concerns they too are not in favor of the trash enclosure being relocated. Groot agreed to limit pick-up times and Staff recommends trash pick-up not before 9 am.

5. Minutes from the Plan Commission Meeting and background information are attached for your review and consideration.

ALZ/attachments

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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
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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 2.1 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.



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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.



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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.

Marvel One Management LLC

997 S Rt 59
Bartlett, IL 60103
630-788-0138
marvelonemanagement@gmail.com

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

May 15, 2018

RECEIVED
COMMUNITY DEVELOPMENT
MAY 16 2018
VILLAGE OF
BARTLETT

Dear President and Trustees of Bartlett,

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

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

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

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

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

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

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

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

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

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

Warm Regards,

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

Jennifer Craig



**VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION**

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

PROJECT NAME 997 S Rt 59

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jennifer Craig

Street Address: 615 Lido Terrace West

City, State: Bartlett, Illinois

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Martin K. Vesole

Street Address: 997 S Rt 59

City, State: Bartlett Illinois

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ **Date:** 5/15/18
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

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

Requesting: Liquor License, Gaming License

PROPERTY INFORMATION

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

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

Acreage: _____

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

Land Use: Mixed Use Business

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

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

Attorney	<u>Robert Klien</u> <u>44 S Lyle Ave, Elgin, IL 60123</u> <u>(847) 468-8020</u>
Engineer	<u>William Ng (WNA Architects)</u> <u>79 E. Frontage rd. Northfield, IL 60640</u> <u>773.531.5945</u>
Other	<u>Christopher Mancera (Cera Restorations)</u> <u>1423 Wright Blvd, Schaumburg, IL 60193</u> <u>(630)-277-0160</u>

FINDINGS OF FACT FOR SPECIAL USES

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

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

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

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

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

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

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

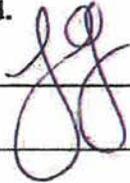
We will stand by and implement all Bartlett's rules, regulations and standards of this Special Use Permit.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: 

PRINT NAME: Jennifer Craig

DATE: 5/15/2018

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

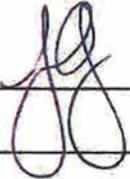
NAME OF PERSON TO BE BILLED: Jennifer Craig

ADDRESS: 615 Lido Terrace West

Bartlett, Illinois 60103

PHONE NUMBER: 

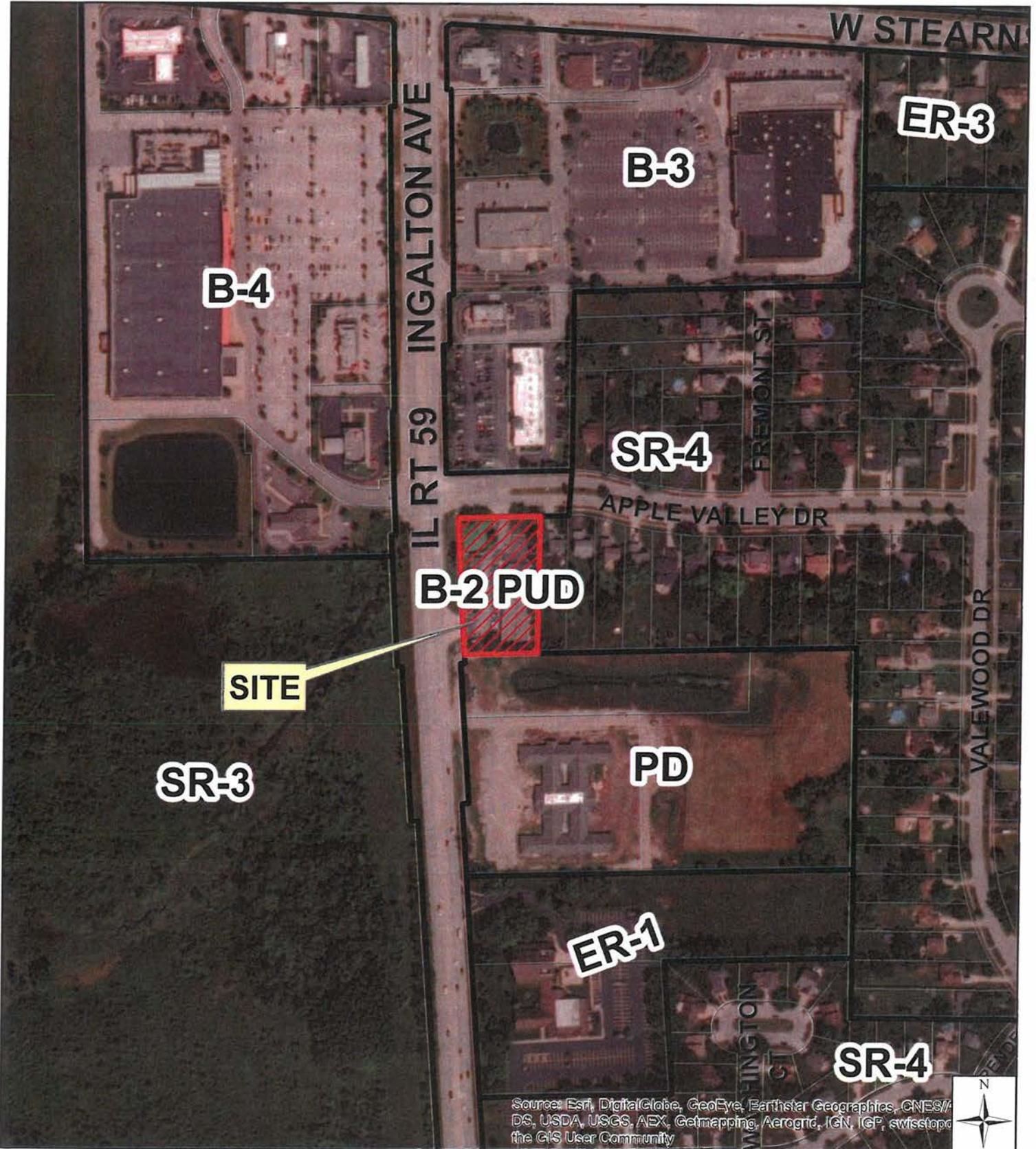
EMAIL: 

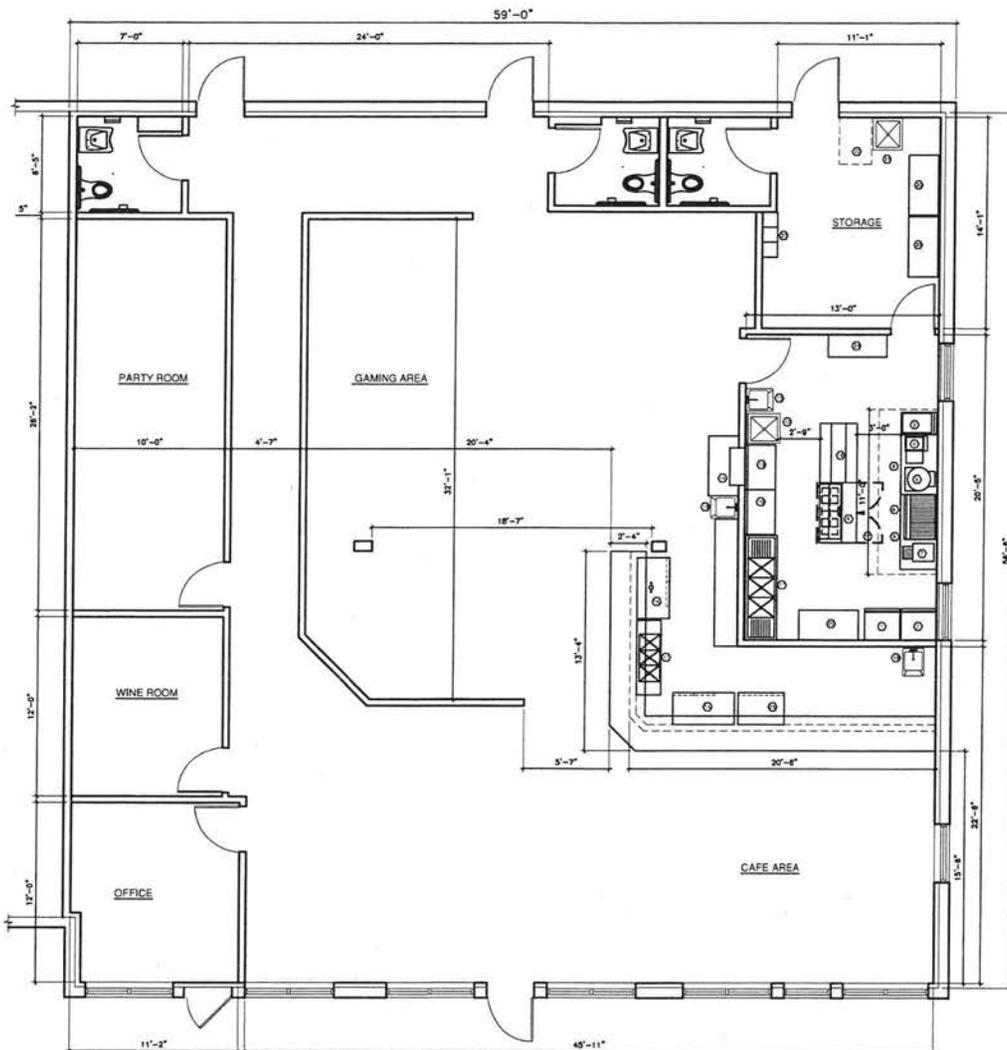
SIGNATURE: 

DATE: 5/15/2018

ZONING/LOCATION MAP

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





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

Gambit's

Property: 997 South Rt 59

County: DuPage

Establishment Size: 3,500 sq ft

Business Type: Restaurant and Bar

Employees: 3-6 + Manager

Building: Vacant End Unit of 3,500 square feet



Gambit's Mission

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

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

Security

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



Vendors

Local Bartlett is our Key

Jasper Meats

Galena Cellars

Coca Cola

Heritage Wine

Turano Bakery

Two Brothers Artisan Brewing

Windy City Distribution

Windy City Distribution

Greco & Sons

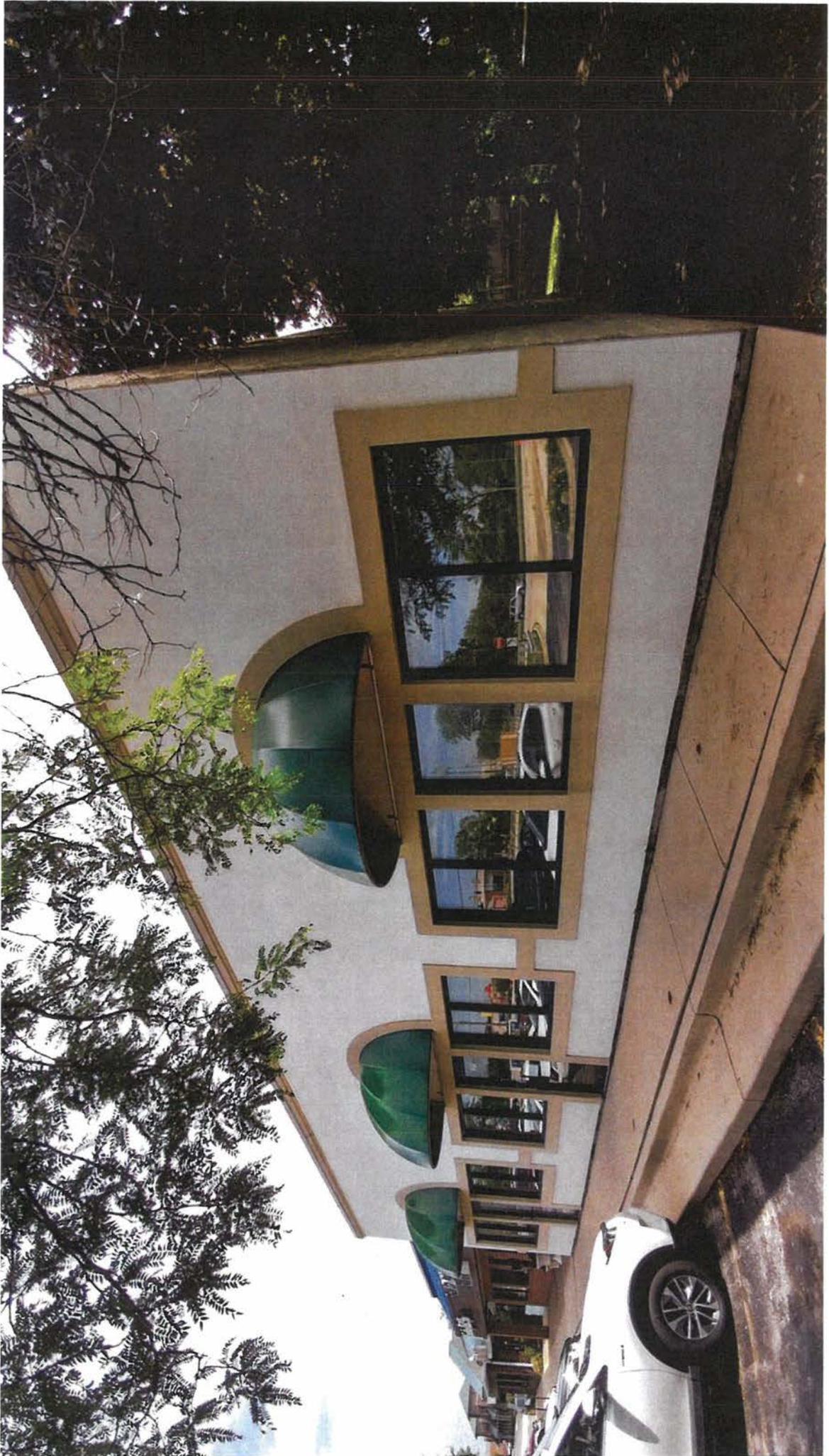
Lynfred Winery

Town & Country

Get Fresh Produce, INC

Charitable Donations and Community Involvement

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



Thank You For Your Time and
Consideration!



Breakfast

Muffins

Chocolate Chip, Blueberry, Banana Nut

Donuts

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

Turano Bagel

Strawberry, Plain, Garden Vegetable

Gambit Grab

Scrambled Egg, American Cheese and Bacon on an English Muffin

Full Plate

Scrambled Eggs, Toast, Sausage or Bacon and Sliced Fruit

Fruit Cup

Sliced Strawberries, Pineapple, Grapes, and Blueberries

Fresh Fruit

Banana, Apple, Orange

Lunch

Served w/ Fresh Cut Cajun Fries

Links

THE WOLVERINE

Bacon Wrapped Sausage w/ Chipotle Mayo and Fried Onion Claws

THE GAMBIT

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

Patties

THE HULK

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

THE GAMBIT

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

RAGIN CAJUN

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

Grilled Chicken Salad

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

Panini

Mozzarella Cheese, Prosciutto, Basil and Sun Dried Tomatoes

Appetizers

House Pickles

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

Gambit's Cheese

Deep Fried Mixture of Mozzarella and Halloumi Cheese

Cerebro

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

Jubilee Chips

Warm Tortilla Chips w/ House Pineapple Habanero Salsa

Alligator Bites

Deep Fried Alligator Tail and House Sauce

Deep Fried Ravioli

Cheese Ravioli Lightly Breaded and Fried, served with Marinara

Saber-tooth Skewers

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

FireCracker

Deep Fried Bacon Wrapped Jalapeno Filled w/ Cream Cheese

Dinner

Uncanny Meatball

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

T-Bone Steak

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

Pulled Pork/Chicken

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

Red Headed Step Child

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

OverFlowJoe

Opened Faced BBQ Sloppy Joe, Served w/ Cajun Fries

PIZZA

The Meats

Cured Pepperoni, Italian Sausage

House

Black Olives, Green Peppers,
Onion, Diced Tomatoes

Southern Braciolo

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

Dessert

Gambit Cake

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

Cannoli Chips/Dip

Pieces of Canoli Shell w/ a Cream Cannoli Dip

Sundae

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

Bourbon Pudding

Cajun Style Brad Pudding Topped w/ Bourbon and Caramel Sauce

Cookie Skillet

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

Rogue Float

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

Drinks

Soda

Fountain

Coca-Cola

Sprite

Diet Coke

Cherry Coke

Strawberry Fanta

Barqs Root beer

Bottles

Coca Cola Classic

Georgia Peach

California Raspberry

Juice

Minute Maid

Apple, Orange, Peach

Coffee

Mocha, Caramel,

Hazelnut, French Vanilla

Frappuccino

Oreo, Caramel, Mocha

Cold Brew Coffee

Slow Steeped Ice Coffee

Mocha, Caramel, French Vanilla

Espresso

Two Brothers

Heat wave, Stomping Ground

Water

Bottles

Dasani

Infused

Strawberry,

Kiwi, Lemon

Tea

Two Brothers Hot Two Brothers Ice Tea

Assam Black Tea

Peach

Japanese Green Tea

Lemon

Passion Fruit

Summer Patch

Iron Goddess Oolong

Alcohol

Wine

FLIGHTS

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

BY THE GLASS

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

Whiskey

BY THE GLASS

Bourbon
Tennessee
Rye
Scotch
Irish
Single Malt
Blend

Beer

TWO BROTHERS

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

FLIGHTS

Midnight

(Dark Lager, Irish Stout)

Sunlight

(Pale Lager, Blonde Ale, Saison)

Adventure

(Mixed IPA)

Drafts

Miller Lite, Coors Light

BY THE GLASS

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

ORDINANCE 95-14

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

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

AN IN EFFECT ON MARCH 18, 1995

PASSED THIS 7TH DAY OF MARCH 1995.

APPROVED THIS 7TH DAY OF MARCH 1995.

ORDINANCE 95- 14

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

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

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

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

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

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

WHEREAS, the Plan Commission held a public hearing on February

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

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

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

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

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

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

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

1. That the proposed use at the southeast corner of Rt. 59 and Apple Valley Drive is desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the community.

2. That such use will not under the circumstances of this particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property values in the vicinity.

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

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

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

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

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

4. There is a sufficient mixture of grass, trees and shrubs within the interior and perimeter of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public.

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

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

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

applicable generally to other property within the same zoning classification.

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

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

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

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

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

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

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

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

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

A. Staff approval of the final engineering plans.

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

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

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

E. Staff approval of the lighting plan.

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

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

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

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

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

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

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

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

ROLL CALL VOTE:

AYES: TRUSTEE ARENDS, FOSTIAK, HODGE, NOLAN

NAYS: TRUSTEE FLOYD, PATLYEK

ABSENT: NONE

PASSED: March 7, 1995

APPROVED: March 7, 1995



Catherine Melchert, Village President

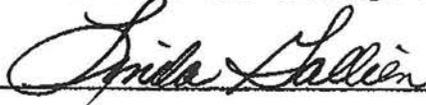
ATTEST:



Linda Gallien, Village Clerk

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

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



Linda Gallien, Village Clerk

Exhibit A - Bartlett Place Permitted Uses

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

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

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

A. Retail Uses:

Antique shops.

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

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

Book stores.

Camera and photographic supply stores.

China, glassware and metalware stores.

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

Exclude ~~Coin and stamp stores.~~

Drapery, curtain and window coverings stores.

Exclude ~~Dry goods stores.~~

~~Drug stores.~~

~~Electrical appliance stores.~~

Fabrics and sewing accessory stores.

Floor covering stores.

Flower shops.

Exclude ~~Food stores.~~

Furniture stores.

Exclude ~~Furriers and fur apparel stores.~~

~~Gift, novelty and souvenir shops.~~

AP

Exclude ~~Hardware stores.~~

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

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

Jewelry stores.

Kitchen and bathroom stores.

Leather shops.

Luggage and suitcase stores.

Exclude ~~Liquor stores.~~

~~Musical instrument stores.~~

~~Newspaper and magazine stores.~~

Paint and wallcovering stores.

Exclude ~~Pharmacies.~~

~~Record shops.~~

Shoe stores.

Specialty shops.

Sporting goods stores. (excluding gun sales, ammo)

Stationery stores.

Exclude ~~Tobacco shops.~~

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

Toy stores.

B. Personal Services:

Art studios and galleries.

Barber shops.

Beauty parlors.

Exclude ~~Dance studios.~~

~~Hobby shops.~~

Key and lock shops.

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

Music studios.

Photographic studios.

Shoe repair shops.

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

Travel bureaus.

~~Food Service and Leisure:~~

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

D. Financial Uses:

Accounting, auditing and bookkeeping uses.

Banks, without drive-in facilities.

Commodity brokers.

Credit union offices.

~~Currency exchanges.~~

Financial counseling offices.

Income tax service.

Savings and loan institutions, without drive-in facilities.

Security brokers.

E. Business Service Uses:

Advertising agency offices.

Photocopying stores.

Data processing centers.

Employment agency offices.

Office supply stores.

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

W

F. Administrative and Professional Offices:

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

G. Medical and Related Uses:

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

H. Communication and Private Utility Uses:

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

I. Education Uses:

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

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

EXCLUDE ~~Personnel training centers.~~

Studios for art, drama, reading or speech.

J. Cultural and Recreational Uses:

Art galleries.

Libraries

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

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

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

L. Governmental Uses:

Office and meeting facilities.

Public parks or plazas.

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

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

Auditoriums or conference centers.

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

~~Drive-in financial institutions.~~

Churches.

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

Parking facilities, in excess of required accessory parking.

Planned unit developments.

MP

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

Exclude

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

Accessory uses may include the following:

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

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

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

- Automobile Racetracks

leave as
prohibited

~~Exclude~~

- ~~Car washes.~~
- ~~Drive-in uses, except for financial institutions.~~
- ~~Hotels and motels.~~
- ~~Incinerators.~~
- ~~Junk yards. (Ord. 82-73, 11-16-82)~~
- ~~Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~
- ~~Wholesale uses.~~

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

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

Handwritten initials

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

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

A. Retail Uses:

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

Bicycle stores.

Book and stationery stores.

Camera and photography supply stores.

Candy and confectionery stores.

China and glassware stores.

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

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

~~Delicatessens.~~

~~Drug stores and pharmacies.~~

Florist shops and conservatories.

~~Food stores and grocery stores.~~

Gift shops.

Haberdasheries.

~~EXCLUDE Hardware stores.~~

~~Exclude Hobby shops.~~

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

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

Jewelry stores.

~~Exclude Newspapers and magazine stores.~~

Shoe stores.

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

~~Exclude variety stores.~~

Wearing apparel shops.

B. Personal Services:

Barber shops.

Beauty parlors.

Key and lock shops.

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

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

Shoe, clothing and hat repair stores.

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

Travel agencies.

C. ~~Food Service and Leisure:~~

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

D. Financial Uses:

Exclude ~~Currency Exchanges.~~

E. Uses permitted in the B-1 District.

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

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

Exclude ~~Automobile Service Stations.~~

Banks, not including drive-in facilities.

Exclude ~~Car washes.~~

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

Fix-it shops, for general, minor repair.

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

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

Ice and milk machines.

Meat markets.

Exclude ~~Newsstands, free-standing.~~

Pet shops.

Planned unit developments.

Savings and loans, not including drive-in facilities.

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

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

Accessory uses may include the following:

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

Signs, as regulated in Chapter 12.

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

Water retention or detention areas.

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

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

Automobile race tracks, raceways, speedways.

Hotels and motels.

Incinerators.

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

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

Restaurants, drive-in.

Taverns, cocktail lounges and package liquor stores.

Exhibit B - Unified Business Center Sign Plan

SIGN CRITERIA FOR BARTLETT PLACE

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

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

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

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

SPECIFICATIONS

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

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

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

13' - 3"
8"
ACCOUNTING

4' - 3"
8"
LAW

11' - 6"
8"
INSURANCE

5'
8"
REAL

7'
ESTATE

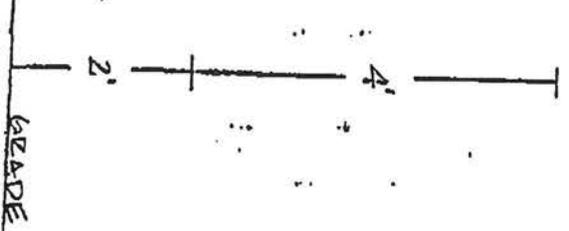
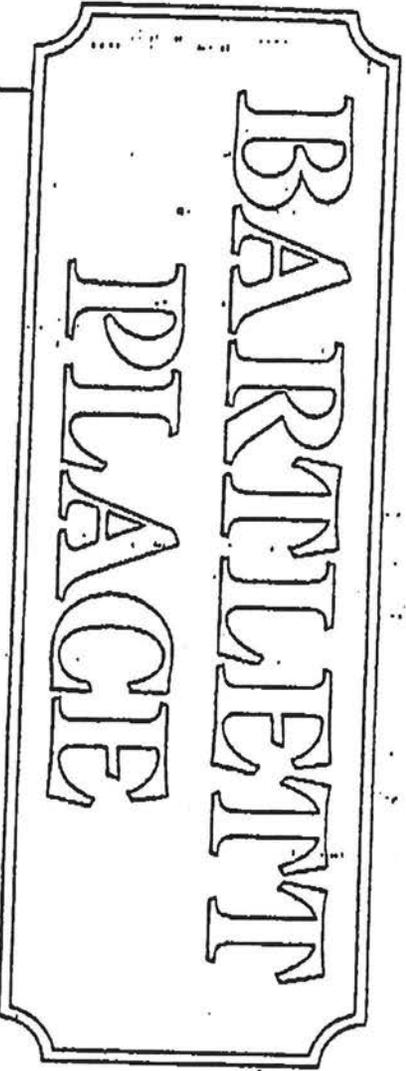
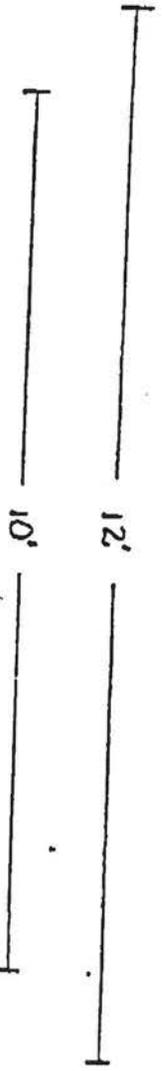
9' - 9"
FASHIONS

12' - 3"
FOOD MART



JUL 28 1994

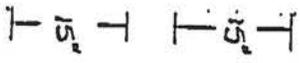
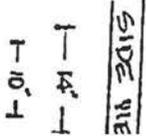
JUL 28 1994



DOUBLE FACE ELECTRIC DISPLAY

SCALE 3/4"=1'-0"

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



A →

THIS IS AN ORIGINAL DRAWING CREATED BY VERA
 SLAVIK FOR A PROJECT BEING PLANNED FOR THE
 CITY OF BOSTON. IT IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS
 WITHOUT THE WRITTEN PERMISSION OF THE
 ARCHITECT.

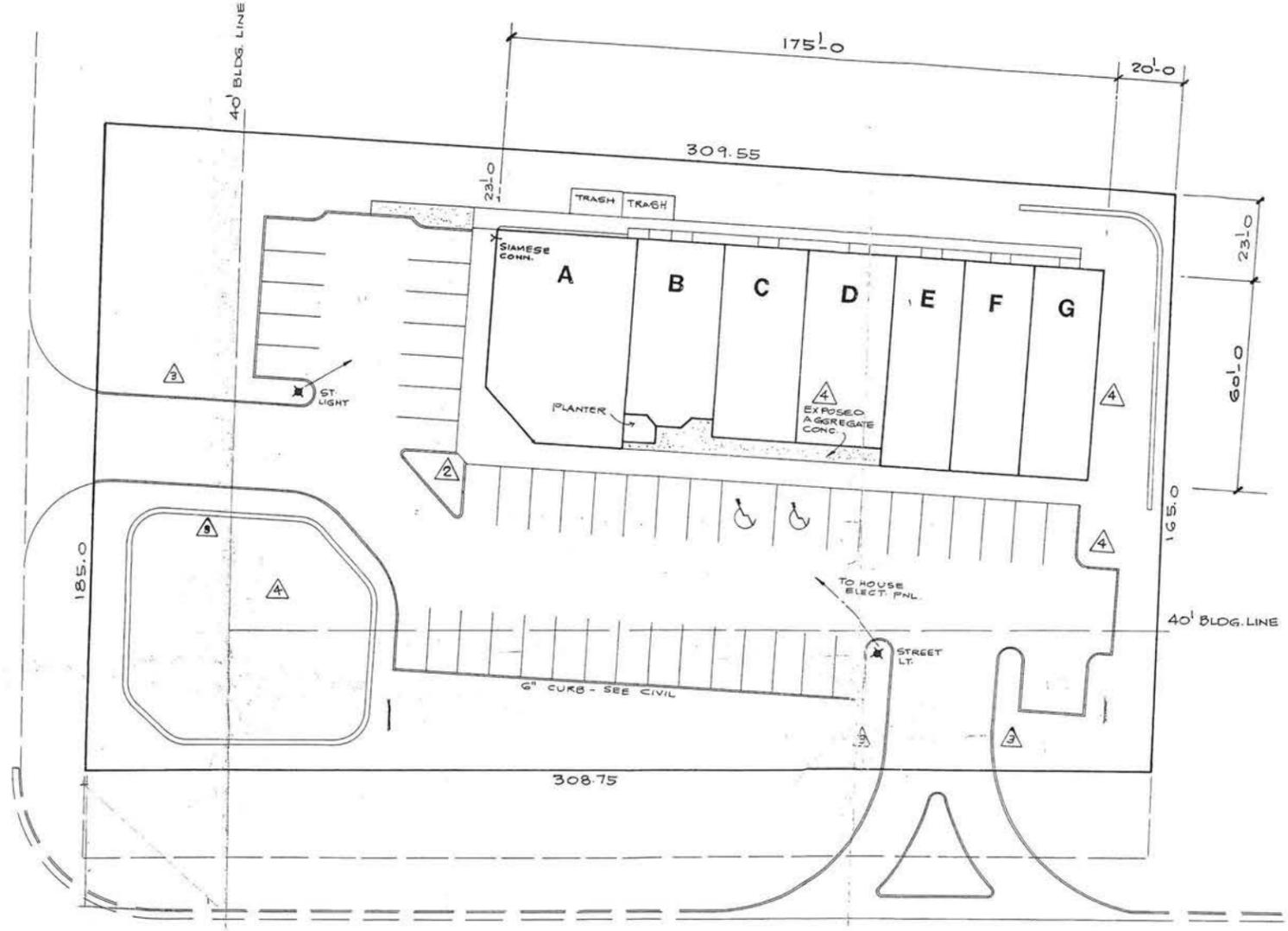


SPECIFICATIONS

1. GENERAL NOTES
 - A. All work shall conform with the building and zoning ordinances of the Village of BARTLETT, 1990 BOCA CODE, latest edition.
 - B. The GENERAL CONTRACTOR shall be responsible for co-ordinating the location and placement of all inserts, hangers, sleeves, and anchor bolts required by the various trades.
 - C. ARCHITECT'S approval must be secured for all substitutions shown on the drawings.
 - D. Contractors are to assume full responsibility, unrelieved by review of the shop drawings and by periodic observation of the construction process by the ARCHITECT, for compliance with the Contract Documents; for dimensions to be confirmed and correlated on the jobsite; for fabrication processes; for coordination of the various trades; for safe conditions at the jobsite and for construction techniques.
 - E. The CONTRACTORS shall inspect the jobsite and shall verify all items pertaining to the new work. Any discrepancies which may affect his work shall be reported to the ARCHITECT (708/894-1858).
2. SOIL CONDITIONS - SEE SHEET S1
3. CONCRETE AND REINFORCING - SEE SHEET S1
4. STRUCTURAL STEEL - SEE SHEET S2
5. METAL ROOF DECK - SEE SHEET S2
6. MASONRY
 - A. All clay brick design and construction shall conform with "Building Code Requirements for Engineer Brick Masonry", Structural Clay Products Institute, latest edition. All concrete block design and construction shall conform with "Specifications for the Design and Construction of Load Bearing Concrete Masonry", National Concrete Masonry Association, latest edition. Adequate field supervision was assumed and therefore the allowable design stress was not reduced accordingly.
 - B. Masonry materials shall conform to the latest edition of the following ASTM SPECIFICATIONS:
 1. BRICK: ASTM C-62 and C-216. Minimum compressive strength = 4,000 psi, unless noted.
 2. MORTAR: ASTM C-270, type "S".
 3. MASONRY REINFORCING: ASTM A-82, galvanized.
 - C. Masonry walls shall be adequately braced during their erection.
 - D. Calcium Chloride and/or admixtures containing same shall not be included in mortar mix.
 - E. No exterior masonry shall be laid when the outside temperature is less than 40° F.
7. CARPENTRY
 - A. Furnish and install the following:
 1. Rough lumber, plywood, millwork, windows, doors, hardware, and exterior trim.
 2. Wood roof trusses designed by a truss manufacturer for a superimposed snow load of 30 psf.
 3. Soffit vents.
 4. All exterior masonry walls shall be furred out with 2 x 4 at 16" o.c. wood studs.
 5. Caulking color to match window trim.
 - B. MATERIAL GRADES:
 1. Framing lumber DOUGLAS FIR-LARCH, NO. 1 or better. Bending stress = 1,500 psi, single use. Horizontal Shear stress = 55 psi.
 2. MICRO-LAM Headers shall have a minimum bending stress = 2,800 psi and a horizontal shear stress = 285 psi. MICRO-LAM nailing pattern for 12" deep members = 2 rows of 16d nails at 12" o.c. 14" deep members = 3 rows of 16d nails at 12" o.c.
 Sheathing for roof shall be 5/8" CDX over wood trusses.
 Soffits - EXT-OPPA A-C Plywood.
 Exterior Finish - All trim, frames, sills, fascias, etc. shall be No. 1 PINE.
 Interior Finish - All trim shall be PINE, with ranch type casings.
8. ELECTRICAL
 - A. Provide a 200 Amp, 3 phase, 4 wire grounded neutral, service with a 30 space circuit breaker panel located in each tenant space.
 - B. Provide a Public 100 Amp, 3 phase, 4 wire grounded neutral, service with a 24 space circuit breaker panel located in the sprinkler room.
 - C. All work shall be done with conduit pipe and AWG #12 minimum wire size.
 - D. Wire rooftop heating and air conditioning units.
 - E. Provide and install toilet lights with trims & exhaust fans.
 - F. Provide GFI receptacles in all washrooms and exterior outlets.
9. HEATING AND AIR-CONDITIONING
 - A. Provide a gas fired, forced air heating and air conditioning rooftop units, complete with sheet metal supply and return ducts, thermostats and relays. Furnace shall be designed to heat areas to 70°F with outside temperature at -10°F.
 - B. Exhaust ducts for bath fans into ceiling space and out of roof thru roof jacks.
 - C. Heating system shall be started up, checked out completely and damper balanced to provide the necessary air distributions to each room. All ductwork in unheated areas shall be insulated with 1" batts.
10. PLUMBING
 - A. Provide complete system as shown on plans in accordance with local building code regulations.
 - B. Drain, waste and vent piping shall be PVC, Schedule 40 pipe.
 - C. Water piping shall Copper, Type L with sweated joints.
 - D. Interior piping below slab shall be cast iron.
 - E. Gas piping shall be galvanized black pipe with threaded connections.
 - F. Run gas piping to rooftop furnaces.
 - G. All fixtures shall be KOEHLER, color by OWNER, with MOEN trims.
 - H. All fixtures shall have 12" air cushions in water lines at point of fixture, complete with individual shutoff valves.
 - I. Water heater shall have an approved P & T relief valve.
11. INSULATION
 - A. Provide fiberglass batt insulation with kraft paper backing. 3 1/2" batts in exterior walls (R-13), 9 1/2" batts in ceiling space of wood trusses (R-30).
12. ROOFING: UNIT "A"
 - A. All sloping roof areas shown on drawings shall be covered with 235# asphalt shingles (seal tabs). Install shingles over a 15# building felt base course with galvanized roofing nails.
 - B. Provide galvanized flashing at roof saddle to masonry parapet wall.
 - C. Provide aluminum 12 x 12 roof vents where shown on the drawings.
- ROOFING: UNITS "B" thru "G"
 - A. All metal roof deck areas shall receive, 1.5" POLYISOCYANURATE INSULATION (R=10.0) mechanically fastened to roof deck, a 43# organic base sheet, 3 PLY 15# fiberglass roof felts, a flood coat of asphalt and gravel embedded in flood coat.

WATERPROOFING AGENT ADDED TO MORTAR FOR SPUR FACED BLOCK WALLS

APPLE VALLEY DRIVE



ROUTE 59

SITE PLAN
1" = 20'

REVISION SET

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

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

JOSEPH R. KASUBA
ILLINOIS LICENSED ARCHITECT 17381
LICENSE EXPIRES: NOVEMBER 30, 1996

DATE

RECEIVED
COMMUNITY DEVELOPMENT
NOV 21 1996
VILLAGE OF
BARTLETT

SEAL OF ILLINOIS
STATE ARCHITECT
JOSEPH R. KASUBA
01-7381
MEDINAH

EXPIRES 11-30-96

ISSUED FOR:
REVIEW 5-15-95
PERMITS 5-23-95
REV. A PERMIT 6-19-95
REV. B BOLLAROS/NOTES 8-2-95

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

9674 REV.
JOB NUMBER
4519

1 of 10
AI

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

BARTLETT PLACE

APPROVED SITE PLAN

----- Forwarded message -----

From: **Deb Sobol** <Deborah.Sobol2@wasteconnections.com>

Date: Sun, Jul 22, 2018 at 10:57 AM

Subject: Service Agreement with Groot Recycling and Waste Services, Inc. - Link to the Agreement

Jonathan,

Thank you for choosing Groot Recycling and Waste Services, Inc. as your service provider. We are excited to be servicing you! It was a pleasure meeting with you last week and look forward to a long lasting partnership.

As we discussed in my opinion the only spot for the container placement would be where the corral is now currently. Due to the amount of parking spaces for the center and the amount of tenants the spaces are what would be required not to mention the safety of pedestrians and vehicles that it would possibly cause if moved to the front of the building.

Once I receive the signed agreement back I will arrange for operations to have the container delivered on August 27th and will let you know what 2 days will be your scheduled pick up days starting the week of September 10th.

Below you will find a link that will take you to our Service Agreement. The signature block will be at the top of the page and the terms and conditions below for your review.

Please sign the agreement and then click the "Return Signed Agreement" button. This will send the agreement back to us and email you a copy as well.

Thanks again for choosing Groot Recycling and Waste Services, Inc.!

If you have any additional questions, please do not hesitate to give us a call.

Best regards,

Deborah Sobol
Sales Consultant

Waste Connections / Groot Industries

[1330 Gasket Dr.](#)

Elgin, IL 60120

[847-841-5316](#) (office)

[708-359-4630](#) (cell)

<http://www.groot.com/waste-management-chicago-news/groot-acquires-west-suburban-communities>



Groot Industries

Bartlett Place- Current Dumpster Location



