

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : August 8, 2023 **(BOT) Date:** August 17, 2023

SUBJECT: PC 23-19: 2820 S. Highland Avenue Unit A

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.415(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.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the August 17, 2023, Village Board of Trustees agenda with a request for a waiver of the first reading.

Fiscal Impact/Funding Source:

Review (as necessary):


Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: August 17, 2023

SUBJECT: **PC 23-19: 2820 S. Highland Avenue, Unit A**

Please find the following items for Village Board consideration as part of the August 17, 2023, Village Board meeting:

1. Plan Commission referral letter
2. IDRC report for PC 23-19
3. An Ordinance granting approval of a conditional use pursuant to Section 155.415(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.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the August 17, 2023, Village Board of Trustees agenda with a request for a waiver of the first reading.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

August 17, 2023

Village President

Keith T. Giagnorio

Village Clerk

Liz Brezinski

Trustees

Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager

Scott R. Niehaus

*"Our shared **Vision** for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."*

*"The **Mission** of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."*

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 23-19, 2820 S. Highland Avenue, Unit A

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner requests a zoning conditional use pursuant to Section 155.415(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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on July 17, 2023. Sworn in to present the petition were Kevin Letnes, one of the owners of Game Show Battle Rooms, petitioner; William Heniff, Community Development Director and Anna Papke, Senior Planner.

Chairperson Giuliano read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine, and proceeded with the petition.

Mr. Letnes said there are seven other locations of Game Show Battle Rooms across the country. The plan is to open four more locations this fall which hopefully will include Lombard. Mr. Letnes requests the conditional use for an amusement establishment for 2820 S. Highland Avenue. The first Game Show Battle Room opened five years ago in the Twin Cities. The concept brings the game show experience to the public. Food is not offered as part of the concept. The partners have been looking for a centrally located area near Chicago. They plan to hire about twenty staff members.

Mr. Letnes noted the Village staff report's comments regarding the number of restrooms would need to be increased based on the proposed level of attendance and the seating arrangements were not provided in the plans. Mr. Letnes stated that he will provide that information and work with Village staff on code requirements.

Chairperson Giuliano asked if any additional person would like to speak in favor or against this petition, or for public comment.

Hearing none, Chairperson Giuliano asked for the staff report

Ms. Papke presented the IDRC report for PC 23-19, which was entered into the public record in its entirety. The petitioner is requesting a conditional use for game show amusement business. The property is zoned B3PD in the Highlands of Lombard Planned Development. According to the zoning ordinance and the planned development the amusement use is a conditional use. The IDRC Committee has reviewed the request and as noted provided comments that can be addressed during the permitting phase of the project if approved. The Planning Division notes the proposed use is a common and compatible use in the B3 zoning districts. All operations will occur inside the building therefore little impact is expected on other adjacent properties. Staff recommends approval of the petition with the two provided conditions in the staff report.

Chairperson Giuliano opened the meeting to discussion by the Plan Commissioners.

Commissioner Sweetser asked what the maximum occupancy at any given time would be and the hours of operation. Mr. Letnes responded that each arena would have 36 people at the most with a total of 72 people. Typical groups average between ten to twenty people and the group start times are usually staggered at different times for each of the two rooms.

Chairperson Giuliano asked if there were any additional comments. Hearing none, she asked for a motion from the Commissioners.

On a motion by Commissioner Walker, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 23-19, subject to the following two (2) 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).

Respectfully,
VILLAGE OF LOMBARD

Leigh Giuliano, Chairperson
Lombard Plan Commission

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

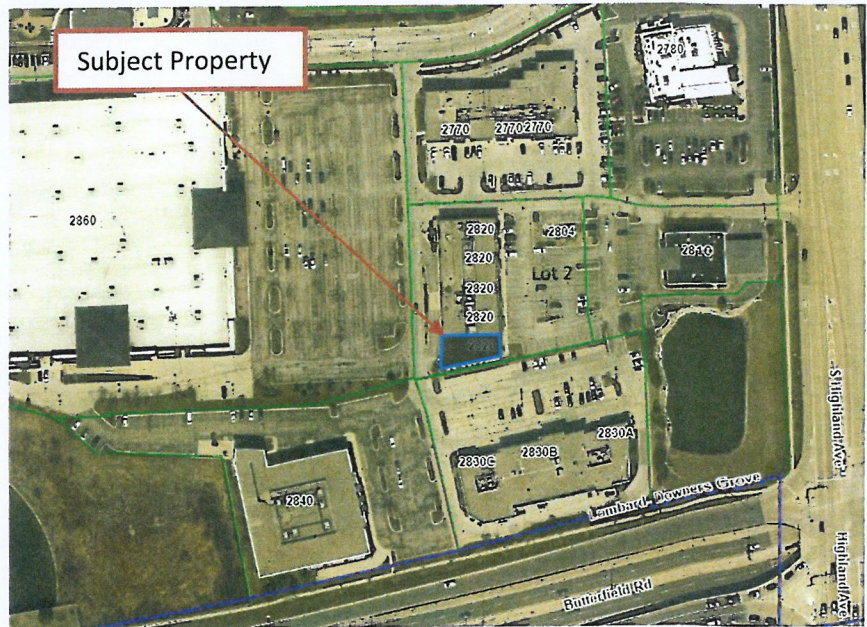
Community Commercial

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.

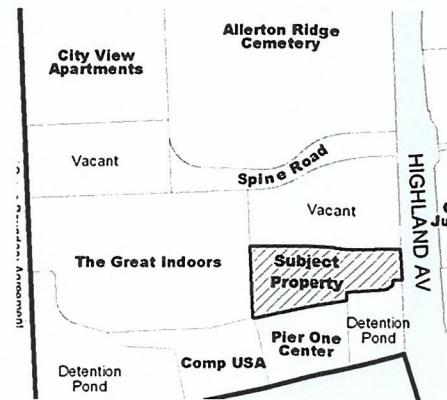


Figure 1- 2005 Planned Development map

FINDINGS & RECOMMENDATIONS

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

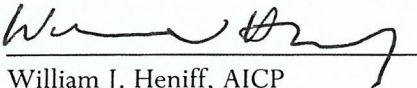
The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for amusement establishment, indoor only use in the B3PD Zoning District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject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

H:\CD\WORDUSER\PCCASES\2023\PC 23-19; 2820 S Highland\PC 23-19_IDRC Report.docx

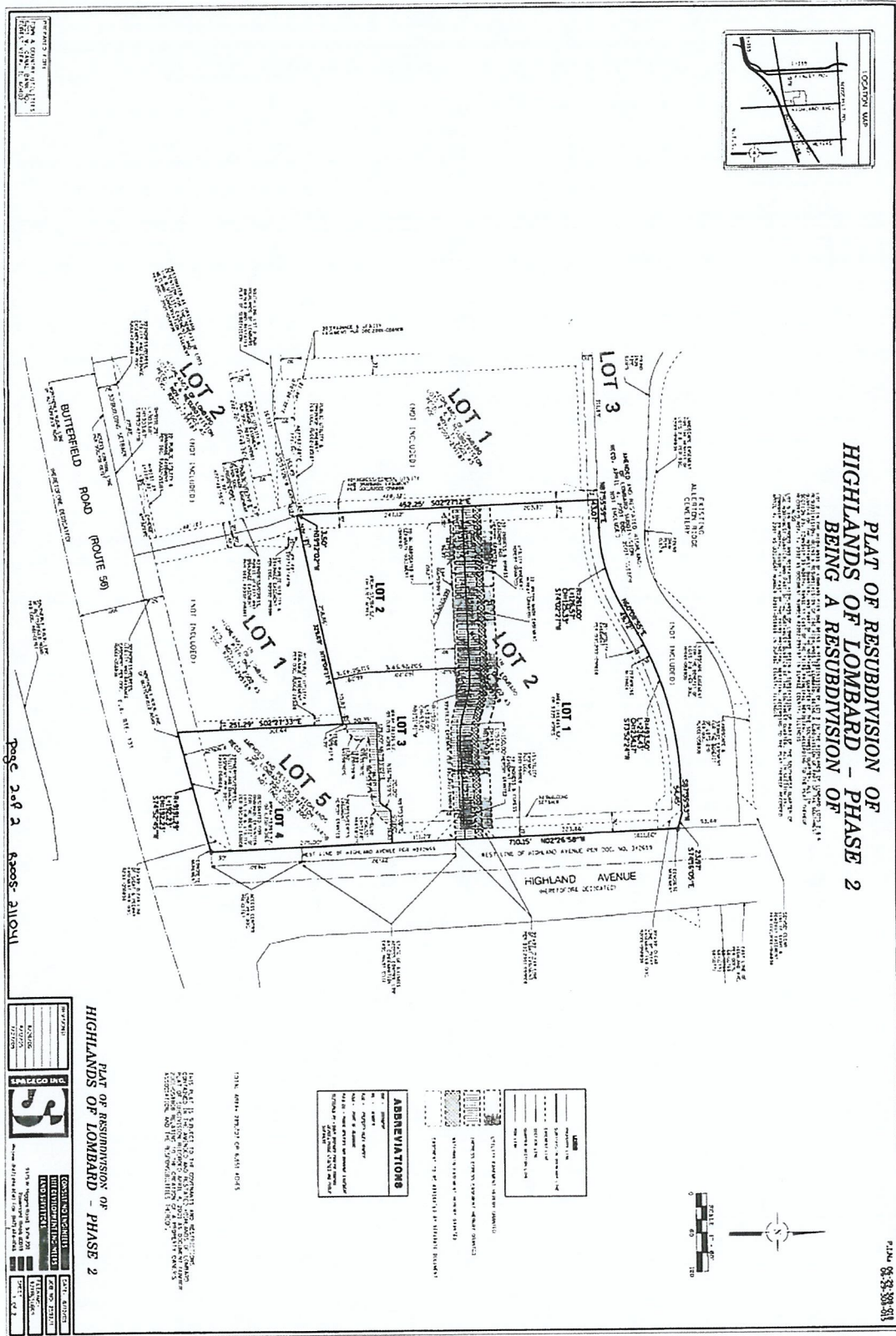
EXHIBIT 1: STANDARDS FOR CONDITIONAL USES

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



PROJECT NAME
GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

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

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

**DIRECT PROPERTY
MANAGEMENT**

**KOA
CONSTRUCTION, INC.**
GENERAL CONTRACTOR : JAY JUNG
(224)-668-4546 / soung926@gmail.com



CREATED BY	O. K.
PROJECT NO	23-12
ISSUE DATE	JUNE 7, 2023

A1

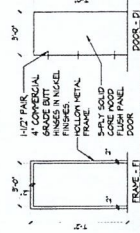
2820 S. HIGHLAND AVE, #A, LOMBARD, IL 60148



BUILDING INFORMATION MATRIX	
<p>1. BUILDING NAME: _____</p> <p>2. BUILDING TYPE: _____</p> <p>3. BUILDING ADDRESS: _____</p> <p>4. BUILDING CITY: _____</p> <p>5. BUILDING STATE: _____</p> <p>6. BUILDING ZIP: _____</p> <p>7. BUILDING PHONE: _____</p> <p>8. BUILDING FAX: _____</p> <p>9. BUILDING E-MAIL: _____</p> <p>10. BUILDING WEBSITE: _____</p> <p>11. BUILDING OWNER: _____</p> <p>12. BUILDING MANAGER: _____</p> <p>13. BUILDING DESIGNER: _____</p> <p>14. BUILDING CONTRACTOR: _____</p> <p>15. BUILDING INSURANCE: _____</p> <p>16. BUILDING FINANCING: _____</p> <p>17. BUILDING LEASE: _____</p> <p>18. BUILDING OCCUPANCY: _____</p> <p>19. BUILDING OCCUPANCY TYPE: _____</p> <p>20. BUILDING OCCUPANCY TYPE: _____</p> <p>21. BUILDING OCCUPANCY TYPE: _____</p> <p>22. BUILDING OCCUPANCY TYPE: _____</p> <p>23. BUILDING OCCUPANCY TYPE: _____</p> <p>24. BUILDING OCCUPANCY TYPE: _____</p> <p>25. BUILDING OCCUPANCY TYPE: _____</p> <p>26. BUILDING OCCUPANCY TYPE: _____</p> <p>27. BUILDING OCCUPANCY TYPE: _____</p> <p>28. 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BUILDING OCCUPANCY TYPE: _____</p> <p>71. BUILDING OCCUPANCY TYPE: _____</p> <p>72. BUILDING OCCUPANCY TYPE: _____</p> <p>73. BUILDING OCCUPANCY TYPE: _____</p> <p>74. BUILDING OCCUPANCY TYPE: _____</p> <p>75. BUILDING OCCUPANCY TYPE: _____</p> <p>76. BUILDING OCCUPANCY TYPE: _____</p> <p>77. BUILDING OCCUPANCY TYPE: _____</p> <p>78. BUILDING OCCUPANCY TYPE: _____</p> <p>79. BUILDING OCCUPANCY TYPE: _____</p> <p>80. BUILDING OCCUPANCY TYPE: _____</p> <p>81. BUILDING OCCUPANCY TYPE: _____</p> <p>82. BUILDING OCCUPANCY TYPE: _____</p> <p>83. BUILDING OCCUPANCY TYPE: _____</p> <p>84. BUILDING OCCUPANCY TYPE: _____</p> <p>85. BUILDING OCCUPANCY TYPE: _____</p> <p>86. BUILDING OCCUPANCY TYPE: _____</p> <p>87. BUILDING OCCUPANCY TYPE: _____</p> <p>88. BUILDING OCCUPANCY TYPE: _____</p> <p>89. BUILDING OCCUPANCY TYPE: _____</p> <p>90. BUILDING OCCUPANCY TYPE: _____</p> <p>91. BUILDING OCCUPANCY TYPE: _____</p> <p>92. BUILDING OCCUPANCY TYPE: _____</p> <p>93. BUILDING OCCUPANCY TYPE: _____</p> <p>94. BUILDING OCCUPANCY TYPE: _____</p> <p>95. BUILDING OCCUPANCY TYPE: _____</p> <p>96. BUILDING OCCUPANCY TYPE: _____</p> <p>97. BUILDING OCCUPANCY TYPE: _____</p> <p>98. BUILDING OCCUPANCY TYPE: _____</p> <p>99. BUILDING OCCUPANCY TYPE: _____</p> <p>100. BUILDING OCCUPANCY TYPE: _____</p>

ROOM # ROOM NAME					FLOOR	BASE
100	NEW LOBBY + RECEPTION AREA				NEW LVT	NEW 4" VINYL-STRIP
101	NEW MEDIA 4				NEW LVT AND CARPET TILE	NEW 4" VINYL-STRIP
102	NEW MEDIA 5				NEW LVT AND CARPET TILE	NEW 4" VINYL-STRIP
103	NEW STORAGE				NEW LVT	NEW 4" VINYL-STRIP
104	NEW RESTROOM #				NEW LVT	NEW 4" VINYL-STRIP
105	DUSTING RESTROOM #2				NEW LVT	NEW 4" VINYL-STRIP
106	NEW HALLWAY				NEW LVT	NEW 4" VINYL-STRIP

DOOR SCHEDULE (X)					
NO.	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH
001	3'-0"	7'-0"	1-3/4"	WOOD	PANT
002	3'-0"	7'-0"	1-3/4"	WOOD	PANT
003	3'-0"	7'-0"	1-3/4"	WOOD	PANT
004	3'-0"	7'-0"	1-3/4"	WOOD	PANT
005	3'-0"	7'-0"	1-3/4"	WOOD	PANT
006	3'-0"	7'-0"	1-3/4"	WOOD	PANT



PROJECT SHALL COMPLY WITH ADA AND ANSI.
PROJECT SHALL HAVE A FULLY ACCESSIBLE
ENTRY AT THE GROUND LEVEL.
PROJECT SHALL HAVE A FULLY ACCESSIBLE
ROUTE FROM THE MAIN ENTRY TO ANY PUBLIC
AREA.
PROJECT SHALL HAVE A FULLY ACCESSIBLE

PROJECT SHALL COMPLY WITH ADA AND ANSI.
PROJECT SHALL HAVE A FULLY ACCESSIBLE
ENTRY AT THE GROUND LEVEL.
PROJECT SHALL HAVE A FULLY ACCESSIBLE
ROUTE FROM THE MAIN ENTRY TO ANY PUBLIC
AREA.
PROJECT SHALL HAVE A FULLY ACCESSIBLE

1. ALL INTERIOR FINISHES SHALL HAVE A CLASS II FLAME SPREAD RATING.

2. ALL INTERIOR FINISHES SHALL HAVE A CLASS I FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING TEST REPORT WHICH DOES NOT IN ANY MANNER REFLECT DISCREPANCY BETWEEN THE TESTED IN ACCORDANCE WITH ASTM E 84.

3. EXCEPT AS HEREIN MODIFIED THE GENERAL CONDITIONS OF THE CONTRACT SHALL BE AN ADDITIONAL BASIS OF THE WORK. ANY CONFLICT OF ANY NATURE BETWEEN ANY OF THE SPECIFICATIONS OR ANY OF THE GENERAL CONDITIONS AND ANY OTHER EDITION AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS THIS DOCUMENT IS THE SUPREMACY OF THE SPECIFICATIONS WITH THE PART OF THESE SPECIFICATIONS THAT HAVE FORCE AND EFFECT AS IF RELATED

1. ALL INTERIOR FINISHES SHALL HAVE A CLASS II FLAME SPREAD RATING.

2. ALL INTERIOR FINISHES SHALL HAVE A CLASS I FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING TEST REPORT WHICH DOES NOT IN ANY MANNER REFLECT DISCREPANCY BETWEEN THE TESTED IN ACCORDANCE WITH ASTM E 84.

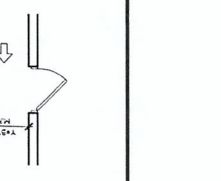
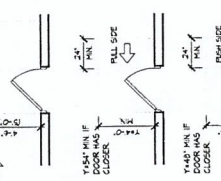
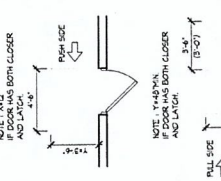
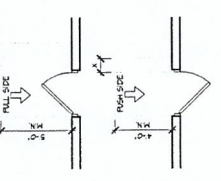
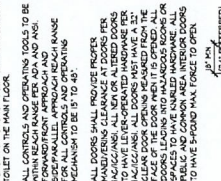
3. EXCEPT AS HEREIN MODIFIED THE GENERAL CONDITIONS OF THE CONTRACT SHALL BE AN ADDITIONAL BASIS OF THE WORK. ANY CONFLICT OF ANY NATURE BETWEEN ANY OF THE SPECIFICATIONS OR ANY OF THE GENERAL CONDITIONS AND ANY OTHER EDITION AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS THIS DOCUMENT IS THE SUPREMACY OF THE SPECIFICATIONS WITH THE PART OF THESE SPECIFICATIONS THAT HAVE FORCE AND EFFECT AS IF RELATED

AIR CONDITIONING
 ABOVE FINISHED FLOOR
 ALUMINUM
 BOARD
 BEARING
 CERAMIC
 CIRCUIT

AIR CONDITIONING
 ABOVE FINISHED FLOOR
 ALUMINUM
 BOARD
 BEARING
 CERAMIC
 CIRCUIT

⑤ SMOKE DETECTOR
 ④ CARBON MONOXIDE DETECTOR
 ③ EMERGENCY EXIT SIGN
 ② HEAD-UP EMERGENCY LIGHT
 ① FIRE ALARM PULL STATION
 ⑥ AUDIO / VISUAL ALARM
 ⑦ SPEAKER

⑤ SMOKE DETECTOR
 ④ CARBON MONOXIDE DETECTOR
 ③ EMERGENCY EXIT SIGN
 ② HEAD-UP EMERGENCY LIGHT
 ① FIRE ALARM PULL STATION
 ⑥ AUDIO / VISUAL ALARM
 ⑦ SPEAKER



⑤ SMOKE DETECTOR
 ④ CARBON MONOXIDE DETECTOR
 ③ EMERGENCY EXIT SIGN
 ② HEAD-UP EMERGENCY LIGHT
 ① FIRE ALARM PULL STATION
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⑤ SMOKE DETECTOR
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 ③ EMERGENCY EXIT SIGN
 ② HEAD-UP EMERGENCY LIGHT
 ① FIRE ALARM PULL STATION
 ⑥ AUDIO / VISUAL ALARM
 ⑦ SPEAKER

CONCRETE	COMPACTED EARTH WORK
GRAVEL FORDS FILL	SAND
CONCRETE	STONE
BRICK	CONCRETE MASONRY UNIT

CONCRETE	COMPACTED EARTH WORK
GRAVEL FORDS FILL	SAND
CONCRETE	STONE
BRICK	CONCRETE MASONRY UNIT

PROJECT NAME

GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

PROJECT ADDRESS

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

NO.	DATE	DESCRIPTION
1	6.7.2023	ISSUED FOR BID AND PERMIT

BUILDING OWNER

DIRECT PROPERTY
MANAGEMENT

PROPERTY MANAGER: JASON PARK
(708) 567-1231 / jason@directpm.com

TENANT

GAME SHOW
BATTLE ROOMS

BUSINESS OWNER: KEVIN LEMES
(708) 282-8027 / klemes@battlerooms.com

GENERAL CONTRACTOR

KOA
CONSTRUCTION, INC.

GENERAL CONTRACTOR: JIM KING
(708) 588-5458 / jim@koainc.com

ARCHITECT

ONVUNG KIM
ARCHITECT

255A ROBERTS ST.
MADISON, IL 60138
onvungkim@gmail.com
www.onvungkim.com



NO. 081-05148

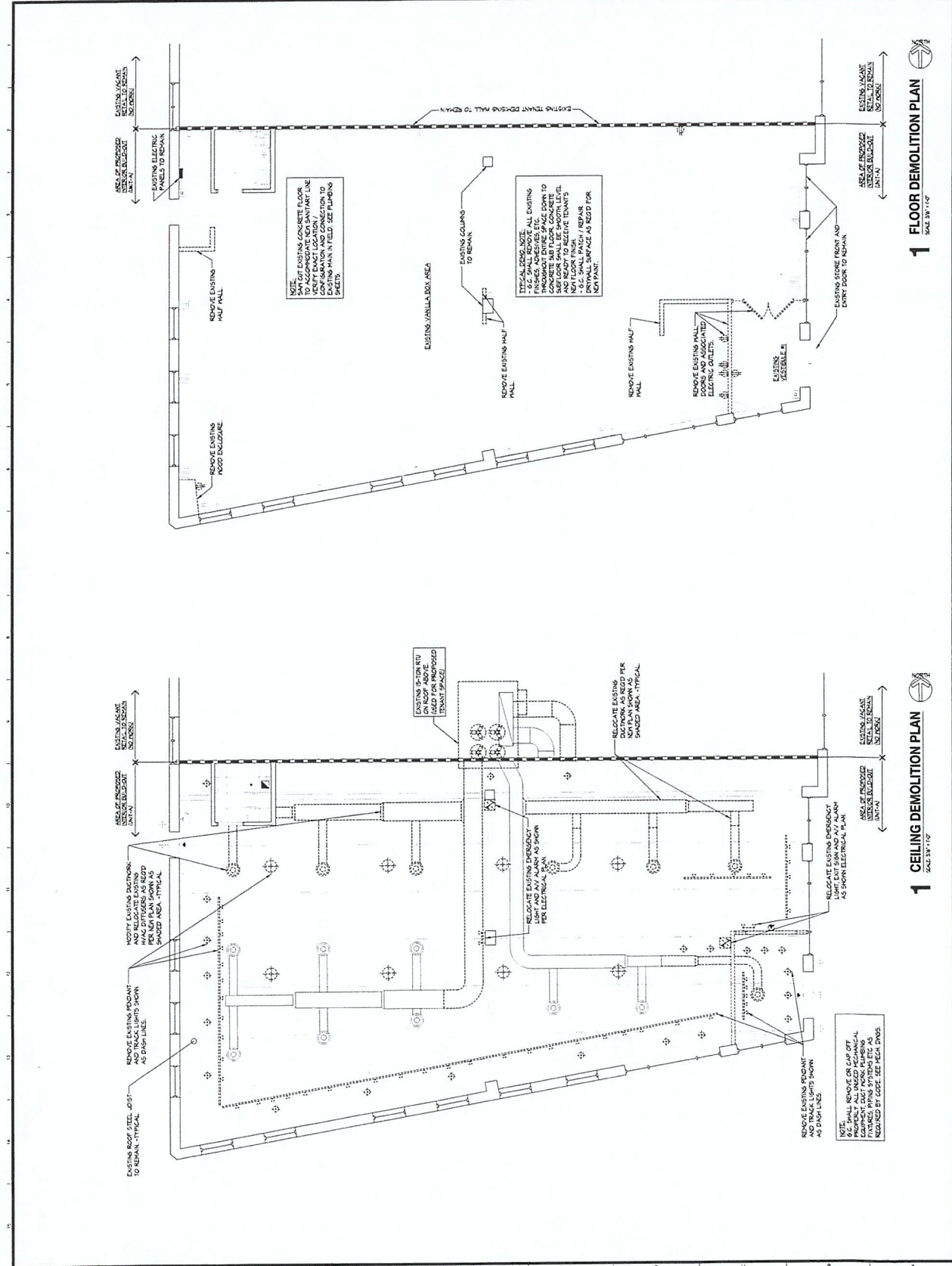
EXPIRATION DATE: 12/31/2024

DATE: 6.7.2023

SHEET NO.

DRAWN BY	O. K.
PROJECT NO.	23-112
DATE	JUNE 1, 2023

A2



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

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

GAME SHOW
BATTLE ROOMS
INTERIOR
BUILD-OUT

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

ISSUED FOR BID AND PERMIT	
MO	DATE DESCRIPTION
-	6. 7. 2023
-	
-	

DIRECT PROPERTY
MANAGEMENT

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

GAME SHOW
BATTLE ROOMS

BUSINESS OWNER: KEVIN LETNES
(320)-282-8027 / kennethgameshowbattlerooms.com

KOA
CONSTRUCTION, INC.

GENERAL CONTRACTOR : JAY JUNG
(224)-688-4546 / jsung926@gmail.com

ONYUNG KIM
ARCHITECT

2504 FOXBORO CT
NAPERVILLE, IL 60564
anyuopting@gmail.com
www.obidmarchitects.com



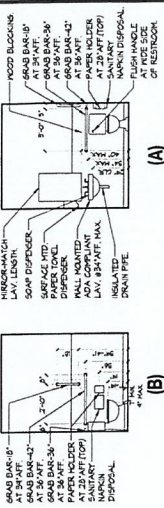
Onyung Kim 6.7.2023

SIGNATURE: _____ DATE: _____

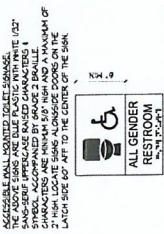
DATE BY	O. K.
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A3

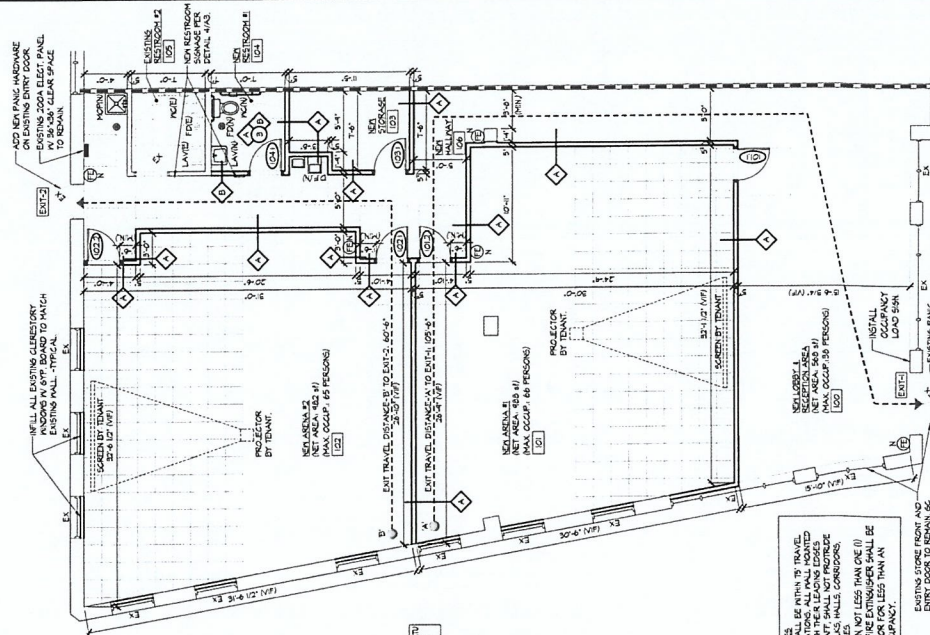
3 RESTROOM INTERIOR ELEVATIONS



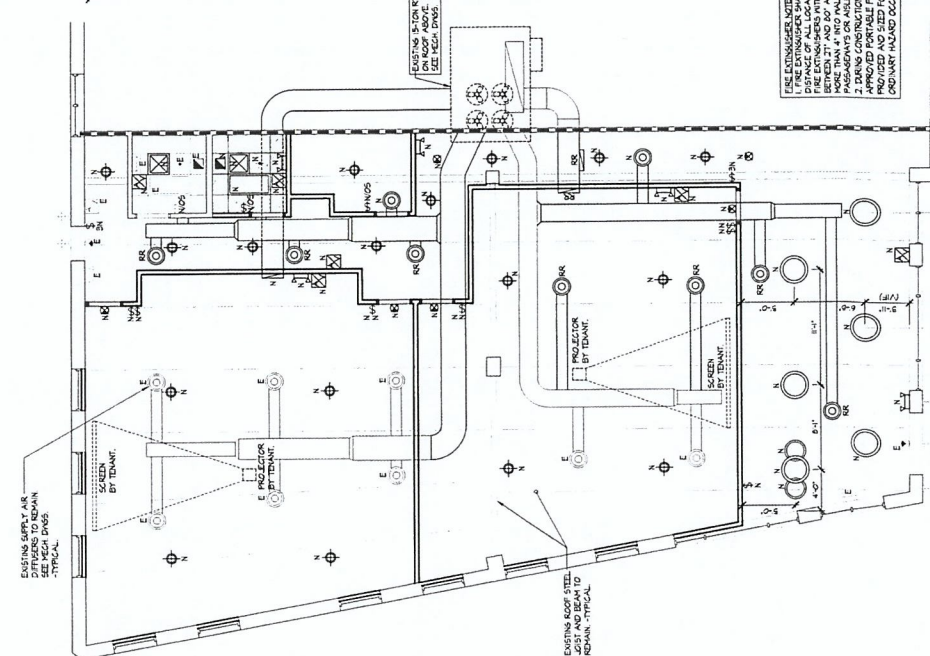
4 RESTROOM SIGNAGE



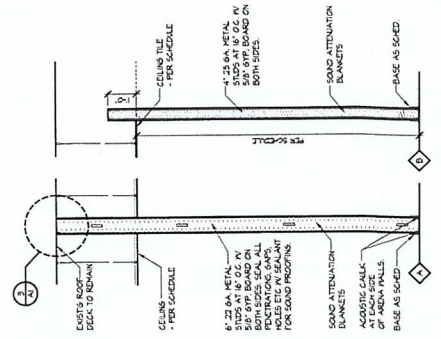
1 **PROPOSED FLOOR PLAN**
SCALE: 3/4" = 1'-0"



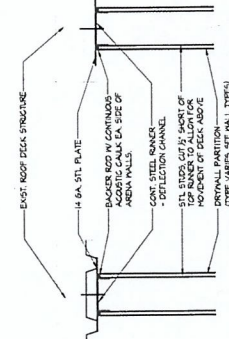
2 REFLECTED CEILING PLAN



5 WALL TYPES

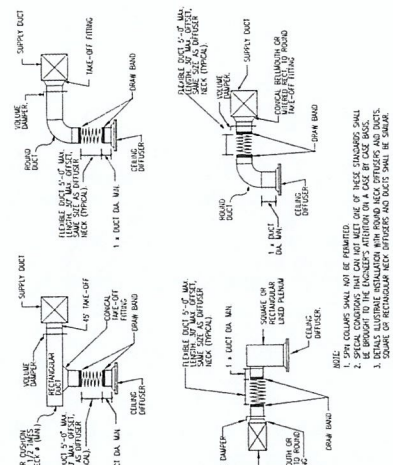


6 DEFLECTION DETAIL



1. CONTRACTOR SHALL VERIFY THE AREA WHERE THE WORK INCLUDED HEREIN IS TO BE PERFORMED AND SHALL CONTACT THE PERSONNEL WITH THE COMPETENT AUTHORITY TO OBTAIN NECESSARY PERMITS.
2. CONTRACTOR SHALL VERIFY IN FIELD AND PROVIDE NECESSARY WORKS TO REMOVE ANY EXISTING PLANT EQUIPMENT.
3. CONTRACTOR SHALL VERIFY IN FIELD AND PROVIDE NECESSARY WORKS TO FACILITATE THE INSTALLATION AS NOTICED.
4. CONTRACTOR SHALL VERIFY WITH OWNER AS TO WHICH ITEMS IF NECESSARY ARE TO BE REMOVED AND TO BE REINFORCED.
5. CONTRACTOR SHALL SHOW INDICATES THE GENERAL ROUTING ONLY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS OF THE CONTRACT. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF THE CONTRACT. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF THE CONTRACT. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS OF THE CONTRACT.

- [illegible]

[illegible]

DATE NOV

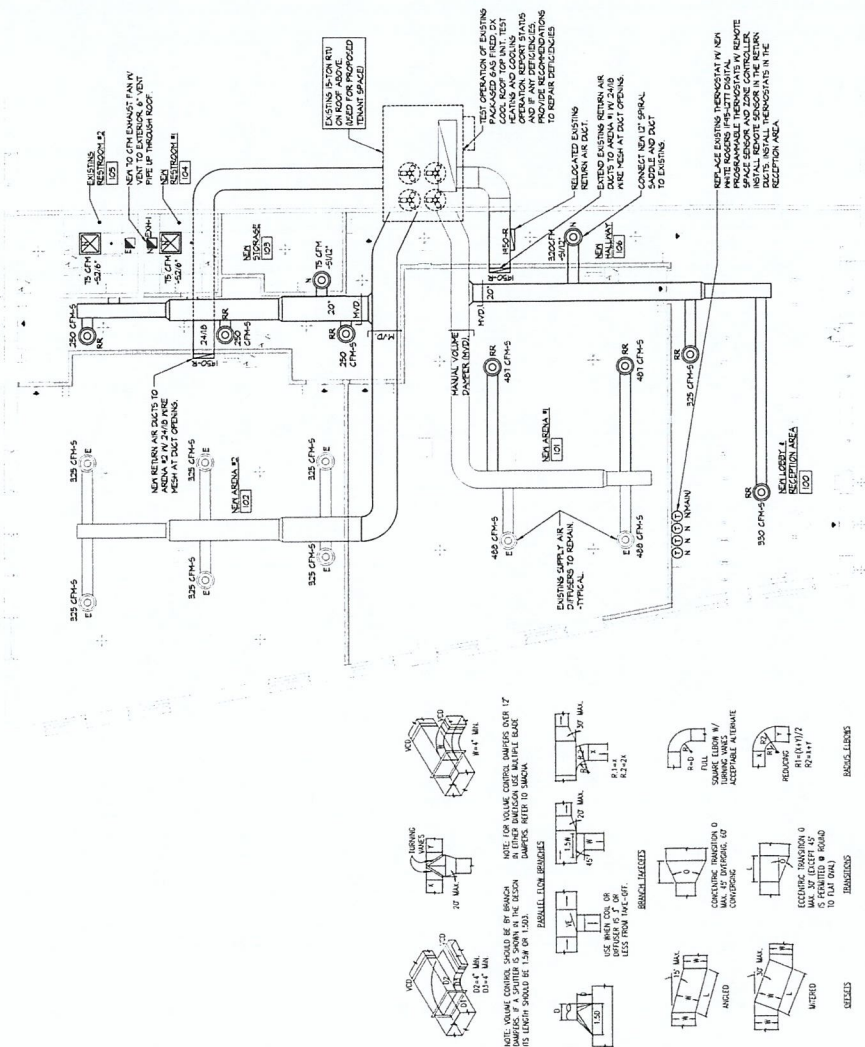
TAG	SERVICE	NECK SIZE	CFM	MATERIAL	MANUF. / MODEL
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2018 IMC TABLE 403.3.1: MINIMUM VENTILATION RATES									
ROOM NAME	ROOM NO.	AREA (SQ. FT.)	AREA (SQ. M.)	QCC-1 (CFM)	QCC-2 (CFM)	QCC-3 (CFM)	QCC-4 (CFM)	QCC-5 (CFM)	QCC-6 (CFM)
NEW GYM & RECEPTION	506	506	46.8	30	30	30	30	30	30
NEW RECEPTION	507	507	46.8	30	30	30	30	30	30
NEW RECEPTION #1	508	508	46.8	30	30	30	30	30	30
NEW RECEPTION #2	509	509	46.8	30	30	30	30	30	30
NEW STORAGE	510	510	46.8	30	30	30	30	30	30
NEW RESTROOM #1	511	511	46.8	30	30	30	30	30	30
NEW RESTROOM #2	512	512	46.8	30	30	30	30	30	30
NEW HALLWAY	513	513	46.8	30	30	30	30	30	30
NEW CORRIDOR	514	514	46.8	30	30	30	30	30	30
NEW CORRIDOR	515	515	46.8	30	30	30	30	30	30
NEW CORRIDOR	516	516	46.8	30	30	30	30	30	30
NEW CORRIDOR	517	517	46.8	30	30	30	30	30	30
NEW CORRIDOR	518	518	46.8	30	30	30	30	30	30
NEW CORRIDOR	519	519	46.8	30	30	30	30	30	30
NEW CORRIDOR	520	520	46.8	30	30	30	30	30	30
NEW CORRIDOR	521	521	46.8	30	30	30	30	30	30
NEW CORRIDOR	522	522	46.8	30	30	30	30	30	30
NEW CORRIDOR	523	523	46.8	30	30	30	30	30	30
NEW CORRIDOR	524	524	46.8	30	30	30	30	30	30
NEW CORRIDOR	525	525	46.8	30	30	30	30	30	30
NEW CORRIDOR	526	526	46.8	30	30	30	30	30	30
NEW CORRIDOR	527	527	46.8	30	30	30	30	30	30
NEW CORRIDOR	528	528	46.8	30	30	30	30	30	30
NEW CORRIDOR	529	529	46.8	30	30	30	30	30	30
NEW CORRIDOR	530	530	46.8	30	30	30	30	30	30
NEW CORRIDOR	531	531	46.8	30	30	30	30	30	30
NEW CORRIDOR	532	532	46.8	30	30	30	30	30	30
NEW CORRIDOR	533	533	46.8	30	30	30	30	30	30
NEW CORRIDOR	534	534	46.8	30	30	30	30	30	30
NEW CORRIDOR	535	535	46.8	30	30	30	30	30	30
NEW CORRIDOR	536	536	46.8	30	30	30	30	30	30
NEW CORRIDOR	537	537	46.8	30	30	30	30	30	30
NEW CORRIDOR	538	538	46.8	30	30	30	30	30	30
NEW CORRIDOR	539	539	46.8	30	30	30	30	30	30
NEW CORRIDOR	540	540	46.8	30	30	30	30	30	30
NEW CORRIDOR	541	541	46.8	30	30	30	30	30	30
NEW CORRIDOR	542	542	46.8	30	30	30	30	30	30
NEW CORRIDOR	543	543	46.8	30	30	30	30	30	30
NEW CORRIDOR	544	544	46.8	30	30	30	30	30	30
NEW CORRIDOR	545	545	46.8	30	30	30	30	30	30
NEW CORRIDOR	546	546	46.8	30	30	30	30	30	30
NEW CORRIDOR	547	547	46.8	30	30	30	30	30	30
NEW CORRIDOR	548	548	46.8	30	30	30	30	30	30
NEW CORRIDOR	549	549	46.8	30	30	30	30	30	30
NEW CORRIDOR	550	550	46.8	30	30	30	30	30	30
NEW CORRIDOR	551	551	46.8	30	30	30	30	30	30
NEW CORRIDOR	552	552	46.8	30	30	30	30	30	30
NEW CORRIDOR	553	553	46.8	30	30	30	30	30	30
NEW CORRIDOR	554	554	46.8	30	30	30	30	30	30
NEW CORRIDOR	555	555	46.8	30	30	30	30	30	30
NEW CORRIDOR	556	556	46.8	30	30	30	30	30	30
NEW CORRIDOR	557	557	46.8	30	30	30	30	30	30
NEW CORRIDOR	558	558	46.8	30	30	30	30	30	30
NEW CORRIDOR	559	559	46.8	30	30	30	30	30	30
NEW CORRIDOR	560	560	46.8	30	30	30	30	30	30
NEW CORRIDOR	561	561	46.8	30	30	30	30	30	30
NEW CORRIDOR	562	562	46.8	30	30	30	30	30	30
NEW CORRIDOR	563	563	46.8	30	30	30	30	30	30
NEW CORRIDOR	564	564	46.8	30	30	30	30	30	30
NEW CORRIDOR	565	565	46.8	30	30	30	30	30	30
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NEW CORRIDOR	569	569	46.8	30	30	30	30	30	30
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NEW CORRIDOR	575	575	46.8	30	30	30	30	30	30
NEW CORRIDOR	576	576	46.8	30	30	30	30	30	30
NEW CORRIDOR	577	577	46.8	30	30	30	30	30	30
NEW CORRIDOR	578	578	46.8	30	30	30	30	30	30
NEW CORRIDOR	579	579	46.8	30	30	30	30	30	30
NEW CORRIDOR	580	580	46.8	30	30	30	30	30	30
NEW CORRIDOR	581	581	46.8	30	30	30	30	30	30
NEW CORRIDOR	582	582	46.8	30	30	30	30	30	30
NEW CORRIDOR	583	583	46.8	30	30	30	30	30	30
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NEW CORRIDOR	595	595	46.8	30	30	30	30	30	30
NEW CORRIDOR	596	596	46.8	30	30	30	30	30	30
NEW CORRIDOR	597	597	46.8	30	30	30	30	30	30
NEW CORRIDOR	598	598	46.8	30	30	30	30	30	30
NEW CORRIDOR	599	599	46.8	30	30	30	30	30	30
NEW CORRIDOR	600	600	46.8	30	30	30	30	30	30
NEW CORRIDOR	601	601	46.8	30	30	30	30	30	30
NEW CORRIDOR	602	602	46.8	30	30	30	30	30	30
NEW CORRIDOR	603	603	46.8	30	30	30	30	30	30
NEW CORRIDOR	604	604	46.8	30	30	30	30	30	30
NEW CORRIDOR	605	605	46.8	30	30	30	30	30	30
NEW CORRIDOR	606	606	46.8	30	30	30	30	30	30
NEW CORRIDOR	607	607	46.8	30	30	30	30	30	30
NEW CORRIDOR	608	608	46.8	30	30	30	30	30	30
NEW CORRIDOR	609	609	46.8	30	30	30	30	30	30
NEW CORRIDOR	610	610	46.8	30	30	30	30	30	30
NEW CORRIDOR	611	611	46.8	30	30	30	30	30	30
NEW CORRIDOR	612	612	46.8	30	30	30	30	30	30
NEW CORRIDOR	613	613	46.8	30	30	30	30	30	30
NEW CORRIDOR	614	614	46.8	30	30	30	30	30	30
NEW CORRIDOR	615	615	46.8	30	30	30	30	30	30
NEW CORRIDOR	616	616	46.8	30	30	30	30	30	30
NEW CORRIDOR	617	617	46.8	30	30	30	30	30	30
NEW CORRIDOR	618	618	46.8	30	30	30	30	30	30
NEW CORRIDOR	619	619	46.8	30	30	30	30	30	30
NEW CORRIDOR	620	620	46.8	30	30	30	30	30	30
NEW CORRIDOR	621	621	46.8	30	30	30	30	30	30
NEW CORRIDOR	622	622	46.8	30	30	30	30	30	30
NEW CORRIDOR	623	623	46.8	30	30	30	30	30	30
NEW CORRIDOR	624	624	46.8	30	30	30	30	30	30
NEW CORRIDOR	625	625	46.8	30	30	30	30	30	30
NEW CORRIDOR	626	626	46.8	30	30	30	30	30	30
NEW CORRIDOR	627	627	46.8	30	30	30	30	30	30
NEW CORRIDOR	628	628	46.8	30	30	30	30	30	30
NEW CORRIDOR	629	629	46.8	30	30	30	30	30	30
NEW CORRIDOR	630	630	46.8	30	30	30	30	30	30
NEW CORRIDOR	631	631	46.8	30	30	30	30	30	30
NEW CORRIDOR	632	632	46.8	30	30	30	30	30	30
NEW CORRIDOR	633	633	46.8	30	30	30	30	30	30
NEW CORRIDOR	634	634	46.8	30	30	30	30	30	30
NEW CORRIDOR	635	635	46.8	30	30	30	30	30	30
NEW CORRIDOR	636	636	46.8	30	30	30	30	30	30
NEW CORRIDOR	637	637	46.8	30	30	30	30	30	30
NEW CORRIDOR	638	638	46.8	30	30	30	30	30	30
NEW CORRIDOR	639	639	46.8	30	30	30	30	30	30
NEW CORRIDOR	640	640	46.8	30	30	30	30	30	30
NEW CORRIDOR	641	641	46.8	30	30	30	30	30	30
NEW CORRIDOR	642	642	46.8	30	30	30	30	30	30
NEW CORRIDOR	643	643	46.8	30	30	30	30	30	30
NEW CORRIDOR	644	644	46.8	30	30	30	30	30	30
NEW CORRIDOR	645	645	46.8	30	30	30	30	30	30
NEW CORRIDOR	646	646	46.8	30	30	30	30	30	30
NEW CORRIDOR	647	647	46.8	30	30	30	30	30	30
NEW CORRIDOR	648	648	46.8	30	30	30	30	30	30
NEW CORRIDOR	649	649	46.8	30	30	30	30	30	30
NEW CORRIDOR	650	650	46.8	30	30	30	30	30	30
NEW CORRIDOR	651	651	46.8	30	30	30	30	30	30
NEW CORRIDOR	652	652	46.8	30	30	30	30	30	30
NEW CORRIDOR	653	653	46.8	30	30	30	30	30	30
NEW CORRIDOR	654	654	46.8	30	30	30	30	30	30
NEW CORRIDOR	655	655	46.8	30	30	30	30	30	30
NEW CORRIDOR	656	656	46.8	30	30	30	30	30	30
NEW CORRIDOR	657	657	46.8	30	30	30	30	30	30
NEW CORRIDOR	658	658	46.8	30	30	30	30	30	

[illegible]


NO.	NAME	CLASSIFICATION	CAPACITY (SPT)	RECEPTION	PLAY AREA	BREATHING ZONE (CTM/PERSON)
101	NEW LOBBY & RECEPTION	508	68	68	20	5
102	NEW AREA #1	368	66	66	20	20
103	NEW AREA #2	362	65	65	20	20
104	NEW STORAGE	78	0	0	0	0
105	NEW RESTROOM #1	53	0	0	0	0
106	EXISTING RESTROOM #2	53	0	0	0	0
107	NEW HALLWAY	430	0	0	0	0

TAG	LOCATION	AIR FLOW	ESP	FAN DATA	MOTOR DATA	MANUFACTURER
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[illegible]

2017

2011.05.29

PROJECT NAME		GAME SHOW BATTLE ROOMS
INTERIOR BUILD-OUT		
PROJECT ADDRESS		
2820 S. HIGHLAND AVE., #A LOMBARD, IL 60148		
DATE	ISSUED FOR BIDDING AND PERIOD OF VALIDITY	
6 / 1 / 2023	30 DAYS	
BID DATE	LOCATION	
-	-	
BIDDING INFO		
DIRECT PROPERTY MANAGEMENT		
PROPERTY MANAGER: JASON PARK (630) 561-1231 jason@dpmm.com		
GENERAL CONTRACTOR		
GAME SHOW BATTLE ROOMS		
BUSINESS OWNER: KEVIN LEMES (630) 562-8027 kevin@gameshowbattle.com		
KOA CONSTRUCTION, INC.		
GENERAL CONTRACTOR: JAY ZANO (630) 468-1041 jay@koainc.com		
ARCHITECT		
ONYUNG KIM ARCHITECT		
7554 FIDELITY CT. MORTGAGEVILLE, IL 60541 (630) 468-1041 onyungkim@gmail.com www.kimkimarchitect.com		
SIGNATURE		
 ONYUNG KIM ARCHITECT, INC. REGISTERED ARCHITECT NO. 001-01548 EXPIRATION DATE: 12/31/2024		
DATE		
Onyung Kim 6/1/2023		
SIGNATURE		
SHAWN BY O.K. 25-12 ISSUE DATE JUNE 1, 2023		
SHEET NO		
M1		

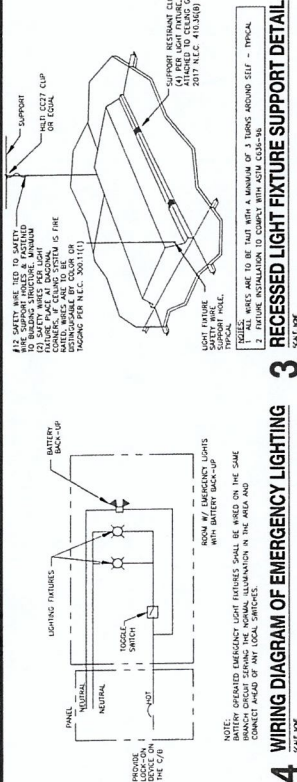
NEW LIGHT FIXTURE SCHEDULE

SYMBOL	FIXTURE DESCRIPTION	LAMP QTY	VOLT (V)	WATTS	NOTES
1	24" TRIPPER, 24 WATTS	1	120	24W	INCLUDES INTERNAL OCC. SENSOR
2	4000K PREPUP ROUND LED HIGH BAY	1	120	100W	CONTRACTOR TO VERIFY LUMEN OUTPUT
3	20" LED-BAY, 20W	1	120	20W	CONTRACTOR TO VERIFY LUMEN OUTPUT
4	CIRCLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com
5	CIRCLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com
6	CIRCLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com
7	TRIPPOLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com
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99	TRIPPOLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com
100	TRIPPOLE LED PENDANT LIGHT KIT	2	120	25W	L1001, www.1001.com

PANEL PP-1 (EXISTING)		200A / 3P	
LOCATION	DESCRIPTION	WATTS	AMPS
1	24" TRIPPER, 24 WATTS	24	0.2
2	4000K PREPUP ROUND LED HIGH BAY	100	0.8
3	20" LED-BAY, 20W	20	0.2
4	CIRCLE LED PENDANT LIGHT KIT	25	0.2
5	CIRCLE LED PENDANT LIGHT KIT	25	0.2
6	CIRCLE LED PENDANT LIGHT KIT	25	0.2
7	TRIPPOLE LED PENDANT LIGHT KIT	25	0.2
8	TRIPPOLE LED PENDANT LIGHT KIT	25	0.2
9	TRIPPOLE LED PENDANT LIGHT KIT	25	0.2
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100	TRIPPOLE LED PENDANT LIGHT KIT	25	0.2

ELECTRICAL NOTES

- ALL CIRCUITS SHALL BE RUN WITH DECEASED MATERIALS. THE MATERIAL IS CONSIDERED A CURRENT CARRYING CONDUCTOR AND THE MAXIMUM NUMBER OF CURRENT CARRYING CONDUCTORS ALLOWED IN A RACEWAY IS EIGHT (8).
- ROUTE AN EMPTY 3/4" SCHEDULE CONDUIT WITH FILL STRIPS FROM THE DATA OUTLET TO ABOVE THE ACCESSIBLE CEILING.
- ROUTE AN EMPTY 3/4" SCHEDULE CONDUIT WITH FILL STRIPS FROM THE DATA OUTLET TO ABOVE THE ACCESSIBLE CEILING.
- ROUTE AN EMPTY 3/4" SCHEDULE CONDUIT WITH FILL STRIPS FROM THE DATA OUTLET TO ABOVE THE ACCESSIBLE CEILING.
- UNLESS NOTED OTHERWISE, DELIVERY, STORAGE, INSTALLATION, ETC. OF NEW LIGHT FIXTURES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AN APPROPRIATE HOT CONDUCTOR TO LIGHTS CONTAINING EXTERIOR-TEMPERATURE LIGHTING.
- ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND ALL TIES OR PINS SHALL BE INSTALLED AFTER INSTALLATION OF CONDUIT. EXISTING BOXES, BONES, PINS, ETC. WITH APPROVED PRE-DRILL COMPROMISE.
- ALL LOW VOLTAGE AREAS SHALL BE PLACED IN CONDUIT. INCLUDE SPEAKER WIRING.
- EXTERIOR LIGHTING CIRCUIT JUNCTION BOXES SHALL BE SO MARKED AND IDENTIFIED WITH CIRCUIT NUMBERS AND PANEL IDENTIFICATION.
- ALL GFI OUTLETS WITHIN 8' OF ANY SWD SHALL BE GFI PROTECTED.
- LIGHT FIXTURES FOR INFORMATION ONLY. PREPARE IN WRITING AS EARLY AS POSSIBLE TO AVOID INSTALLATION DELAYS.
- UNLESS NOTED OTHERWISE, RECEPTACLES SHALL BE INSTALLED AT 1' ABOVE FINISHED FLOOR (AFF).
- EACH TELEPHONE OUTLET SHALL HAVE ONE 4-POLE FINE JACK FOR DATA.



4 WIRING DIAGRAM OF EMERGENCY LIGHTING



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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR AN
AMUSEMENT ESTABLISHMENT, INDOOR ONLY PURSUANT
TO TITLE 15, CHAPTER 155, SECTION 155.415(C)(1) OF THE
LOMBARD CODE OF ORDINANCES AND THE HIGHLANDS
OF LOMBARD PLANNED DEVELOPMENT,
ORDINANCE 4834, EXHIBIT N**

PC 23-19; 2820 S. Highland Avenue, Unit A

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned B3PD Community Shopping District Planned Development; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.415(C)(1) of the Lombard Zoning Ordinance and Ordinance 4834, Exhibit N to allow for an amusement establishment, indoor only; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on July 17, 2023, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for an amusement establishment, indoor only is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. _____
Re: PC 23-19
Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 2820 S. Highland Avenue, Unit A, Lombard, Illinois and legally described as follows:

LOT 2 OF THE RESUBDIVISION OF THE HIGHLANDS OF LOMBARD – PHASE 2
BENG A RESUBDIVISION OF LOT 2 IN THE HIGHLANDS OF LOMBARD PIER
ONE BEING A RESUBDIVISION OF LOT 3 IN THE HIGHLANDS OF LOMBARD
LOTS 2 & 6 RESUBDIVISION, BEING A RESUBDIVISION OF THE HIGHLANDS
OF LOMBARD, BEING A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER, AND PART OF THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 39
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2005 AS DOCUMENT
NUMBER R2002-211041 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-29-308-021 (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with 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).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this ____ day of _____, 2023.

First reading waived by action of the Board of Trustees this ____ day of _____, 2023.

Passed on second reading this ____ day of _____, 2023.

Ayes: _____

Nays: _____

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Re: PC 23-19
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Absent: _____

Approved this _____ day of _____, 2023.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2023.

Elizabeth Brezinski, Village Clerk