

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

2820 S. Highland Ave., Indoor Amusement Establishment

July 17, 2023

Title

PC 23-19

Petitioner

GSBR CHI-TOWN LLC
5341 Baywood Shores Dr.
Mound, MN 55364

Property Owner

Highland Direct Property, LLC
2118 South Plum Grove Road,
Suite 265
Rolling Meadows, IL 60008

Property Location

2820 S. Highland Ave, Unit A
06-29-308-021

Zoning

B3PD – Community Shopping
District Planned Development

Existing Land Use

Commercial

Comprehensive Plan

Community Commercial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(1) of the Village Code, to allow for an indoor amusement establishment on the subject property located within the B3PD Community Shopping District Planned Development.

Prepared By

Tami Urish, Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, GSBR CHI-TOWN LLC, proposes to lease unit A for an indoor entertainment/amusement establishment called Game Show Battle Rooms to host groups for live game show experiences.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(1) of the Lombard Village Code and the Highlands of Lombard Planned Development, Ordinance 4834, Exhibit N to allow for an amusement establishment indoor only on the subject property located within the B3PD Community Shopping District Planned Development.

EXISTING CONDITIONS

The subject property is developed with a multi-tenant, one-story commercial building built in 2006. The paved parking lot is shared access.

PROJECT STATS

Lot & Bulk

Parcel Size: 57,354 SF

Building Size: 15,804 SF

Tenant Space Size: ~3,000 SF

Submittals

1. Petition for a public hearing, dated June 27, 2023;
2. Response to Standards for a Conditional Use, prepared by the petitioner; and
3. Plat of Resubdivision of Highlands of Lombard, prepared by SPACECO Inc. 9/22/2005.
4. Plans prepared by Onyung Kim Architect, KOA Construction, Inc. dated 6/1/2023.
5. Exhibit N, Land Use Chart from Ordinance 4834.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments related to the Zoning case (PC 23-19), but offers the following as this is a change of use in the Building and Fire Codes also:

1. The bathrooms shown would not accommodate the occupancy numbers for this type of proposed "Assembly". The bathrooms are not legal non-conforming/grandfathered as this is a change of use. The project will need to meet the current Illinois Plumbing Code regarding the number of plumbing fixtures.
2. As this space is being changed to an Assembly, all applicable codes would need to be met in that regard. The plans submitted show the space in a "Vanilla Box", meaning, there is nothing shown at this point regarding any seating if any, etc. Codes such as the Illinois Accessibility Code will need to be met with the space design, as well as the ultimate seating, ADA parking spaces, etc.

Fire Department:

The Fire Department has no issue with the amusement establishment activity. Additional comments may be forthcoming during permit review.

Private Engineering Services:

Private Engineering Services has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Public Works:

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	B3PD	Retail
South	B3PD	Retail
East	B3PD	Retail
West	B3PD	Retail

The subject property is in an established commercial area that contains a mixture of retail, restaurants, and services. The proposed indoor amusement use is compatible with surrounding uses.

2. *Comprehensive Plan Compatibility*

The Comprehensive Plan recommends Community Commercial uses at this location. The proposed use of indoor amusement is consistent with this designation.

3. *Zoning Compatibility*

The site is surrounded by other retail commercial uses, both within the planned development as well as Yorktown Mall and other business along Butterfield Road. Further north of the site are two apartment buildings. The proposed business should not impact the residential properties to the north as the business activity will be located within the existing building and no external improvements are proposed other than signage. Moreover, the proposed entrance and associated signage will be oriented toward Highland Avenue and away from the residences. Per Section 155.420(C) of the Village Code, amusement establishments, indoor only uses are conditional uses in the B3 Zoning District in addition to the use chart for the Planned Development (Exhibit N).

Staff has reviewed the petitioner's request and finds the game show rooms will not create any undue impacts on neighboring properties. The subject property is located in a commercial area, where restaurants, and other similar land uses are typical uses. Staff finds the proposed amusement establishment, indoor only use meets the standards for conditional uses.

4. *Site Plan: Access & Circulation*

Staff finds that the proposed use will not generate an additional amount of traffic and parking demand than the previous use of a restaurant. Access is from Highland Avenue.

SITE HISTORY

This property appeared before the Plan Commission in the past:

- PC 00-24: Ordinance 4833 granted the Planned Development and Ordinance 4834 approved the second amendment to the pre-development agreement with exhibit N, land use chart in June, 2000.
- PC 05-12: Ordinance 5654 granted approval of drive through for a financial institution, wall sign and parking deviations (cross access agreements created a surplus of parking overall) for newly created Lot 2 and 3 (subject property in adjacent map) from the Highlands of Lombard – Phase 2's Lot 2.
- SPA 07-13ph: Sweet Tomatoes Restaurant, Site Plan Approval letter granting sign deviations for four wall signs instead of two per Ordinance 5654.

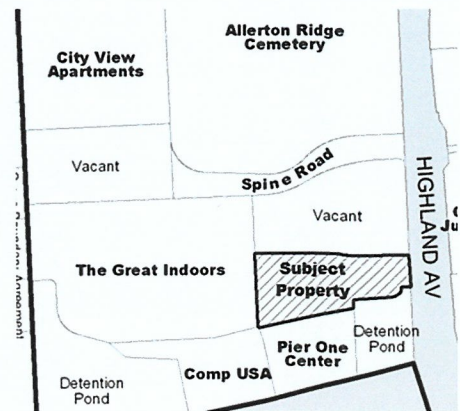


Figure 1- 2005 Planned Development map

FINDINGS & RECOMMENDATIONS

Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

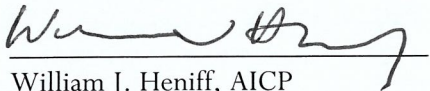
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for amusement establishment, indoor only use in the B3PD Zoning District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions

of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 23-19:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 23-19, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report.
2. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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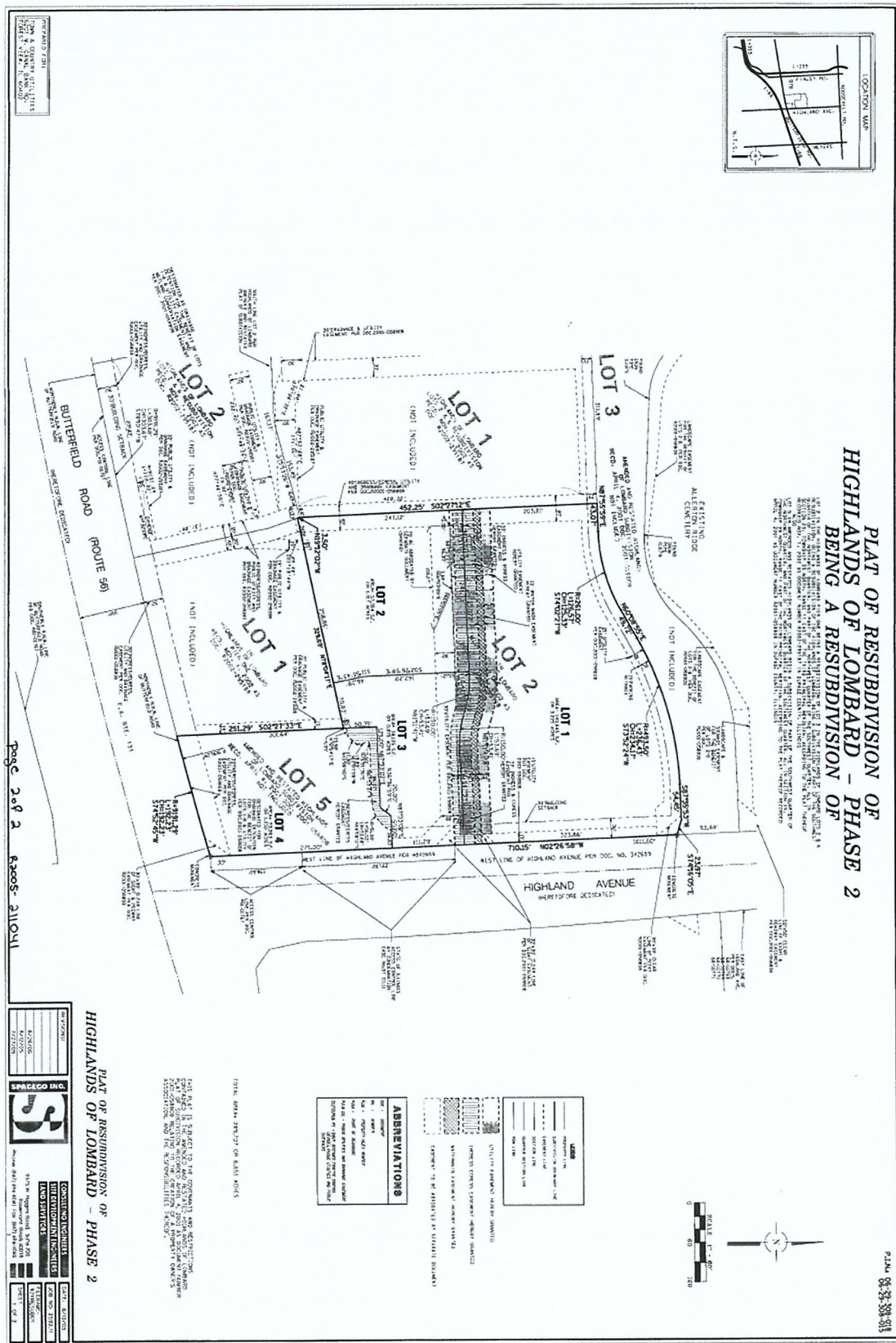
EXHIBIT 1: STANDARDS FOR CONDITIONAL USES

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
 - We own and operate 7 existing Game Show Battle Rooms locations in similar retail centers and always strive to do our part in ensuring we are not embarking on the public health, safety, morals, comfort or general welfare of anyone who may be near or around our place of business. We have had no issues or run-ins with the city or landlords regarding these concerns.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located;
 - We host all of our shows inside of our leased premise, and other than customers coming into the space prior to their booked show and leaving to their cars after they are finished, they are confined in our premise where they go through our unique game show experience.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
 - Other than the buildout of the interior of our space, and putting up an exterior sign, we will not be impeding on any surrounding property or improvements due to our normal business operations.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
 - We will setup our own accounts for the utilities we are responsible for in our suite at the retail center, existing roads/facilities are adequate for what is needed on our end to perform normal business operations.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
 - The space we were taking over was a restaurant which would have likely required more traffic than we will be bringing in so do not anticipate any traffic or congestion issues of the retail center or surrounding areas.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,
 - We believe that our proposed buildout of a brand new exciting concept will only help support the efforts of the Comprehensive Plan in providing a new and updated facility to an existing retail center.
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.
 - We fully intend to conform and comply with all applicable code and regulations set forth by the Village of Lombard and our Retail Center, and feel that there should be no issues with anything currently in place.

EXHIBIT 2: PLAT OF SURVEY



GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

PROJECT ADDRESS
2820 S. HIGHLAND AVE, #A
LOMBARD, IL 60148

NO.	DATE	DESCRIPTION
-	6.7.2023	ISSUED FOR BID AND PERMIT

**DIRECT PROPERTY
MANAGEMENT**

PROPERTY MANAGER : JASON PARK
(224)-567-1230 / jason@dgholdings.net

GAME SHOW
BATTLE ROOMS

BUSINESS OWNER : KEVIN LETNES
207-282-8027 / kevin@gameshowbattlerooms.com

KOA
CONSTRUCTION, INC.

GENERAL CONTRACTOR : JAY JUNG
(224)-688-4546 / seung926@gmail.com

ONYUNG KIM
ARCHITECT

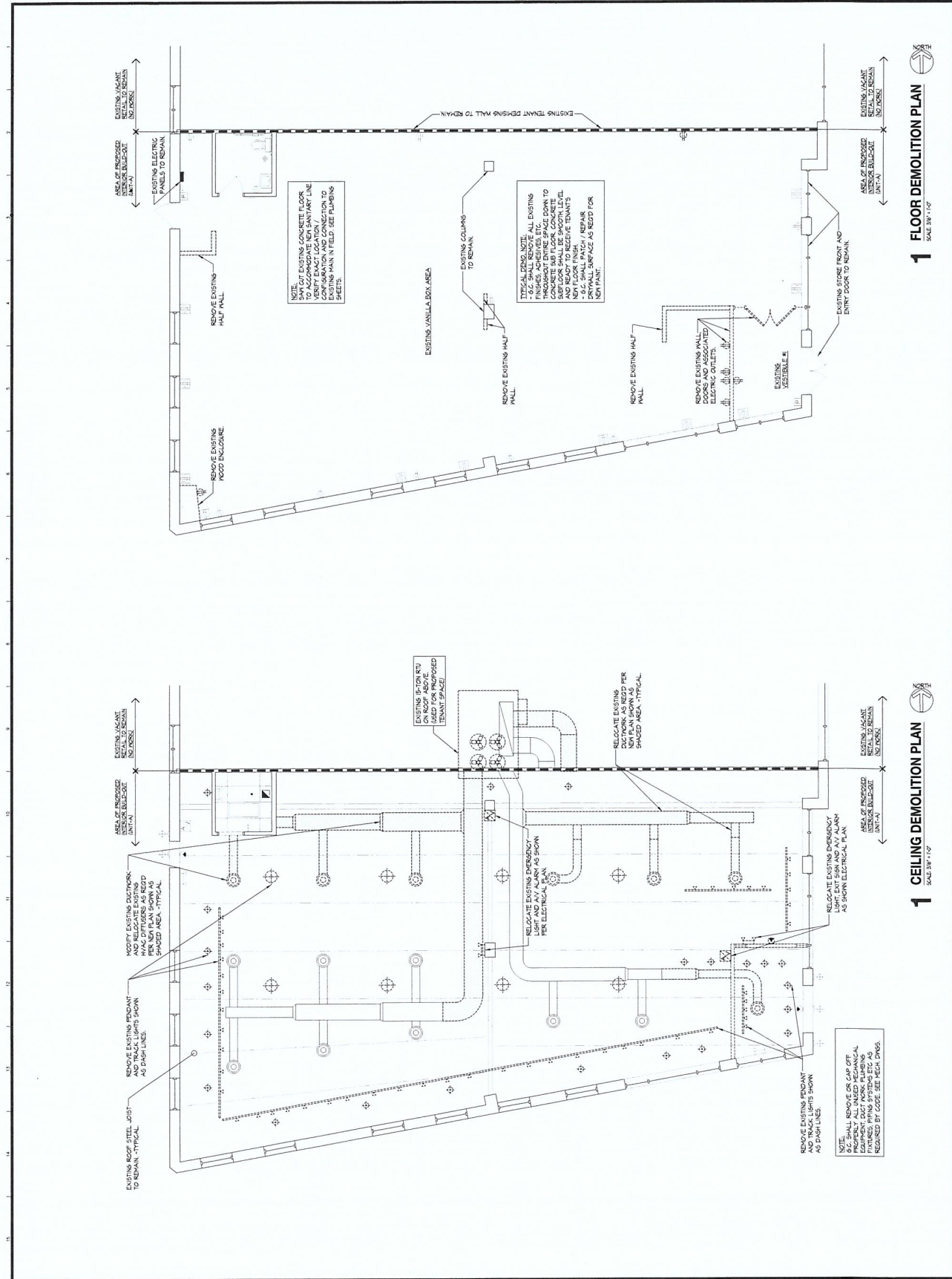
2504 FOXBORO CT
NAPERVILLE, IL 60564
anyungkim@gmail.com
www.okimarchitects.com



NOVEMBER 30, 2024
EXPIRES:
Onyung Kim 6.7.2023

APPROVED BY	O. K.
PROJECT NO	23-112
ISSUE DATE	JUNE 7, 2023

ON 1334



1 FLOOR DEMOLITION PLAN
SCALE 3/8" = 1'-0"
NORTH

1 **CEILING DEMOLITION PLAN**
SCALE 3/8" = 1'-0"

GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

2820 S. HIGHLAND AVE, #A
LOMBARD, IL 60148

**DIRECT PROPERTY
MANAGEMENT**

**GAME SHOW
BATTLE ROOMS**
BUSINESS OWNER: KEVIN LETNES
(320)-282-8027 / kevin@gameshowbatterooms.com

**KOA
CONSTRUCTION, INC.**

GENERAL CONTRACTOR : JAY JUNG
(224)-688-4546 / seung926@gmail.com

**ONYUNG KIM
ARCHITECT**
2504 FOXBORO CT
NAPERVILLE, IL 60564
onyungkim@gmail.com
www.onyunkimarchitects.com

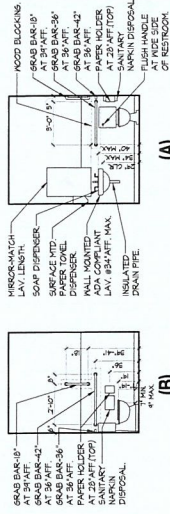


Onyung Kim 6.7.2023

CREAM BY	O. K.
PROJECT NO	23-112
ISSUE DATE	JUNE 7, 2023

3A

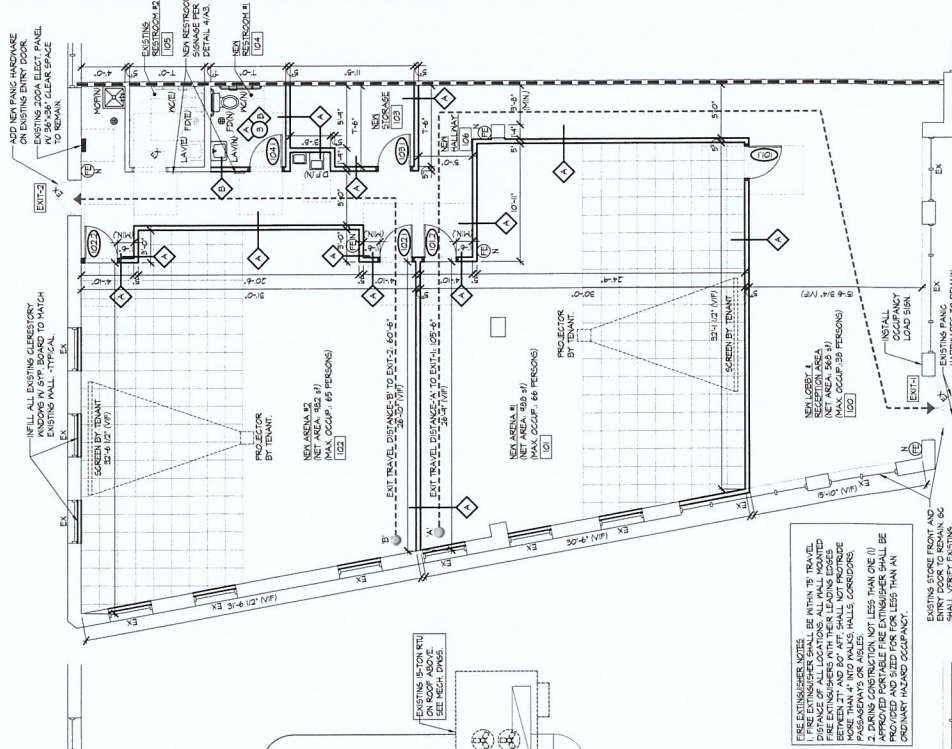
3 RESTROOM INTERIOR ELEVATIONS



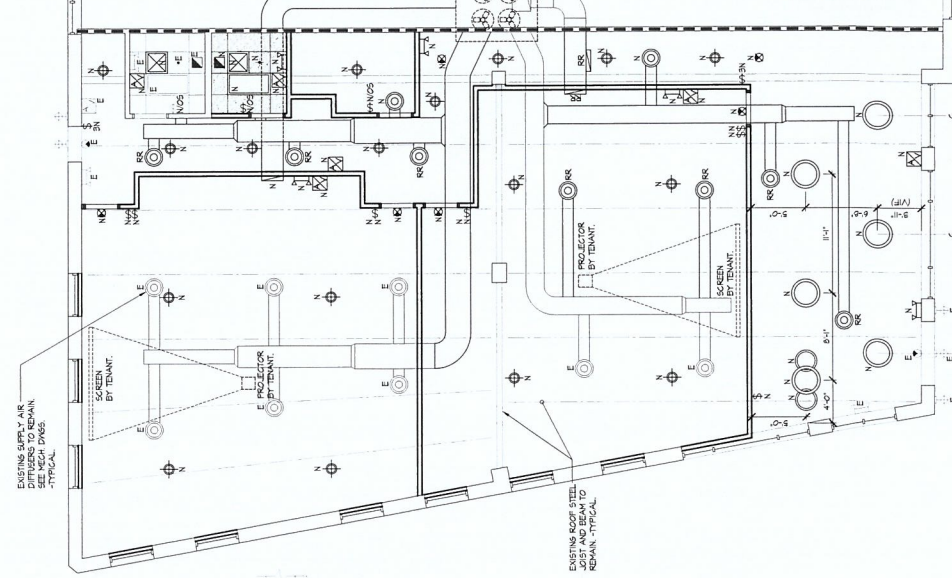
4 RESTROOM SIGNAGE



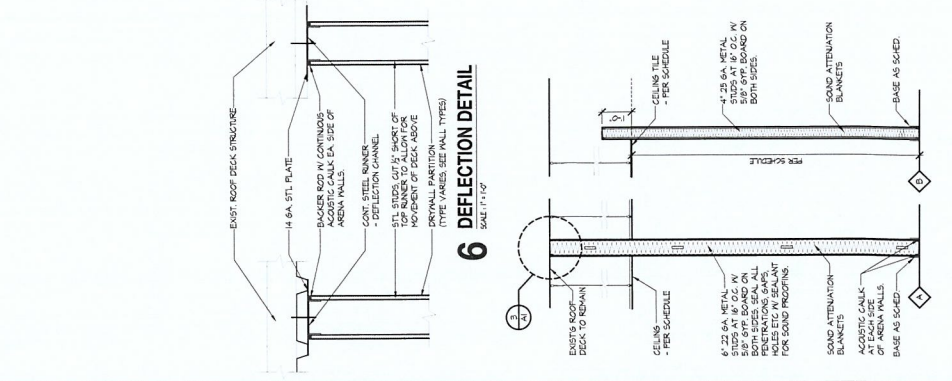
1 PROPOSED FLOOR PLAN



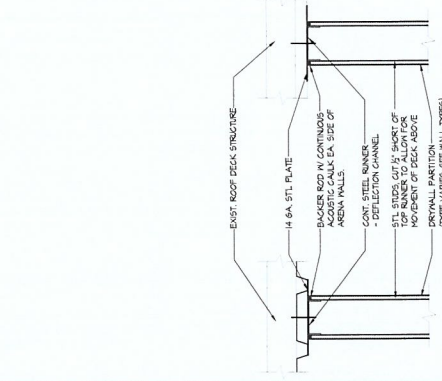
2 REFLECTED CEILING PLAN



5 WALL TYPES



6 DEFLECTION DETAIL



GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

PROJECT NAME
2820 S. HIGHLAND AVE. #A
LOMBARD, IL 60148

PROJECT ADDRESS

NO.	DATE	DESCRIPTION
1	6.1.2023	ISSUED FOR BID AND PERMIT

DIRECT PROPERTY
MANAGEMENT
PROPERTY MANAGER: JASON PARK
(224) 567-1230 / jason@dpmmgr.net

GAME SHOW
BATTLE ROOMS
BUSINESS OWNER: KEVIN LEMES
(224) 282-8827 / kevin@gamebattlerooms.com

KOA
CONSTRUCTION, INC.
GENERAL CONTRACTOR: JAY KING
(224) 888-4545 / jay@koacorp.com

ARCHITECT
ONYUNG KIM
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NORTON MA 01946
ONYUNG@ONYUNGKIM.COM
WWW.ONYUNGKIMARCHITECTS.COM



Onyung Kim 6.7.2023
SIGNATURE DATE

SHEET NO.	01
PROJECT NO.	23-112
DATE DATE	JUNE 7, 2023



EXHAUST FAN SCHEDULE

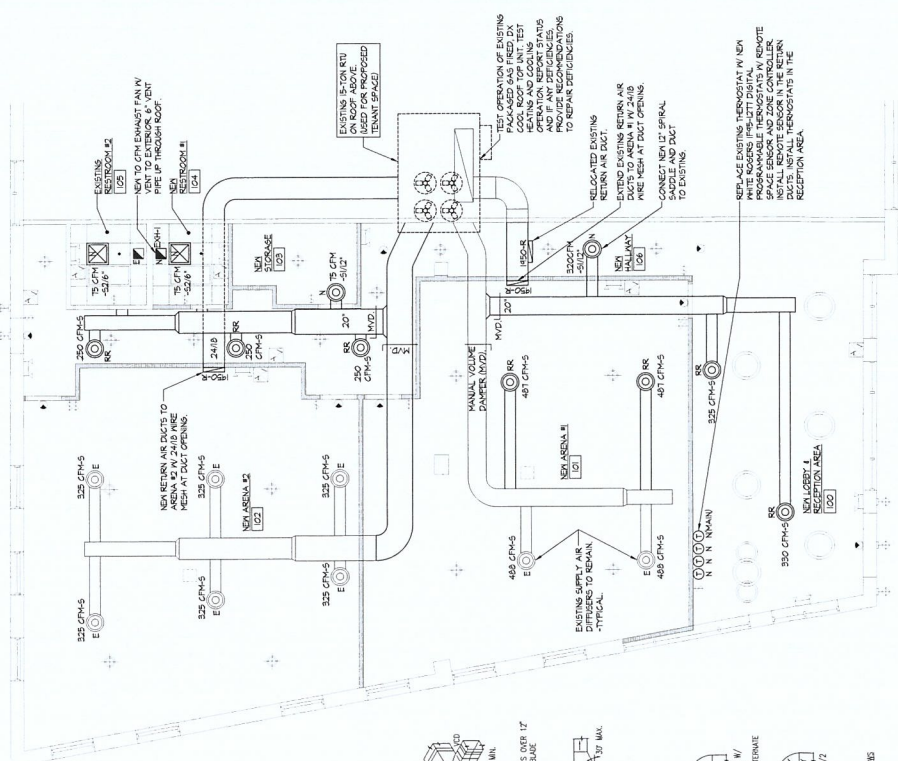
TAG	LOCATION	AIR FLOW (CFM)	ESP (INCHES)	TYPE	HPW	DRIVE	WATTS	VOLTS/PH/Hz	MANUFACTURER
EX-1	CEILING	75	0.125	CENTRIFUGAL	850	DIRECT	120	120/180	GREENHECK-SPANDT

DIFFUSER AND REGISTER SCHEDULE

TAG	SERVICE	NECK SIZE	CFM	MATERIAL	MANUF / MODEL	MATCH TO EXISTING
51	SUPPLY	SEE PLAN	AS SHOWN	STEEL	TITUS TUS-5A	
52	SUPPLY	SEE PLAN	AS SHOWN	ALUMINUM	TITUS TUS-5A	

2018 IMC TABLE 403.3.1.1 MINIMUM VENTILATION RATES

ROOM NO.	ROOM NAME	AREA (SF)	PEOPLE	OUTDOOR AIR SUPPLY RATE (CFM/PERSON)	EXHAUST AIR OUTDOOR BREATHING ZONE RATE (CFM/SF)	OUTDOOR AIR SUPPLY RATE (CFM/SF)	ACTUAL MECHANICAL VENTILATION (CFM)	NOTES
100	NEW LOBBY & RECEPTION	588	38	RECEPTION	5	0.06	224	1. THE TEMPERATURE DIFFERENCE BETWEEN THE SPACE SHALL NOT EXCEED TEN (10) DEGREES FAHRENHEIT.
101	NEW ARENA #1	888	66	ARENA (PLAY AREA)	20	0.18	1468	2. THE TEMPERATURE DIFFERENCE BETWEEN THE SPACE SHALL NOT EXCEED TEN (10) DEGREES FAHRENHEIT.
102	NEW ARENA #2	882	65	ARENA (PLAY AREA)	20	0.18	1477	3. A FLAME SPREAD RATING OF NOT MORE THAN TWENTY FIVE (25) AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 SHALL BE REQUIRED.
103	NEW STORAGE	75	0	STORAGE	0	0.00	75	4. ALL DUCTS SHALL BE SUPPORTED EVERY 10' WITH AN ANCHOR BOLT.
104	NEW STAIRS	75	0	STAIRS	0	0.00	75	5. SMOKE DETECTORS IN SUPPLY DUCTS IN SYSTEMS OF MORE THAN 2000 CFM SHALL BE INSTALLED IN ACCORDANCE WITH THE BALANCE REPORT.
105	EXISTING RESTROOM #2	53	0	TOILET (PUBLIC)	0.0	0.00	75	
106	NEW HALLWAY	400	0	CORRIDORS	0.0	0.06	1070	



1 MECHANICAL PLAN
SCALE 3/8" = 1'-0"

MECHANICAL NOTES

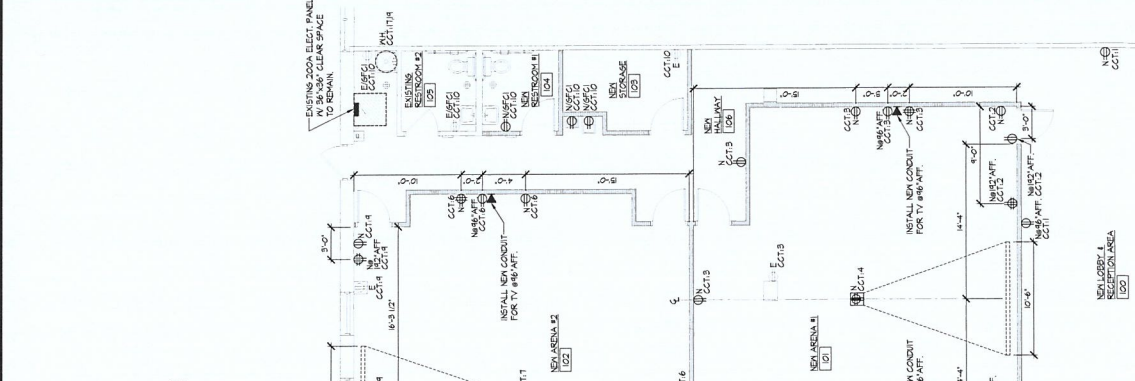
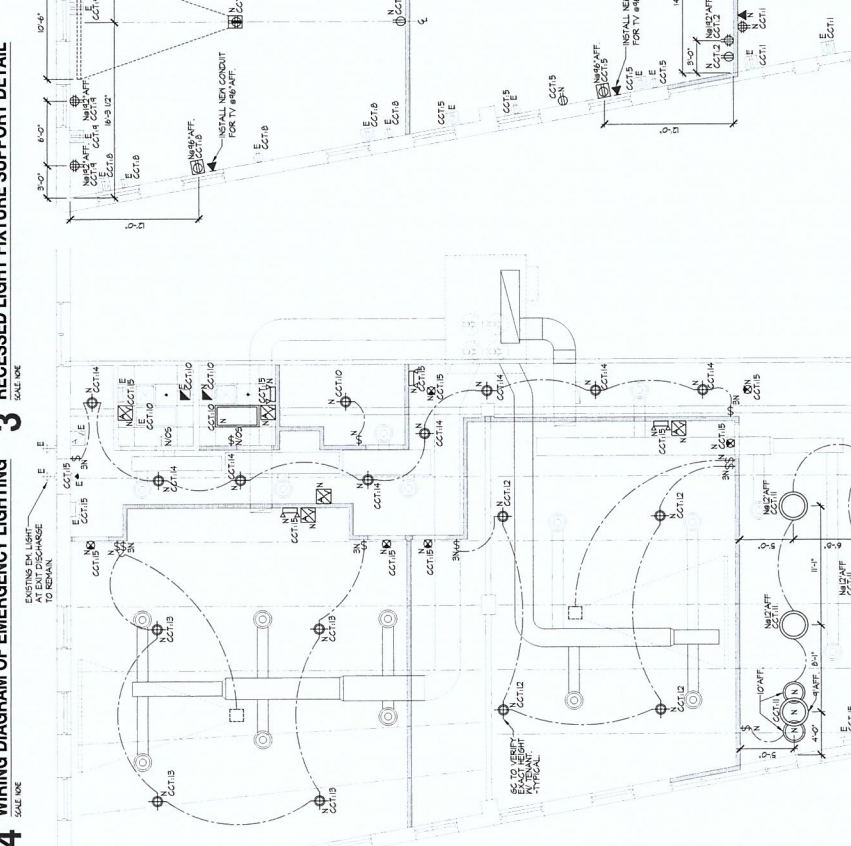
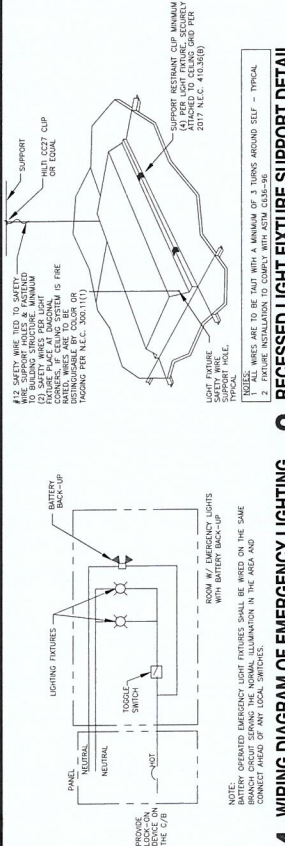
1. CONTRACTORS SHALL VERIFY THE JOB SITE WHERE THE WORK LOCATED HEREIN IS TO BE PERFORMED AND SHALL DETERMINE THE EXISTING MECHANICAL SYSTEMS AND EQUIPMENT. CONTRACTORS SHALL VERIFY THE EXISTING MECHANICAL SYSTEMS AND EQUIPMENT. CONTRACTORS SHALL VERIFY THE EXISTING MECHANICAL SYSTEMS AND EQUIPMENT.
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DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESS	
DUCT SIZE (INCHES)	MINIMUM THICKNESS (INCHES)
THROUGH 12	0.020 RCH (18 GAGE GALV.)
THROUGH 14	0.022 RCH (16 GAGE GALV.)
THROUGH 16	0.024 RCH (14 GAGE GALV.)
THROUGH 18	0.026 RCH (12 GAGE GALV.)
THROUGH 20	0.028 RCH (10 GAGE GALV.)
THROUGH 24	0.032 RCH (8 GAGE GALV.)
THROUGH 30	0.036 RCH (6 GAGE GALV.)
THROUGH 36	0.040 RCH (4 GAGE GALV.)
THROUGH 42	0.044 RCH (3 GAGE GALV.)
THROUGH 48	0.048 RCH (2 GAGE GALV.)
THROUGH 54	0.052 RCH (1 GAGE GALV.)
THROUGH 60	0.056 RCH (0 GAGE GALV.)
THROUGH 66	0.060 RCH (0 GAGE GALV.)
THROUGH 72	0.064 RCH (0 GAGE GALV.)
THROUGH 78	0.068 RCH (0 GAGE GALV.)
THROUGH 84	0.072 RCH (0 GAGE GALV.)
THROUGH 90	0.076 RCH (0 GAGE GALV.)
THROUGH 96	0.080 RCH (0 GAGE GALV.)
THROUGH 102	0.084 RCH (0 GAGE GALV.)
THROUGH 108	0.088 RCH (0 GAGE GALV.)
THROUGH 114	0.092 RCH (0 GAGE GALV.)
THROUGH 120	0.096 RCH (0 GAGE GALV.)
THROUGH 126	0.100 RCH (0 GAGE GALV.)
THROUGH 132	0.104 RCH (0 GAGE GALV.)
THROUGH 138	0.108 RCH (0 GAGE GALV.)
THROUGH 144	0.112 RCH (0 GAGE GALV.)
THROUGH 150	0.116 RCH (0 GAGE GALV.)
THROUGH 156	0.120 RCH (0 GAGE GALV.)
THROUGH 162	0.124 RCH (0 GAGE GALV.)
THROUGH 168	0.128 RCH (0 GAGE GALV.)
THROUGH 174	0.132 RCH (0 GAGE GALV.)
THROUGH 180	0.136 RCH (0 GAGE GALV.)
THROUGH 186	0.140 RCH (0 GAGE GALV.)
THROUGH 192	0.144 RCH (0 GAGE GALV.)
THROUGH 198	0.148 RCH (0 GAGE GALV.)
THROUGH 204	0.152 RCH (0 GAGE GALV.)
THROUGH 210	0.156 RCH (0 GAGE GALV.)
THROUGH 216	0.160 RCH (0 GAGE GALV.)
THROUGH 222	0.164 RCH (0 GAGE GALV.)
THROUGH 228	0.168 RCH (0 GAGE GALV.)
THROUGH 234	0.172 RCH (0 GAGE GALV.)
THROUGH 240	0.176 RCH (0 GAGE GALV.)
THROUGH 246	0.180 RCH (0 GAGE GALV.)
THROUGH 252	0.184 RCH (0 GAGE GALV.)
THROUGH 258	0.188 RCH (0 GAGE GALV.)
THROUGH 264	0.192 RCH (0 GAGE GALV.)
THROUGH 270	0.196 RCH (0 GAGE GALV.)
THROUGH 276	0.200 RCH (0 GAGE GALV.)
THROUGH 282	0.204 RCH (0 GAGE GALV.)
THROUGH 288	0.208 RCH (0 GAGE GALV.)
THROUGH 294	0.212 RCH (0 GAGE GALV.)
THROUGH 300	0.216 RCH (0 GAGE GALV.)
THROUGH 306	0.220 RCH (0 GAGE GALV.)
THROUGH 312	0.224 RCH (0 GAGE GALV.)
THROUGH 318	0.228 RCH (0 GAGE GALV.)
THROUGH 324	0.232 RCH (0 GAGE GALV.)
THROUGH 330	0.236 RCH (0 GAGE GALV.)
THROUGH 336	0.240 RCH (0 GAGE GALV.)
THROUGH 342	0.244 RCH (0 GAGE GALV.)
THROUGH 348	0.248 RCH (0 GAGE GALV.)
THROUGH 354	0.252 RCH (0 GAGE GALV.)
THROUGH 360	0.256 RCH (0 GAGE GALV.)
THROUGH 366	0.260 RCH (0 GAGE GALV.)
THROUGH 372	0.264 RCH (0 GAGE GALV.)
THROUGH 378	0.268 RCH (0 GAGE GALV.)
THROUGH 384	0.272 RCH (0 GAGE GALV.)
THROUGH 390	0.276 RCH (0 GAGE GALV.)
THROUGH 396	0.280 RCH (0 GAGE GALV.)
THROUGH 402	0.284 RCH (0 GAGE GALV.)
THROUGH 408	0.288 RCH (0 GAGE GALV.)
THROUGH 414	0.292 RCH (0 GAGE GALV.)
THROUGH 420	0.296 RCH (0 GAGE GALV.)
THROUGH 426	0.300 RCH (0 GAGE GALV.)
THROUGH 432	0.304 RCH (0 GAGE GALV.)
THROUGH 438	0.308 RCH (0 GAGE GALV.)
THROUGH 444	0.312 RCH (0 GAGE GALV.)
THROUGH 450	0.316 RCH (0 GAGE GALV.)
THROUGH 456	0.320 RCH (0 GAGE GALV.)
THROUGH 462	0.324 RCH (0 GAGE GALV.)
THROUGH 468	0.328 RCH (0 GAGE GALV.)
THROUGH 474	0.332 RCH (0 GAGE GALV.)
THROUGH 480	0.336 RCH (0 GAGE GALV.)
THROUGH 486	0.340 RCH (0 GAGE GALV.)
THROUGH 492	0.344 RCH (0 GAGE GALV.)
THROUGH 498	0.348 RCH (0 GAGE GALV.)
THROUGH 504	0.352 RCH (0 GAGE GALV.)
THROUGH 510	0.356 RCH (0 GAGE GALV.)
THROUGH 516	0.360 RCH (0 GAGE GALV.)
THROUGH 522	0.364 RCH (0 GAGE GALV.)
THROUGH 528	0.368 RCH (0 GAGE GALV.)
THROUGH 534	0.372 RCH (0 GAGE GALV.)
THROUGH 540	0.376 RCH (0 GAGE GALV.)
THROUGH 546	0.380 RCH (0 GAGE GALV.)
THROUGH 552	0.384 RCH (0 GAGE GALV.)
THROUGH 558	0.388 RCH (0 GAGE GALV.)
THROUGH 564	0.392 RCH (0 GAGE GALV.)
THROUGH 570	0.396 RCH (0 GAGE GALV.)
THROUGH 576	0.400 RCH (0 GAGE GALV.)
THROUGH 582	0.404 RCH (0 GAGE GALV.)
THROUGH 588	0.408 RCH (0 GAGE GALV.)
THROUGH 594	0.412 RCH (0 GAGE GALV.)
THROUGH 600	0.416 RCH (0 GAGE GALV.)
THROUGH 606	0.420 RCH (0 GAGE GALV.)
THROUGH 612	0.424 RCH (0 GAGE GALV.)
THROUGH 618	0.428 RCH (0 GAGE GALV.)
THROUGH 624	0.432 RCH (0 GAGE GALV.)
THROUGH 630	0.436 RCH (0 GAGE GALV.)
THROUGH 636	0.440 RCH (0 GAGE GALV.)
THROUGH 642	0.444 RCH (0 GAGE GALV.)
THROUGH 648	0.448 RCH (0 GAGE GALV.)
THROUGH 654	0.452 RCH (0 GAGE GALV.)
THROUGH 660	0.456 RCH (0 GAGE GALV.)
THROUGH 666	0.460 RCH (0 GAGE GALV.)
THROUGH 672	0.464 RCH (0 GAGE GALV.)
THROUGH 678	0.468 RCH (0 GAGE GALV.)
THROUGH 684	0.472 RCH (0 GAGE GALV.)
THROUGH 690	0.476 RCH (0 GAGE GALV.)
THROUGH 696	0.480 RCH (0 GAGE GALV.)
THROUGH 702	0.484 RCH (0 GAGE GALV.)
THROUGH 708	0.488 RCH (0 GAGE GALV.)
THROUGH 714	0.492 RCH (0 GAGE GALV.)
THROUGH 720	0.496 RCH (0 GAGE GALV.)
THROUGH 726	0.500 RCH (0 GAGE GALV.)
THROUGH 732	0.504 RCH (0 GAGE GALV.)
THROUGH 738	0.508 RCH (0 GAGE GALV.)
THROUGH 744	0.512 RCH (0 GAGE GALV.)
THROUGH 750	0.516 RCH (0 GAGE GALV.)
THROUGH 756	0.520 RCH (0 GAGE GALV.)
THROUGH 762	0.524 RCH (0 GAGE GALV.)
THROUGH 768	0.528 RCH (0 GAGE GALV.)
THROUGH 774	0.532 RCH (0 GAGE GALV.)
THROUGH 780	0.536 RCH (0 GAGE GALV.)
THROUGH 786	0.540 RCH (0 GAGE GALV.)
THROUGH 792	0.544 RCH (0 GAGE GALV.)
THROUGH 798	0.548 RCH (0 GAGE GALV.)
THROUGH 804	0.552 RCH (0 GAGE GALV.)
THROUGH 810	0.556 RCH (0 GAGE GALV.)
THROUGH 816	0.560 RCH (0 GAGE GALV.)
THROUGH 822	0.564 RCH (0 GAGE GALV.)
THROUGH 828	0.568 RCH (0 GAGE GALV.)
THROUGH 834	0.572 RCH (0 GAGE GALV.)
THROUGH 840	0.576 RCH (0 GAGE GALV.)
THROUGH 846	0.580 RCH (0 GAGE GALV.)
THROUGH 852	0.584 RCH (0 GAGE GALV.)
THROUGH 858	0.588 RCH (0 GAGE GALV.)
THROUGH 864	0.592 RCH (0 GAGE GALV.)
THROUGH 870	0.596 RCH (0 GAGE GALV.)
THROUGH 876	0.600 RCH (0 GAGE GALV.)
THROUGH 882	0.604 RCH (0 GAGE GALV.)
THROUGH 888	0.608 RCH (0 GAGE GALV.)
THROUGH 894	0.612 RCH (0 GAGE GALV.)
THROUGH 900	0.616 RCH (0 GAGE GALV.)
THROUGH 906	0.620 RCH (0 GAGE GALV.)
THROUGH 912	0.624 RCH (0 GAGE GALV.)
THROUGH 918	0.628 RCH (0 GAGE GALV.)
THROUGH 924	0.632 RCH (0 GAGE GALV.)
THROUGH 930	0.636 RCH (0 GAGE GALV.)
THROUGH 936	0.640 RCH (0 GAGE GALV.)
THROUGH 942	0.644 RCH (0 GAGE GALV.)
THROUGH 948	0.648 RCH (0 GAGE GALV.)
THROUGH 954	0.652 RCH (0 GAGE GALV.)
THROUGH 960	0.656 RCH (0 GAGE GALV.)
THROUGH 966	0.660 RCH (0 GAGE GALV.)
THROUGH 972	0.664 RCH (0 GAGE GALV.)
THROUGH 978	0.668 RCH (0 GAGE GALV.)
THROUGH 984	0.672 RCH (0 GAGE GALV.)
THROUGH 990	0.676 RCH (0 GAGE GALV.)
THROUGH 996	0.680 RCH (0 GAGE GALV.)
THROUGH 1002	0.684 RCH (0 GAGE GALV.)
THROUGH 1008	0.688 RCH (0 GAGE GALV.)
THROUGH 1014	0.692 RCH (0 GAGE GALV.)
THROUGH 1020	0.696 RCH (0 GAGE GALV.)
THROUGH 1026	0.700 RCH (0 GAGE GALV.)
THROUGH 1032	0.704 RCH (0 GAGE GALV.)
THROUGH 1038	0.708 RCH (0 GAGE GALV.)
THROUGH 1044	0.712 RCH (0 GAGE GALV.)
THROUGH 1050	0.716 RCH (0 GAGE GALV.)
THROUGH 1056	0.720 RCH (0 GAGE GALV.)
THROUGH 1062	0.724 RCH (0 GAGE GALV.)
THROUGH 1068	0.728 RCH (0 GAGE GALV.)
THROUGH 1074	0.732 RCH (0 GAGE GALV.)
THROUGH 1080	0.736 RCH (0 GAGE GALV.)
THROUGH 1086	0.740 RCH (0 GAGE GALV.)
THROUGH 1092	0.744 RCH (0 GAGE GALV.)
THROUGH 1098	0.748 RCH (0 GAGE GALV.)
THROUGH 1104	0.752 RCH (0 GAGE GALV.)
THROUGH 1110	0.756 RCH (0 GAGE GALV.)
THROUGH 1116	0.760 RCH (0 GAGE GALV.)
THROUGH 1122	0.764 RCH (0 GAGE GALV.)
THROUGH 1128	0.768 RCH (0 GAGE GALV.)
THROUGH 1134	0.772 RCH (0 GAGE GALV.)
THROUGH 1140	0.776 RCH (0 GAGE GALV.)
THROUGH 1146	0.780 RCH (0 GAGE GALV.)
THROUGH 1152	0.784 RCH (0 GAGE GALV.)
THROUGH 1158	0.788 RCH (0 GAGE GALV.)
THROUGH 1164	0.792 RCH (0 GAGE GALV.)
THROUGH 1170	0.796 RCH (0 GAGE GALV.)
THROUGH 1176	0.800 RCH (0 GAGE GALV.)
THROUGH 1182	0.804 RCH (0 GAGE GALV.)
THROUGH 1188	0.808 RCH (0 GAGE GALV.)
THROUGH 1194	0.812 RCH (0 GAGE GALV.)
THROUGH 1200	0.816 RCH (0 GAGE GALV.)
THROUGH 1206	0.820 RCH (0 GAGE GALV.)
THROUGH 1212	0.824 RCH (0 GAGE GALV.)
THROUGH 1218	0.828 RCH (0 GAGE GALV.)
THROUGH 1224	0.832 RCH (0 GAGE GALV.)
THROUGH 1230	0.836 RCH (0 GAGE GALV.)
THROUGH 1236	0.840 RCH (0 GAGE GALV.)
THROUGH 1242	0.844 RCH (0 GAGE GALV.)
THROUGH 1248	0.848 RCH (0 GAGE GALV.)
THROUGH 1254	0.852 RCH (0 GAGE GALV.)
THROUGH 1260	0.856 RCH (0 GAGE GALV.)
THROUGH 1266	0.860 RCH (0 GAGE GALV.)
THROUGH 1272	0.864 RCH (0 GAGE GALV.)
THROUGH 1278	0.868 RCH (0 GAGE GALV.)
THROUGH 1284	0.872 RCH (0 GAGE GALV.)
THROUGH 1290	0.876 RCH (0 GAGE GALV.)
THROUGH 1296	0.880 RCH (0 GAGE GALV.)
THROUGH 1302	0.884 RCH (0 GAGE GALV.)
THROUGH 1308	0.888 RCH (0 GAGE GALV.)
THROUGH 1314	0.892 RCH (0 GAGE GALV.)
THROUGH 1320	0.896 RCH (0 GAGE GALV.)
THROUGH 1326	0.900 RCH (0 GAGE GALV.)
THROUGH 1332	0.904 RCH (0 GAGE GALV.)
THROUGH 1338	0.908 RCH (0 GAGE GALV.)
THROUGH 1344	0.912 RCH (0 GAGE GALV.)
THROUGH 1350	0.916 RCH (0 GAGE GALV.)
THROUGH 1356	0.920 RCH (0 GAGE GALV.)
THROUGH 1362	0.924 RCH (0 GAGE GALV.)
THROUGH 1368	0.928 RCH (0 GAGE GALV.)
THROUGH 1374	0.932 RCH (0 GAGE GALV.)
THROUGH 1380	0.936 RCH (0 GAGE GALV.)
THROUGH 1386	0.940 RCH (0 GAGE GALV.)
THROUGH 1392	0.944 RCH (0 GAGE GALV.)
THROUGH 1398	0.948 RCH (0 GAGE GALV.)
THROUGH 1404	0.952 RCH (0 GAGE GALV.)
THROUGH 1410	0.956 RCH (0 GAGE GALV.)
THROUGH 1416	0.960 RCH (0 GAGE GALV.)
THROUGH 1422	0.964 RCH (0 GAGE GALV.)
THROUGH 1428	0.968 RCH (0 GAGE GALV.)
THROUGH 1434	0.972 RCH (0 GAGE GALV.)
THROUGH 1440	0.976 RCH (0 GAGE GALV.)
THROUGH 1446	0.980 RCH (0 GAGE GALV.)
THROUGH 1452	0.984 RCH (0 GAGE GALV.)
THROUGH 1458	0.988 RCH (0 GAGE GALV.)
THROUGH 1464	0.992 RCH (0 GAGE GALV.)
THROUGH 1470	0.996 RCH (0 GAGE GALV.)
THROUGH 1476	1.000 RCH (0 GAGE GALV.)
THROUGH 1482	1.004 RCH (0 GAGE GALV.)
THROUGH 1488	1.008 RCH (0 GAGE GALV.)
THROUGH 1494	1.012 RCH (0 GAGE GALV.)
THROUGH 1500	1.016 RCH (0 GAGE GALV.)
THROUGH 1506	1.020 RCH (0 GAGE GALV.)
THROUGH 1512	1.024 RCH (0 GAGE GALV.)
THROUGH 1518	1.028 RCH (0 GAGE GALV.)
THROUGH 1524	1.032 RCH (0 GAGE GALV.)
THROUGH 1530	1.036 RCH (0 GAGE GALV.)
THROUGH 1536	1.040 RCH (0 GAGE GALV.)
THROUGH 1542	1.044 RCH (0 GAGE GALV.)
THROUGH 1548	1.048 RCH (0 GAGE GALV.)
THROUGH 1554	1.052 RCH (0 GAGE GALV.)
THROUGH 1560	1.056 RCH (0 GAGE GALV.)
THROUGH 1566	1.060 RCH (0 GAGE GALV.)
THROUGH 1572	1.064 RCH (0 GAGE GALV.)
THROUGH 1578	1.068 RCH (0 GAGE GALV.)
THROUGH 1584	1.072 RCH (0 GAGE GALV.)
THROUGH 1590	1.076 RCH (0 GAGE GALV.)
THROUGH 1596	1.080 RCH (0 GAGE GALV.)
THROUGH 1602	1.084 RCH (0 GAGE GALV.)
THROUGH 1608	1.088 RCH (0 GAGE GALV.)
THROUGH 1614	1.092 RCH (0 GAGE GALV.)
THROUGH 1620	1.096 RCH (0 GAGE GALV.)
THROUGH 1626	1.100 RCH (0 GAGE GALV.)
THROUGH 1632	1.104 RCH (0 GAGE GALV.)
THROUGH 1638	1.108 RCH (0 GAGE GALV.)
THROUGH 1644	1.112 RCH (0 GAGE GALV.)
THROUGH 1650	1.116 RCH (0 GAGE GALV.)

[illegible][illegible]

CONNECTED LOAD PER PHASE		IMV(03/04/06)A
TOTAL CONNECTED LOAD VOLTAGE	2984	
TOTAL CONNECTED LOAD AMPERE	52	

1. ALL CIRCUITS SHALL RUN WITH DECEASED NEUTRALS. THE NEUTRAL IS CONSIDERED A CURRENT CARRYING CONDUCTOR AND THE MAINWAY NUMBER OF CIRCUIT CARRYING CONDUCTIONS ALLOWED IN A RACEWAY IS EIGHT (8).
2. ROUTE AN EMPTY 3" BROUGHT CONDUIT WITH PULL STRIPS FROM THE DATA OUTLET TO ABOVE THE ACCESSIBLE CEILING.
3. LABEL ALL RECEPTACLES WITH THE PANEL, LINE AND CIRCUIT NUMBER SERVING THEM.
4. ROUTE AN EMPTY 3" BROUGHT CONDUIT WITH PULL STRIPS FROM THE FINEST ALARMING DEVICE TO ABOVE THE ACCESSIBLE CEILING.
5. LABEL ALL RECEPTACLES WITH THE PANEL, LINE AND CIRCUIT NUMBER SERVING THEM.
6. CONTRACTOR SHALL PROVIDE AN IN-PLACE RUN TO CONDUCTIONS TO CIRCUITS CONTAINING INTERDEPENDENT LIGHTING.
7. ALL 120 VOLTAGE PANELS SHALL BE SUPPLIED FROM FEEDING STRINGS AND NOT FROM CEILING BROD TILES OR SUPPORT PANELS. ALL 120 VOLT PANELS SHALL BE NEARLY CABLED TOGETHER.
8. FINEST SEAL ALL PENETRATIONS AFTER INSTALLATION OF CONDUIT, FEEDING DEVICES, PULL-STRIPS, ETC. WITH APPROVED FIRE-STOP COMPOUND.
9. ALL 120 VOLTAGE PANELS SHALL BE PLUMB RATED OR INSTALLED IN CONDUIT INCLUDING SPEAKER PANELS.
10. DEMONSTRATE LIGHTING CIRCUIT JUNCTION BOXES SHALL BE 5" MAXIMIZED AND IDENTIFIED WITH CIRCUIT NUMBERS AND PANEL NUMBER.
11. ALL DATA OUTLETS WITH A 6" OF ANY SIZE SHALL BE PROTECTED.
12. SUPPLY RECEPT FOR INFORMATION NOT PREPARED BY WRITING AS EARLY AS POSSIBLE TO AVOID INSTALLATION DELAYS.
13. UNLESS NOTED OTHERWISE RECEPTACLES SHALL BE INSTALLED AT 8" ABOVE FINISHED FLOOR (AFF).
14. EACH TELEPHONE WALL OUTLET SHALL HOUSE ONE 4-PAIR LINE JACK FOR DATA.



PROJECT NAME	GAME SHOW BATTLE ROOMS INTERIOR BUILD-OUT
PROJECT ADDRESS	2820 S. HIGHLAND AVE. #A LOMBARD, IL 60148

6.1.2023		ISSUED FOR BID AND PERMIT	
NO.	DATE	DESCRIPTION	
-			
-			

**DIRECT PROPERTY
MANAGEMENT**

PROPERTY MANAGER: JASON PARK
(224) 567-1230 / jason@ppholdings.net

BUILDING OWNER

**GAME SHOW
BATTLE ROOMS**

BUSINESS OWNER: KEVIN LETINES
3300-282-8027 / kevin@gameshowbattlerooms.com

**KOA
CONSTRUCTION, INC.**

GENERAL CONTRACTOR : JAY JUNG
(224)-688-4546 / seung926@gmail.com

**ONYUNG KIM
ARCHITECT**
7504 FOXBORO CT
NAPERVILLE, IL 60564
onyungkim@gmail.com
www.onyunkimarchitects.com



Ouyang Kim 6.7.2023 SIGNATURE: _____ DATE: _____	DRAWN BY	O. K.
	PROJECT NO	23-12
	ISSUE DATE	JUN 11 2023



EXHIBIT N**B3 USE CHART**

USE	LOT 2
Dwelling units – Single Family	Prohibited
Dwelling units – Two Family	Prohibited
Dwelling units, Multiple Family - on any floor	Conditional
Dwelling units – Assisted Living Housing Facilities	Prohibited
Amusement recreation centers which combine bowling with any three or more of pool and/or billiards; food service; lounge areas; other amusements.	Conditional
Animal hospitals and kennels	Prohibited
Antique shops	Prohibited
Art and school supply store	Permitted
Art shops or galleries, but not including auction rooms	Permitted
Automobile Accessory Stores	Prohibited
Automobile Repair	Prohibited
Automobile Service	Prohibited
Bakeries, retail only	Permitted
Barber shops	Permitted
Banquet Hall	Permitted
Beauty shops	Permitted
Bicycle sales, rental, and repair stores	Permitted
Book and stationery stores	Permitted
Bowling alley	Conditional
Business machine sales and service	Permitted
Camera and photographic supply stores	Permitted
Candy and ice cream stores	Permitted

USE	LOT 2
Carpet and rug stores, retail sales only	Permitted
China and glassware stores	Permitted
Closet and storage organizer stores	Permitted
Clothing and costume rental stores	Permitted
Coin and philatelic stores	Prohibited
Clothiers pressing establishments	Permitted
Clubs, non-profit/fraternal	Prohibited
Convention center	Permitted
Custom dressmaker	Permitted
Dairy products, retail sales	Permitted
Dance halls	Prohibited
Day care centers	Conditional
Department stores	Permitted
Drive-in and drive through establishments/ services	Conditional
Drug stores	Permitted
Dry cleaning	Permitted
Dry good stores	Permitted
Educational services	Permitted
Elderly care	Prohibited
Entertainment center	Conditional
Financial institutions	Permitted
Flower shops	Permitted
Food stores, grocery stores, meat markets and delicatessen	Permitted
Funeral homes	Prohibited
Furniture store	Permitted
Gasoline stores	Prohibited
Gift shops	Permitted

USE	LOT 2
Greenhouses and nurseries	Prohibited
Hardware stores	Permitted
Hobby shops, for retail sales of items to be assembled or used	Permitted
Home improvement center	Permitted
Hotel/motel	Permitted
Jewelry stores, including watch repair	Permitted
Launderettes, automatic, self-service only or hand laundries	Prohibited
Massage parlors	Prohibited
Medical and dental clinics	Permitted
Motor vehicle sales	Prohibited
Music stores	Permitted
Offices - business or professional	Permitted
Optician sales, retail and orthopedic and medical appliance	Permitted
Outpatient medical care facility	Permitted
Outside display and sales of products the sale of which is a permitted or conditional use	Conditional
Outside service areas for other permitted or conditional use	Conditional, except restaurants are permitted
Package liquor and party supply stores	Prohibited
Paint, glass, and hardware stores	Permitted
Parking garages, other than accessory to a permitted use	Conditional
Parks, libraries, and other public uses	Permitted
Pet grooming services, not including animal hospitals or overnight visits	Prohibited
Pet shops	Permitted

USE	LOT 2
Photography studios, including the developing of film and pictures when conducted as part of the retail business on the premises	Permitted
Picture framing, when conducted for retail trade on the premises only	Permitted
Pool halls	Prohibited
Post office	Prohibited
Printing and duplicating services	Permitted
Psychics, ESP readers, and fortune tellers	Prohibited
Public utility and service uses	Prohibited
Radio and television only - sales, service, and repair	Prohibited
Repair, rental, and servicing of any article the sale of which is a permitted use in the district	Conditional
Restaurants with or without entertainment, dancing, and/or amusement devices	Permitted, except adult uses are prohibited
Restaurants with drive-through	Prohibited
Schools, business or commercial	Permitted
Shoe, clothing, and hat repair stores	Permitted
Secondhand stores and rummage shops	Prohibited
Sewing machine sales and service-household appliances only	Permitted
Shoe sales and repair	Permitted
Sign printers	Permitted
Silk screening services	Permitted
Sporting goods stores	Permitted
Studios; art, sculptor, composer, dance, martial arts, or woodcraft	Prohibited
Tailor/seamstress shops	Permitted

USE	LOT 2
Taverns and cocktail lounges	Prohibited
Television, recording, and radio stations	Prohibited
Theaters, indoor only	Permitted
Ticket agencies	Permitted
Tobacco shops	Prohibited
Toy shops	Permitted
Travel bureaus and transportation ticket offices	Permitted
Watchman quarters	Prohibited
Wearing apparel shops	Permitted
Variety shops	Permitted
Video tapes, sales and rental of, electronic game cartridges and similar items	Permitted