

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: September 21, 2005 (BOT) Date: October 6, 2005

TITLE: PC 05-27: 800 E. Roosevelt Road

SUBMITTED BY: Department of Community Development *WTL*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration a petition requesting that the Village approve a conditional use for an indoor amusement establishment (teen club) within the former Frank's Nursery and Crafts building in the 800-810 E. Roosevelt B3 Community Shopping District Planned Development. (DISTRICT #6)

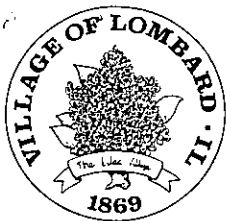
The Plan Commission recommended denial of this petition.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X W. T. Lichter Date 9/22/05

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *Delt*

DATE: October 6, 2005

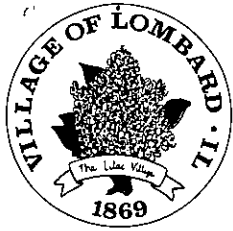
SUBJECT: PC 05-27: 800 E. Roosevelt Road

Attached please find the following items for Village Board consideration as part of the October 6, 2005 Village Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 05-27;
3. Plans associated with the petition.

Although both staff and the Plan Commission recommended denial of the petition, should the Board decide to grant approval of the conditional use for a teen club, staff recommends that the suggested alternate conditions noted within the staff report be included within the approval motion.

Also, if PC 05-27 was approved, the petitioner would still need to meet all of the provisions included within Section 110.50 et. seq. of the Village Code regulating Teenage Cabaret/Juice Bar prior to the Village issuing a license for the establishment.



VILLAGE OF LOMBARD

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William J. Mueller

Village Clerk
Brigitte O'Brien

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Steven D. Sebby, Dist. 4
Kenneth M. Florey, Dist. 5
Rick Soderstrom, Dist. 6

Village Manager
William T. Lichter

October 6, 2005

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 05-27: 800 E. Roosevelt Road

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. This petition was heard at the September 19, 2005 Plan Commission meeting.

The petitioner requests that the Village approve a conditional use for an indoor amusement establishment (teen club) within the former Frank's Nursery and Crafts building in the 800-810 E. Roosevelt B3 Community Shopping District Planned Development.

The petitioner, Gabriel Enwiya, presented the request. He stated that the proposed teen club would be a very secure environment with police providing security. People assume that teen clubs will be negative, but this club would not attract a rough crowd and they will control things. He stated that his background shows that he will be able to run a successful club.

Andrew Werth, attorney for the petitioner, stated that he would be available to answer any questions.

Chairperson Ryan then opened the meeting for public comment.

Dr. David Slinkman, 1158 Michelle Lane, asked if the Village will monitor what type of music is played. He stated that he is concerned with the north end of the property because the existing fence has been knocked down repeatedly. He is concerned about kids causing problems in the wooded area where they would not be visible. He added that a kid in Carol Stream recently drowned in a detention pond and that 10 years ago a body was dumped in the park. He stated that the park was not being taken care of.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business 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."

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Pat Koepp, 1142 Michelle Lane, stated that she is also concerned about the fence. She urged the Plan Commission to deny the petition and stated that even good kids can sometimes make inappropriate decisions.

Joanne Straz, 1140 Michelle Lane, stated that she has called the police numerous times over the past 22 years about activities that go on at the park. She is concerned about the opportunity for bad things to go on. She stated that the Village should not invite trouble and this would be a huge detriment to the Old Grove community.

Celeste Gasper, 1138 Michelle Lane, stated that she did not receive a notice of public hearing but she also lives across from the park and is always calling the police.

Julie King, 1125 Michelle Lane, stated that there are better choices to fill this space and the proximity to a residential area is a huge concern.

The petitioner then responded to the public comments. He stated that you would be able to drive by to see what type of music is playing. He stated that the kids at the Zero Gravity teen club in Naperville are orderly. He would be providing kids a place to dance and meet each other, and that is not a bad thing. He offered to repair the fence along the northern property line. Kids would not be allowed to hang around outside the club and there will be police inside and outside the building.

Chairperson Ryan asked if the petitioner had any response to the comments regarding the park or the lake.

Mr. Werth stated that it sounds like there is an issue with the park, but that is outside of the property that is being considered in this case. The petitioner would be providing something recreational for teens that would be a secured, positive thing. He stated that there is another teen club that is even closer to residential uses and you don't hear about problems at any of the other teen clubs in DuPage County.

The petitioner stated that he has a track record of running a successful business.

Chairperson Ryan then requested the staff report. Jennifer Backensto, Planner I, first responded to comments that had been made earlier in the evening. She stated that the Village cannot regulate what types of music are played. Also, all properties within 250 feet of the subject property were sent a notice of public hearing and there is no teen club within the Village that is in closer proximity to residences than the subject property.

Ms. Backensto then presented the staff report. Although the submitted business plan includes an outdoor patio, this area has subsequently been removed and converted into additional on-site parking.

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The Fire Department and Bureau of Inspectional Services listed 15 changes and considerations that will need to be made prior to changing the use of this building to a club, which is a public assembly use. The Public Works Department noted that a site plan must be submitted and a building permit issued for any parking lot renovations.

The Comprehensive Plan calls for this area to be developed with Community Commercial uses. With the approval of the requested conditional use, the property would be in compliance with the recommendations of the Comprehensive Plan.

The subject property is bordered on two sides by properties within the R2 Single-Family Residence District, and there are homes within 300 feet of the building where the teen club would be located. Staff has serious concerns about the negative impact the proposed use could have on the adjacent residences. Since the teen club would be operating primarily in the late evening hours, the additional noise and traffic generated by this type of use could be substantial and much greater than that generated by the current and previous retail uses.

There are no transitional landscaping improvements currently on the subject property, which can be considered legal non-conforming. However, the petitioner's proposed improvements would increase the impact on adjacent residents because it will be adding parking spaces along the western and northern property lines. If the proposed improvements were constructed, they would remove the minimal buffer zone that currently exists between the subject property and the surrounding residences.

By definition, a conditional use is a land use that may or not be appropriate within a given zoning district depending on the impact the use would have on neighboring land. In 2002, staff identified a location where the granting of a conditional use for a teen club would be appropriate at Northgate Shopping Center. That property abuts two major arterial roads as well as I-355 and there are commercial and industrial uses north of the shopping center. In that case, staff stated that the proposed location within an established shopping center and the lack of surrounding residential uses suggested that an indoor amusement establishment might be an appropriate use on that property.

In this case, the subject property's proximity to residences makes it an inappropriate location for the proposed teen club and, as such, this petition has not met the Standards for Conditional Uses. The proposed conditional use and associated site improvements could have a substantial impact on the adjacent residences. Furthermore, the teen club as proposed (with seating for 1,700 people plus a 10,000 sq. ft. dance floor) would monopolize the entirety of the parking areas for the shopping center. This would leave no parking available for any of the other businesses on the property, thereby substantially reducing the desirability of those locations for both the existing owners and any potential future owners. The teen club as proposed could also impede the potential redevelopment or reuse of the existing shopping center by eliminating the available on-site parking for other businesses. The lack of transitional landscape yard improvements would

become much more evident with the intensified use of the areas along the perimeter of the property.

Although the petitioner's business plan states that they will provide parking for over 800 vehicles, there has been no indication as to where these parking spaces will be located. According to the submitted plans, there are currently 218 parking spaces on-site. The proposed improvements would add an additional 113 spaces once the required parking lot landscaping has been accounted for, for a total of 331 on-site parking spaces. Of these, 178 spaces are already required for the retail center in the rear of the property, leaving 153 parking spaces available for the teen club.

A separate conditional use request could be considered to allow the teen club to have off-site parking on the property to the east. Village Code allows for off-site parking in cases where surplus parking available is on neighboring properties. The adjacent property has 270 parking spaces and, of those spaces, 258 spaces are required to serve Wendy's, Midas, Popeye's, Glass Court, and Sterling Auto Body. Without a parking variation, a conditional use for off-site parking at this location would only add an additional 12 parking spaces for the teen club. Therefore, there is little surplus parking available on the adjacent property to make up the difference in the overall parking demand.

At the amusement establishment parking standard of one space per every three persons, the 153 remaining parking spaces will allow for a maximum of 458 guests. This means that, in order to satisfy both parking and life safety requirements, the building will need to be substantially reduced below its current 21,292 sq. ft. The staff report contains examples of several possible allocations of floor space. Depending on the specific floor plan and/or seating arrangements, the usable space of the building could be reduced to as little as 1,374 sq. ft. or as much as 6,870 sq. ft. An internal floor plan would need to be submitted that is designed for an occupancy load not to exceed the allowable square footage. The remainder of the building would need to be converted into a separate tenant space that, due to the lack of parking, could not be occupied by any type of establishment without the need for a parking variation. If a conditional use is granted, the available parking supply for the teen club would result in a building occupancy that is substantially less than that proposed in the petitioner's business plan.

Ms. Backensto then summarized the content of the traffic study performed by KLOA, which was based upon the submitted business plan with seating for 1,700 guests and a 10,000 sq. ft. dance floor. Under the proposed scenario, an additional 647 parking spaces would have to be provided. KLOA conducted a survey at the Zero Gravity nightclub in Woodridge and, based upon their observations there, the subject property would need approximately 230 parking spaces on an average day. The site would have a deficiency of 72 parking spaces. The study concluded that there is inadequate parking to support this type of land use and the proposed parking north of the strip center would be inefficient. Also, there could be additional impacts in the event that any of

the existing shopping center tenants change to uses that would be in operation at the same time as the teen club.

Although staff does not believe that this petition has met the Standards for Conditional Uses, certain conditions should be considered in the event that the Plan Commission or Board of Trustees vote in favor of this petition. These conditions are intended to ensure that the proposed teen club would meet code in all aspects and minimize its negative impacts on the surrounding businesses and residences. These conditions are noted in the staff report and are similar to those added to the approval of the teen club at Northgate Shopping Center.

William Heniff, Senior Planner, added that the parking and traffic study had been conducted by the Village's independent traffic consultant, Kenig, Lindgren, O'Hara, Aboona, Inc. The principal authors of the report were Donald O'Hara and Javier Millan.

Chairperson Ryan then asked if there was anyone in the audience who had any questions regarding the staff report. Hearing none, he opened the meeting for discussion among the Plan Commission members.

Commissioner Sweetser asked who was responsible for the maintenance of the fence. Mr. Heniff stated that the fence was the responsibility of the property owner.

Commissioner Burke asked who owned the wooded area. Mr. Heniff stated that Old Grove Park was owned by the Lombard Park District and that staff could contact them regarding the comments given by the public.

Commissioner Sweetser stated that the petitioner's numbers do not appear to work. If the parking is inadequate and the business plan is based upon that number of people, the business plan isn't going to work. The neighborhood has some legitimate concerns. Although it is easy to anticipate the worst in cases like these, in this case the Village needs further assurances that this proposal can work. She noted that in previous cases where residences were being impacted the Plan Commission has asked for acoustical engineering studies to be conducted.

Commissioner Burke stated that the business plan calls for a nightly attendance of 1,500 to 2,000 people. With that kind of attendance, the impact on the adjacent residences appears to be too great.

Commissioner Flint stated that he concurs that the subject property is not an appropriate location for this particular use. He noted that the case at Northgate Shopping Center had a very different set of circumstances.

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Commissioner Olbrysh stated that the parking is a problem as well as the lack of a buffer. The previously approved teen club was nowhere near residences. He noted that the business plan was very interesting.

Commissioner Zorn agreed that this is not the right place for a teen club. It would not work well with the existing mix of businesses in the shopping center and it is too close to the neighboring residences.

Chairperson Ryan stated that there were too many unanswered questions and the Plan Commission did not have enough information to consider a recommendation for approval.

Commissioner Sweetser stated that it should be clear that the Plan Commission is not opposed to teen clubs in general, but the particular circumstances worked against the petitioner in this case.

Commissioner Burke moved to recommend denial of the petition. The motion was seconded by Commissioner Flint.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed request does not comply with the standards of the Zoning Ordinance. Therefore, the Plan Commission, by a roll call vote of 5 to 0, recommended to the Corporate Authorities **denial** of PC 05-27.

Respectfully,

VILLAGE OF LOMBARD



Donald Ryan
Chairperson
Lombard Plan Commission

DR:JB

attachments

c. Petitioner
Lombard Plan Commission

Handwritten signature or scribble.

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: September 19, 2005

FROM: Department of
Community Development

PREPARED BY: Jennifer Backensto, AICP
Planner I

TITLE

PC 05-27; 800 E. Roosevelt Road: The petitioner requests that the Village approve a conditional use for an indoor amusement establishment (teen club) within the former Frank's Nursery and Crafts building in the 800-810 E. Roosevelt B3 Community Shopping District Planned Development.

GENERAL INFORMATION

Petitioner: Gabriel Enwiya
6087 N. Whipple
Chicago, IL 60659

Property Owner: 800 Roosevelt, LLC
830 S. Buffalo Grove #106
Buffalo Grove, IL 60089

PROPERTY INFORMATION

Existing Land Use: Discount bookstore, garden center, retail strip center

Size of Property: 6.3 acres

Comprehensive Plan: Recommends Community Commercial

Existing Zoning: B3 PD Community Shopping District Planned Development

Surrounding Zoning and Land Use:

North: R2 Single Family Residence District – single-family homes; CR Conservation Recreation District – Old Grove Park

South: B3 Community Shopping District – commercial uses

East: B3 Community Shopping District – commercial uses

West: R2 Single Family Residence District – single-family homes; B3 Community Shopping District – commercial uses

ANALYSIS

SUBMITTALS

This report is based on the following documents filed with the Department of Community Development on June 14, 2005:

1. Petition for Public Hearing.
2. Response to Standards.
3. ALTA/ACDM Land Title Survey prepared by Zarko Sekerez & Associates and dated January 20, 1999 (last updated January 3, 2003).
4. Proposed Parking Improvements.
5. Business Plan.
6. Concept Floor Plan.

DESCRIPTION

In 2002, these properties were made into a Planned Development at the time the KFC/A&W Restaurant was constructed (PC 02-24). The petitioner is now proposing a teen club in the building formerly occupied by Frank's Nursery & Crafts. Although the submitted business plan includes an outdoor patio, this area has subsequently been removed and converted into additional on-site parking.

INTER-DEPARTMENTAL REVIEW COMMENTS

Fire and Building

To change the use of this building to a club, which is a public assembly use, several changes and considerations will need to be made:

1. The occupancy load shall be calculated based upon square footage. A self or required occupant load will not be used. All fire protection and building code requirements will be based upon the calculated occupant load.
2. The fire sprinkler system will be inspected, tested, and calculated by a recognized fire sprinkler engineer for coverage for the public assembly.

3. The fire department connection will be moved to the front of the building with a hydrant so located for the supply of water to the system. Parking shall be physically prohibited in front of the connection and hydrant.
4. The sprinkler valve room will be accessed from a door that opens directly to the outside.
5. The fire protection and alarm system shall be designed to meet the requirements of the public assembly.
6. Due to the age of the rated ceiling, all ceiling tiles shall be removed and replaced with a new ceiling rated appropriately for a public assembly.
7. All existing electrical shall be upgraded as needed to meet the current code for a public assembly.
8. The exiting shall be relocated, increasing in units of egress to meet the requirements of a public assembly and protection from vehicles passing by.
9. All exit signage and emergency lighting shall be to existing codes. Emergency lighting may need to exceed general code requirements based upon interior color selection. The emergency lighting shall provide for the safe exiting of patrons in an emergency and/or main lighting not functioning. The Fire Chief shall determine the adequacy of the emergency lighting.
10. Bathrooms shall meet Illinois Plumbing Code requirements for a public assembly.
11. The building shall meet Illinois Accessibility Standards for a public assembly.
12. Any food handling shall meet code.
13. The patio area will need to have all existing overhead covering removed. If a covered patio is desired, it will need to be designed and submitted for building permit approval. Any area covered will be protected with automatic sprinkler coverage. Exiting from this area directly to the outside will be required. Exiting will not be allowed back through the building.
14. An operational plan for crowd control and emergency evacuation shall be submitted and approved by the Fire Chief.
15. A fire hydrant shall be added to the rear of the building.

Public Works

In general the Public Works Department has no comments on this petition. However, if the petition moves forward we would like to know where the proposed new parking stalls would be located. A site plan shall be submitted and a building permit issued for any parking lot renovations required as part of the Conditional Use approval.

Private Engineering

The Private Engineering Services Division has no comments on this petition.

Planning

Compatibility with the Comprehensive Plan

The Comprehensive Plan calls for this area to be developed with Community Commercial uses. With the approval of the requested conditional use, the property would be in compliance with the recommendations of the Comprehensive Plan.

Compatibility with the Surrounding Land Uses

The subject property is bordered on two sides by properties within the R2 Single-Family Residence District, and there are homes within 300 feet of the building where the teen club would be located (see aerial photo, below). Staff has serious concerns about the negative impact the proposed use could have on the adjacent residences. Since the teen club would be operating primarily in the late evening hours, the additional noise and traffic generated by this type of use could be substantial and much greater than that generated by the current and previous retail uses.



The subject property currently does not have the transitional landscaping improvements required for business-zoned properties that abut residential and can be considered legal non-conforming. However, the petitioner's proposed improvements would increase the impact on adjacent residents because it will be adding parking spaces along the western and northern property lines. What is currently an infrequently used service area along the northern property line would be transformed into an active parking area used by vehicles and people. If the proposed improvements were constructed, they would remove the minimal buffer zone that currently exists between the subject property and the surrounding residences.

Compatibility with the Zoning Ordinance

A conditional use a land use that, depending on the impact the use would have on neighboring land, may or not be appropriate within a given zoning district. In the past, staff has identified locations where the granting of a conditional use for a teen club would be appropriate (see PC 02-31, 1000-40 N. Rohlwing Road). That property was within Northgate Shopping Center, which abuts two major arterial roads (Rohlwing Road (IL Rt. 53) and North Avenue (IL Rt. 64)) as well as I-355. There are commercial and industrial uses north of the shopping center. In that case, staff stated that the proposed location within an established shopping center and the lack of surrounding residential uses suggested that an indoor amusement establishment might be an appropriate use on that property.

In this case, the subject property's proximity to residences makes it an inappropriate location for the proposed teen club and, as such, this petition has not met the following Standards for Conditional Uses:

(b) 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, nor substantially diminish and impair property values within the neighborhood in which it is to be located.

The proposed conditional use and associated site improvements could have a substantial impact on the adjacent residences. Furthermore, the teen club as proposed (with seating for 1,700 people plus a 10,000 sq. ft. dance floor) would monopolize the entirety of the parking areas for the shopping center. This would leave no parking available for any of the other businesses on the property, thereby substantially reducing the desirability of those locations for both the existing owners and any potential future owners.

(c) 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; As stated above with regard to surrounding land uses, the proposed conditional use could negatively impact the adjacent residences with its operations. The teen club as proposed could also impede the potential redevelopment or reuse of the existing shopping center by eliminating the available on-site parking for other businesses.

(g) 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. The lack of transitional landscape yard improvements, although legal nonconforming, would become much more evident with the intensified use of the areas along the perimeter of the property.

Traffic/Parking

Although the petitioner’s business plan states that they will provide parking for over 800 vehicles, there has been no indication as to where these parking spaces will be located. According to the submitted plans, there are currently 218 parking spaces on-site. The proposed improvements would add an additional 113 spaces once the required parking lot landscaping has been accounted for, for a total of 331 on-site parking spaces. Of these, 178 spaces are already required for the retail center in the rear of the property, leaving 153 parking spaces available for the teen club.

A separate conditional use request could be considered to allow the teen club to have off-site parking on the property to the east. Village Code allows for off-site parking in cases where surplus parking available is on neighboring properties. The adjacent property has 270 parking spaces and, of those spaces, 258 spaces are required to serve Wendy’s, Midas, Popeye’s, Glass Court, and Sterling Auto Body. Without a parking variation, a conditional use for off-site parking at this location would only add an additional 12 parking spaces for the teen club. Therefore, there is little surplus parking available on the adjacent property to make up the difference in the overall parking demand.

At the amusement establishment parking standard of one space per every three persons, the 153 remaining parking spaces will allow for a maximum of 458 guests. This means that, in order to satisfy both parking and life safety requirements, the building will need to be substantially reduced below its current 21,292 sq. ft. Occupancy limits are determined by the number of square feet allotted to the three types of assembly described in the table below:

Building used as:	Required sq. ft. per occupant	Possible allocations of floor area for 458 occupants (sq. ft.)						
		1	2	3	4	5	6	7
Standing occupancy	3	1,374	-	-	1,314	1,245	1,274	1,160
Non-fixed seating	7	-	3,206	-	-	300	-	500
Fixed seating	15	-	-	6,870	300	-	500	-
Total floor area:		1,374	3,206	6,870	1,614	1,545	1,774	1,660

This means that, depending on the specific floor plan and/or seating arrangements, the usable space of the building could be reduced to as little as 1,374 sq. ft., or 6% of the current building area (assuming all area was standing occupancy only) or as much as 6,870 sq. ft. (assuming all area was fixed seating). An internal floor plan would need to be submitted that is designed for an occupancy load not to exceed the allowable square footage. The remainder of the building would need to be converted into a separate tenant space that, due to the lack of parking, could not be occupied by any type of establishment without the need for a parking variation.

In short, if a conditional use is granted, the available parking supply for the teen club would result in a building occupancy that is substantially less than that proposed in the petitioner’s business plan.

Also, a parking and traffic study is being conducted by KLOA. The results of this study will be presented at the Plan Commission public hearing.

Alternate Recommendation

Although staff does not believe that this petition has met the Standards for Conditional Uses, certain conditions should be considered in the event that the Plan Commission or Board of Trustees vote in favor of this petition. These conditions are intended to ensure that the proposed teen club would meet code in all aspects and minimize its negative impacts on the surrounding businesses and residences.

Prior to the consideration of any ordinance for approval, the petitioner should be required to submit a detailed interior building plan so that the building occupancy can be verified and approved by the Bureau of Inspectional Services. Also, staff recommends that the following four conditions be added (similar to those added in PC 02-31):

1. The petitioner shall be required to apply for and receive Village building permits for the construction of any improvements on the subject property. The petitioner shall also apply for and receive all requisite State of Illinois and DuPage County Health Department permits.
2. The floor area of the building shall be limited to that shown on the interior building plan approved by the Bureau of Inspectional Services and attached as **Exhibit A**.
3. Construction and site improvements shall be substantially underway within one (1) year from the date of Village Board approval and shall be completed within eighteen (18) months thereof.
4. The petitioner shall apply for and receive all required licenses from the Village of Lombard, including a Teenage Cabaret/Juice Bar license.

FINDINGS AND RECOMMENDATIONS

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **denial** of this petition:

Based on the submitted petition and the testimony presented, the requested relief does not comply with the standards required by the Lombard Zoning Ordinance; and,

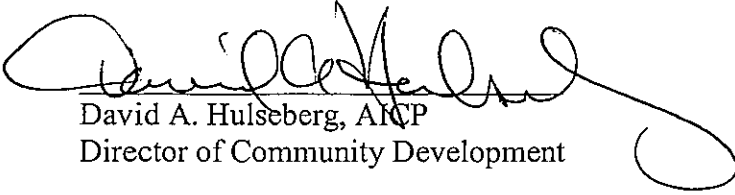
Therefore, I move that the Plan Commission accept the findings and recommendations of the Inter-Departmental Report as the findings of the Plan Commission and I recommend to the Corporate Authorities **denial** of PC 05-27.

Lombard Plan Commission

Re: PC 05-27

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Inter-Departmental Review Group Report Approved By:

A handwritten signature in black ink, appearing to read "David A. Hulseberg", with a large, sweeping flourish extending to the right.

David A. Hulseberg, AICP

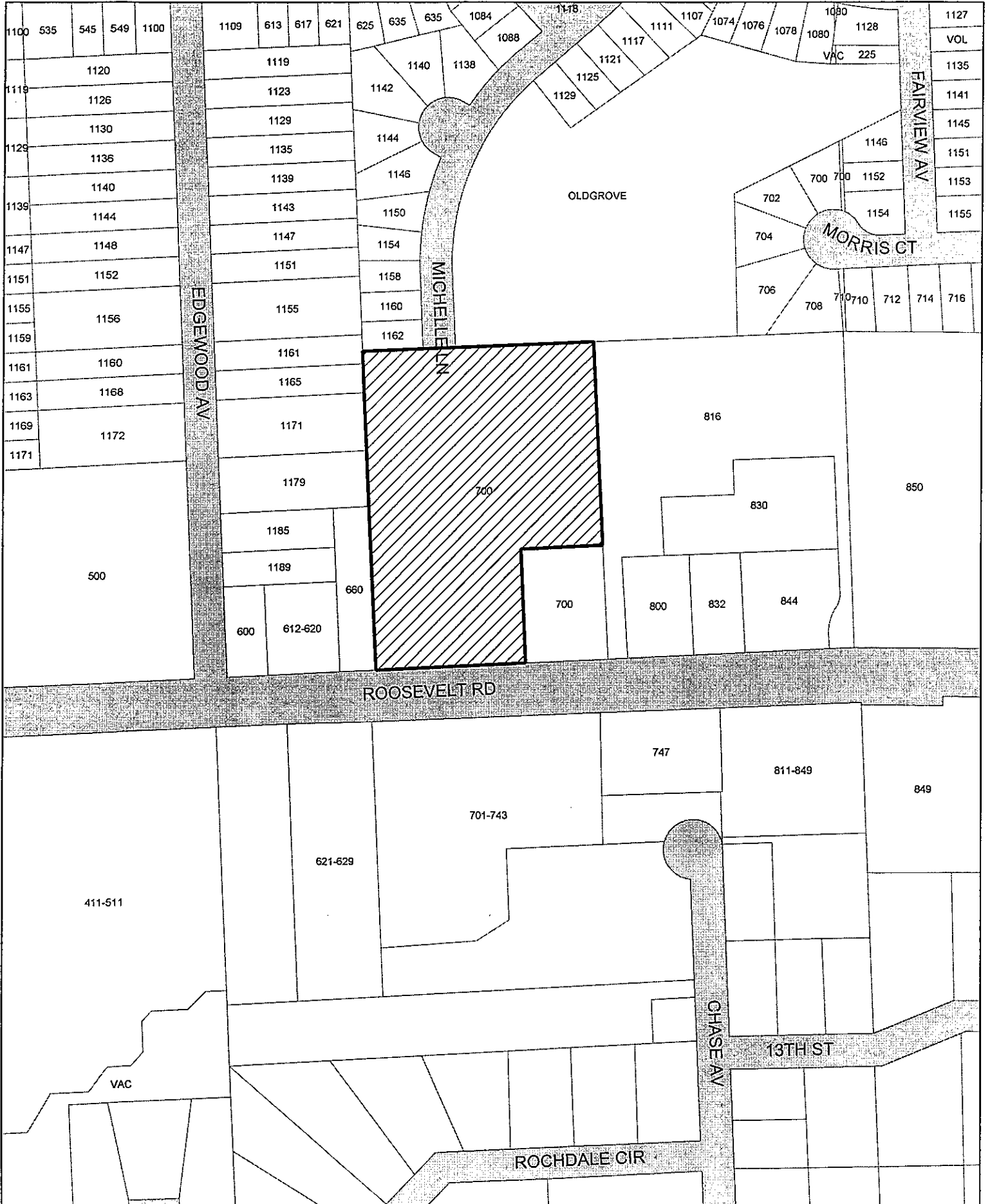
Director of Community Development

DAH:JB:jd

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Location Map

PC 05-27: 800 E. Roosevelt Road



STANDARDS FOR CONDITIONAL USES

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.

(Answer) The teen club is a controlled, safe and fun environment that provides teens with a safe place that is alcohol and drug free to get together with their peers. The establishment will employ only individuals, including security, that will protect the safety and welfare of the teen patrons and assure access to only those teens within the age limits and with moral behavior.

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.

(Answer) The teen club will make certain that the neighboring properties will not be adversely affected with noise or litter. In addition, other businesses in the area, such as restaurants, gas stations and malls, will benefit and profit from the patrons of the teen club. The property values within the neighborhood in which it is to be located will not be diminished or impaired, because our teen club will maintain an upscale clientele only.

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.

(Answer) The teen club will not adversely affect the normal and orderly development of the surrounding property. As stated above, it will enhance the community.

4. That the adequate public utilities, access roads, drainage and, or necessary facilities have been or will be provided.

(Answer) The property is situated in a shopping area that has sufficient parking and other facilities that will meet all of the needs of the patrons. The property has been previously used as a book store and nursery and craft store open to the public.

5. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.

(Answer) Traffic lights controls entrance and exit to the property and the main street. In addition, the hours of operation are when traffic is at minimum.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

(Answer) The teen club is consistent with the plans of the Village of Lombard to provide a safe and fun environment for its residents. The Village has previously granted a teen club license to Vibe Teen Club located near North and 53.

7. That the conditional use shall, in all other respects, conform to the regulations of the district in which it is located, except as such regulations may, in each instance, to be modified pursuant to the recommendations of the Plan Commission.

(Answer) The teen club will conform and obey all regulations of district that it is located as recommended by the Plan Commission.



MEMORANDUM TO: William J. Heniff, AICP
Senior Planner
Village of Lombard

FROM: Donald M. O'Hara
Principal

Javier Millan
Senior Consultant

DATE: September 19, 2005

SUBJECT: Vehicular Access, Circulation and Parking Review
Proposed Young Adult Dance Club
800 Roosevelt Road
Lombard, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) completed a review of the proposed Young Adult Dance Club for the Village of Lombard. The review is limited and based on data submitted by the developer and included:

1. Business Plan for Young Adults (Teens) Dance Club, 800 Roosevelt Road, Lombard, Illinois.
2. ALTA/ACSM Land Title Survey dated January 20, 1999 by Zarko Sekerez & Associates, Inc., 111 West Washington Street, Suite 940, Chicago, Illinois.
3. Per the ALTA/ACSM Land Title Survey the existing building on lot contains approximately 21,545 square feet with parking spaces and easements.
4. Maximum capacity is 1,700 seats.
5. Dance floor containing 10,000 square feet.
6. Parking for 800+ cars. (Approximately 331 parking spaces are provided on site).
7. Hours of operation - 9:00 P.M. to 3:00 A.M.

Existing Conditions

The existing site contains two buildings on Lot 1 and one building on Lot 2 according to the Alta/ACSM Land Title Survey with approximately 350 parking spaces (Lot 1) and 53 parking spaces (Lot 2). In addition, there is a blanket easement with the adjacent property to the east for use of parking vehicles, pedestrian traffic and access to/from public streets to/from the parking areas. However, it should be noted that once the adjacent parking area is redesigned to meet the parking lot landscaping requirements, there would only be a total of 331 parking spaces. Access (ingress/egress) is from one signalized driveway to/from Roosevelt Road shared with the commercial property to the east.

Land Uses

The land uses adjacent to the subject site are residential to the north, residential and commercial to the west, and commercial to the east and south.

Future Conditions

Per the submitted business plan for the subject land use, the Young Adult Dance Club will accommodate seating for up to 2,000 with a dance floor containing up to 10,000 square feet. Based on the development's plan, they expect an auto occupancy of 2.5 persons per vehicle. That is 2.5 persons per auto times 800 parking spaces equals 2,000 persons. There will be approximately 331 spaces on site. Therefore, another 469 parking spaces would need to be provided by easement to the commercial property to the east assuming that all on-site parking spaces would be available to the dance club. If the number of parking spaces required to support the strip center north of the site (178 parking spaces) are not assumed to be available, approximately an additional 647 parking spaces would have to be provided. The petitioner should be required to submit a plan that indicates the following.

- Proposed parking layout with quantity.
- Easement parking by location and parking quantity.
- Parking quantity associated with land uses that are or could operate after 9:00 P.M. on site, as well as on the expected easement property to the east.

Since they have other facilities, a survey of the number of patrons arriving or departing recorded each 0.5 hour from one half hour before opening to one half hour after closing should be considered. A parking space occupancy survey during the same timeframe recorded again each one half hour should also be considered. The survey should include size of the building, dance floor and seating capacity. The parking plan ALTA/ACSM Land Title Survey provided is not accurate.

KLOA, Inc. conducted a trip and parking survey of the Zero Gravity night club in Woodridge in order to collect some representative data. Zero Gravity is a non-alcoholic Dance Club of approximately 15,000 square feet in size. The surveys were conducted on Friday August 26, 2005 and Saturday September 3, 2005 from 9:00 P.M. to 11:00 P.M. Based on our surveys, the club's peak trip generation on Friday occurred from 9:00 P.M. to 10:00 P.M. with 40 vehicles entering and 15 vehicles exiting while the peak parking occupancy occurred at 11:00 P.M. with 70 vehicles parked. On Saturday, the club's peak trip generation occurred from 9:00 P.M. to 10:00 P.M. with 110 vehicles entering and 25 vehicles exiting while the peak parking occupancy also occurred at 11:00 P.M. with 230 parked vehicles. It should be noted that since the petitioner was not able to provide us with information regarding the actual square footage of the club and the attendance during the survey times, an accurate auto occupancy could not be calculated. However, based on the data collected and the fact that the proposed club is similar in size, it can be estimated that approximately 230 parking spaces will be needed on an average day. On days when a special event is being held (i.e. a concert) more parking spaces will likely be required.

Based on the fact that the site will provide 153 net on-site parking spaces (331 parking spaces minus 178 parking spaces needed to serve the strip center) the site will have a deficiency of 72 parking spaces.

Summary and Conclusions

The initial review indicated that based on the data provided by the petitioner as well as on our surveys at the Zero Gravity dance club, there will be inadequate parking to support this type of land use. The provision of additional parking north of the strip center will not provide efficient parking spaces due to their distance from the front door as well as their poor visibility since they would be hidden from the dance club by the strip center. Additionally, the Village should consider the impact of this commercial area if any of the existing land uses should change and be in operation when the dance club is open. The petitioner should supply the requested data in order for the Village of Lombard to understand the traffic and parking impacts that this land use will generate.

00510

**BUSINESS PLAN
FOR
YOUNG ADULTS (TEENS)
DANCE CLUB
800 ROOSEVELT RD.
LOMBARD , IL 60148.**



Dance music based nightclubs have been around for approximately twenty years. Dazzling their audiences with high-powered lights, sound and music these venues are still one of the highest cash flow business in the world. Unlike the 9 to 5 structure, the average dance club is open from 9:00 PM to 3:00 AM. During these six hours these clubs will typically achieve gross revenues in the neighborhood of \$5,000 upwards to \$75,000 nightly, and are fueled by high volume traffic with revenues based on nominal per person spending in a relatively short period of time.

For example, a dance club with a 1000 seating capacity averages about 1500 to 2000 people "in total throughput" in a six-hour time frame. For example, let's say soft drinks sales equate to an average of \$10.00 per person. In this case, the gross revenues would equate to about \$15,000 to \$20,000 for soft drinks sales alone.

If it's a weekend night in chicagoland area, the average door charge is about \$10.00 to \$15.00 per person. Factor in another \$15,000 to \$30,000 in door charge and total nightclub revenues can easily exceed anywhere from \$30,000 upwards to \$50,000 an evening. This of course, results from the fact you're selling a product at a typical markup of 300% or more, combined with the magic of high volume sales.

Of course, to exploit this potentially lucrative market, is not as easy, as just opening a room, and playing music. Diligent marketing research, as well, as whom and what your potential market will actually be are crucial to the success of these venues. Careful consideration should be given to a number of different factors such as location, demographic detail, and existing competition of the prospective market place.



New Entertainment Venue:

Outline :

Proposed size and scope of the new club :

21,000 square feet in total space.

**An elaborate patio with space for
300 people**

**Maximum capacity of 1,700 seating,
(2,000 during summer months with
patio open)**

10,000 square feet of dance space

50,000 watts of lighting effects

15,000 watts of sound

Parking for 800 + cars.

The following outcomes have been identified for the new venue :

**In excess of 2.5 million in annual
revenues.**

**Creation of 50 to 75 new jobs in the
city.**

**25 construction and other
miscellaneous jobs during the
renovation period**

Overview:

Located at the main artery coming into lombard, this location is ideally positioned for the new focal point of nightclub entertainment. High volume traffic means high exposure to the new venue. The location is also shared with all of lombards busiest restaurants, coffee shops, and shopping malls.

During the tourist season, this new club will be one of the first establishments to stand out in the eyes of incoming tourists. The new club is expected to attract local, as well as, new-sprung interest from the 50 kilometer/ 25 mile surrounding area.

Market research indicates the demand for a new entertainment complex, as the current nightclubs catering to this lucrative market have failed to keep up with today's market trends. The current establishments have been a dying concept for quite some time, as they're considered small, outdated, poorly managed and under promoted to say the least. In plain essence, these clubs and their style are considered primitive in comparison to today's rapidly progressing nightclub industry, and by virtue of this, have resulted in a loss of overall interest from the local and wide area marketplace. The overall public interest of the lombard nightclub scene is roughly estimated at approximately 25% of what the 'actual' could be.

The market research study also included speaking with past and present clientele that have, or would support the lombard nightly entertainment industry providing a quality product was offered. When 100 people were surveyed, the 4 most common responses included the following:

- Have grown tired of establishments that are anywhere from 7 to 12 years old.**
- Most of the establishments are reminiscent of the mid to late 1980's.**
- Cramped, too small, or in dark basements with very low ceilings.**
- Little or no significant promotions**

The new complex will feature:

- A dynamic décor**
- Exciting sound and light show**
- High-end promotions (t.v. and radio).**
- 300 patio, which overlooks the entire Roosevelt rd, and also offers high drive by exposure.**

The new complex is anticipated to capture the focal point of the lombard and the surrounding area nightclub entertainment scene. Strategically located amongst lombard's busiest restaurant area, and just a few blocks from the cities tollways, which caters to millions of traffic originating from chicagoland area.

The regional location of lombard is geographically well positioned. Within a 30 minute driving average. lombard may be accessed by a number of surrounding communities and cities. The combined communities within the half-hour driving range accumulate a prospective audience of approximately 5,001,792 people. Although the other cities and chicago area have their local clubs, it has been demonstrated in numerous examples that people will roam beyond the confines of their weekly nightclub routine, providing the distance is reasonable and the party is hot.

Demographic Statistics

Total lombard : 42322

Total Males : 20,537

Total Females : 21,785

Age Breakdown For:

Males: Females :

15 To 19 Years : 1,100 15 To 19 Years : 2,413

20 To 24 Years : 1,000 20 To 24 Years : 2,451

25 To 34 Years : 2,530 25 To 34 Years : 6,806

Total Population Of Dupage County Area : 904,161

Total Males : 445,731

Total Females : 458,430

Age Breakdown For Males: Age Breakdown For Females :

15 To 19 Years : 2,348 15 To 19 Years : 61,139

20 To 24 Years : 1,947 20 To 24 Years : 52,522

25 To 29 Years : 2,139 25 To 29 Years : 131,935

**Population Of Major Cities/Counties averaging half an hour from
lombard :**

Chicago 2,896,016

Naperville 128,358

Aurora 142,990

Schaumburg 142,990

**Total Audience lombard and Area
Wide : 3,167,364**

Actual Target Audience : 1,055,788

Proposed Launch Date:

The target opening date of the new complex has been set for sept,of 2005. This would allow time to build, promote, and open the club on time for the busy season ahead.

The outdoor patio is to offer an alternative to being inside the club during the summer months. Background music at a moderate volume will set the mood for people who wish to get away from the loud music or just sit outside and talk. In essence, the hot party will be inside the club,

Inside this new club is equally impressive, featuring high ceilings and an exciting 2005 look with a dynamic decor and color scheme. The dance floor will be positioned in the center of the room with an impressive array of sound and laser lighting effects. A large main juice bar will be centrally located for easy access to waitresses and customers.

Three additional satellite juice bars will be setup, but utilizing lit showcase coolers, which will display the cold drinks buried in ice. This is a new concept being employed by newer establishments as a means to better display the product and also cut the costs of expensive refrigeration systems, which are quite often unnecessary for the smaller satellite juice bars.

The restrooms will be new, clean and well kept. A coat check area will be setup at the main entrance, however, we will not charge extra for coat check. This will be included in the cost of the cover charge, as people do not like to be nicked and dimed to death from the moment they arrive at a club.

The sound and light booth will be up high and overlooking the dance floor. A strong soft drink inventory control system will be put in place to ensure an accurate, efficient, and secure way to maintain good control over our day to day inventory, and thus minimizing the probability of loss or theft.

The Club Format :

The new club will be geared to the upper middle-class nightclub scene, and the teens tourist based clientele. Dress code will be strictly enforced Friday through Saturday nights. Inappropriate attire would include ripped pants or jean jackets. Lumber jackets or tattered black leather jackets. Work boots, tattered running shoes, ripped T-shirts or muscle shirts will also be prohibited. Proper ID will be strictly enforced.

Security Provided by: State police, County police, Local police.

The music will consist of a dynamic mix of the top charting dance music, retro dance, rock, and the high charting current rock/ alternative singles. However, 65% of the content would be the current dance music tracks. The beginning of the night may consist of an interesting and entertaining mix of older rock or miscellaneous singles, but when 10:30 or 11:00 PM rolls around we pump up the party with North America's hottest charting music, along with an explosive light show with a nightly laser display.

General Operations:

Exciting nightly, weekly, and monthly promotions will be employed to further stimulate the interest of the new club. Promotions include ladies nights, trip giveaways, interactive contests, and occasional live entertainment. One area that many nightclubs fail to accommodate is creating an ambiance, which creates favorable conditions for people to interact and meet.

This is because it's often "assumed" that a nightclub by itself will create this atmosphere, however this could not be further from the truth. The gateway to creating a high-profit party is dependent upon a nightclub's ability to "make it easy" for people to interact. We've assumed this model as a fundamental part of our broad operations objective.

The vast growing Internet will serve as the ultimate advertising and promotional tool for this venue, as it's cost effective and also sparks a large interest within our prospective target market. Online contests, as well as, a live video feed from our club to the World Wide Web will enable real time video interaction between the club and the outside world.

Links to our Internet web sight would be attached to all current lombards's Festival web pages. This would take people directly to our sight filled with pictures of our light show, the overhead patio, and our location. During our operating hours, people checking out our sight may see the club in actual operation through our live video feed!

The size of the new club allows space for a moderate size high-rise stage. This stage will be positioned at the far back wall and will accommodate track dates, (live current dance artist performers), and occasional special events such as a commercial band. The stage, (when not in use), would be used as a high rise seating area and also have a satellite juice bar built onto it. This would allow the stage, (when not in use), to provide an additional seating area, which overlooks the dance floor with its own service bar.

Radio advertising will be strategically employed throughout the regions major target areas. Vibrant local flyers will display all our up and coming events. In addition, a passenger van vibrantly displaying are club name and colors will be used throughout the city seven days a week to do any business required. This vehicle will become an icon on the streets of lombard, and thus continuously reminding our prospective clientele of the best place to be tonight!

General Startup Costs:

First Month Rent	\$20,000
Electrical Modifications	\$3,000
Bar Renovations	\$14,000
Patio Construction	\$50,000 (Wooden Deck)
Patio Furnishings	\$5,000
Interior Furniture	\$6,000
2 fire exits	\$2,000
2 Glass washers	\$4,000
2 showcase coolers	\$3,000
Main cooler	\$3,000
Bathroom Plumbing	\$10,000
Lights And Sound	\$8,000 (Installation, deposit, and first month lease payment)
Phone	\$150.00
Sign	\$3,000
Insurance	\$2,000
Legal Fees	\$1,000
Building Permit	\$1,000
Engineer	\$1,000
License	\$1500.00
Promo Advertising	\$5,000
Promo Vehicle	\$3,000
Glassware	\$1,000
Initial soft drinks	\$5,500
Bar Brands	\$4,000
Misc. juice	\$1,000
Misc. Supplies	\$1,000
Ice Machine	\$4,000

Soft Drink Dispensers	\$2,000
Coffee Machine	\$200,00
Microwave	\$300.00
Administration Systems	\$9,200
Internet Web Site	\$5,000
Initial Working Capital	\$10,000

Much is not included in this list, such as:

- Staff wages
- Sales Tax
- Any additional state or provincial taxes

ESTIMATED STARTUP \$194,850

July 10 Plan Commission → June 14 application deadline → Board of Trustees on 3rd Thurs.
 August 15 " " → July 12 " " → " " 1st Thurs of Septem District

VILLAGE OF LOMBARD

PLAN COMMISSION

PETITION FOR PUBLIC HEARING

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> REZONING | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEXT AMENDMENT |
| <input type="checkbox"/> VARIATION(S) | <input type="checkbox"/> COMP. PLAN AMENDMENT | <input type="checkbox"/> ANNEXATION | <input type="checkbox"/> SITE PLAN APPROVAL |
| <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> MAJOR SUBDIVISION | | |

ADDRESS OF SUBJECT PROPERTY: 800 ROOSEVELT.

P.I.N. NO(S): 06-17-406-049. (*Facilities Planning Area. INFORMATION REQUIRED ONLY FOR ANNEXATIONS.) FPA*:

PETITIONER: ENTITY TO BE FORMED PHONE NO. (773) 793-2900.

CONTACT NAME: GABRIEL ENWIYA PHONE NO.: (773) 991-5546.

PETITIONER'S ADDRESS: 6087 N. WHIPPLE FAX NO.:

CITY: Chicago. STATE: IL ZIP CODE: 60659.

RELATIONSHIP OF PETITIONER TO PROPERTY: RENTING FROM OWNER (TENANT)

OWNER(S) OF PROPERTY: 800 ROOSEVELT, LLC PHONE NO.: 847-482-0000

OWNER'S ADDRESS: 830 S. BUFFALO GROVE #106

CITY: BUFFALO GROVE STATE: IL ZIP CODE: 60089

EXISTING ZONING: _____ AREA OF PROPERTY (in acres): _____

EXISTING LAND USE(S): _____

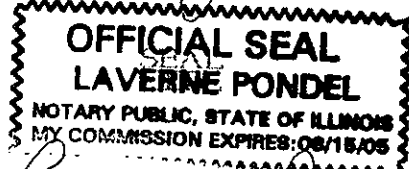

EXISTING SITE IMPROVEMENTS: _____

DESCRIPTION OF REQUEST (attach additional pages as needed): _____

THE ABOVE INFORMATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:

<p><u>GABRIEL ENWIYA</u> <u>PRESIDENT</u></p> <p>(name of petitioner (printed)) (petitioner's title)</p> <p><u>[Signature]</u> <u>6-8-05</u></p> <p>(signature of petitioner) (date)</p>	<p><u>TONY K. KASHABI</u> <u>MEMBER</u></p> <p>(name of owner (printed)) (owner's title)</p> <p><u>[Signature]</u></p> <p>(signature of owner) (date)</p>
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<p>SUBSCRIBED AND SWORN TO before me this <u>8th</u> day of <u>June</u>, 20<u>05</u>.</p>	<p>SUBSCRIBED AND SWORN TO before me this <u>8th</u> day of <u>June</u>, 20<u>05</u>.</p>
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 <p><u>[Signature]</u> (Notary Public)</p>	 <p><u>[Signature]</u> (Notary Public)</p>
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PLAN COMMISSION

SUBMITTAL REQUIREMENTS

FOR PETITION FOR PUBLIC HEARING

The following documentation must be completed and submitted with the filing:
(Submittal Requirements may vary; please verify with Community Development staff prior to submittal.)

- _____ Completed Petition for Public Hearing, signed and notarized and including all information in detail.
Attachment of additional narrative information as needed.
- _____ Twenty-Five (25) copies of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- _____ Twenty-Five (25) copies of a *SITE PLAN*, drawn to scale, showing all existing and proposed improvements and structures with exact dimensions and setbacks.
- _____ Twenty-Five (25) copies of a *LANDSCAPE PLAN* (for non-single-family residential only). The landscape plan shall be drawn to scale and shall include the location, size, quantity, and name (both botanical and common) of all existing and proposed landscape materials and features such as trees, shrubbery, and ground cover; including an indication of existing materials to be preserved and one foot contours of all proposed berming.
- _____ Twenty-Five (25) copies of a Preliminary Plat of Subdivision certified by a land surveyor registered with the State of Illinois, drawn to an engineer's scale of one inch equals fifty feet (1" = 50') or larger, and including:
 - a. the name of the proposed subdivision
 - b. a legal description of the property being subdivided
 - c. the date of preparation and of all subsequent revisions
 - d. scale, north arrow, and name and address of person preparing the plat
 - e. boundary lines, dimensions to the nearest hundredth of a foot, lot numbers, and lot areas
 - f. the name, location, and width of all existing and proposed rights-of-way, easements, and common areas, as well as any other dedications within and/or adjacent to the subdivision
 - g. all required easement language
 - h. the location and dimensions of all required building setbacks
 - i. the applicable parcel numbers (P.I.N.s) of all properties to be subdivided
 - j. all required signature and dedication blocks
- _____ One (1) 8.5" x 11" reduced copy of the site plan, landscape plan, and plat of subdivision (those which are applicable).
- _____ Response to the applicable *STANDARDS*. This response must be in writing and must specify in detail why each of the standards is true or being met.
- _____ Copy of completed Kane-DuPage Soil and Water Conservation District Land-Use Opinion Application (original to be submitted to SWCD office).
- _____ Copy of the notification of the state of Illinois, Department of Conservation, regarding the Endangered Species Protection Act (original to be submitted to the DOC office).
- _____ Additional documentation, plans, or surveys as requested by the Department of Community Development.
- _____ Applicable fees – Consult fee schedule. (Fees must be paid no less than 14 days prior to the scheduled public hearing date.)

PLANS WILL NOT BE ACCEPTED UNLESS THEY ARE DRAWN TO A STANDARD ENGINEER'S SCALE (1:50, 1:40, 1:30, 1:20, OR 1:10) AND FOLDED NOT TO EXCEED 8.5" X 14" IN AREA; FAILURE TO PROVIDE ALL OF THE ABOVE INFORMATION MAY RESULT IN UNNECESSARY DELAYS.

STANDARDS FOR CONDITIONAL USES

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.

(Answer) The teen club is a controlled, safe and fun environment that provides teens with a safe place that is alcohol and drug free to get together with their peers. The establishment will employ only individuals, including security, that will protect the safety and welfare of the teen patrons and assure access to only those teens within the age limits and with moral behavior.

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.

(Answer) The teen club will make certain that the neighboring properties will not be adversely affected with noise or litter. In addition, other businesses in the area, such as restaurants, gas stations and malls, will benefit and profit from the patrons of the teen club. The property values within the neighborhood in which it is to be located will not be diminished or impaired, because our teen club will maintain an upscale clientele only.

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.

(Answer) The teen club will not adversely affect the normal and orderly development of the surrounding property. As stated above, it will enhance the community.

4. That the adequate public utilities, access roads, drainage and, or necessary facilities have been or will be provided.

(Answer) The property is situated in a shopping area that has sufficient parking and other facilities that will meet all of the needs of the patrons. The property has been previously used as a book store and nursery and craft store open to the public.

5. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets.

(Answer) Traffic lights controls entrance and exit to the property and the main street. In addition, the hours of operation are when traffic is at minimum.

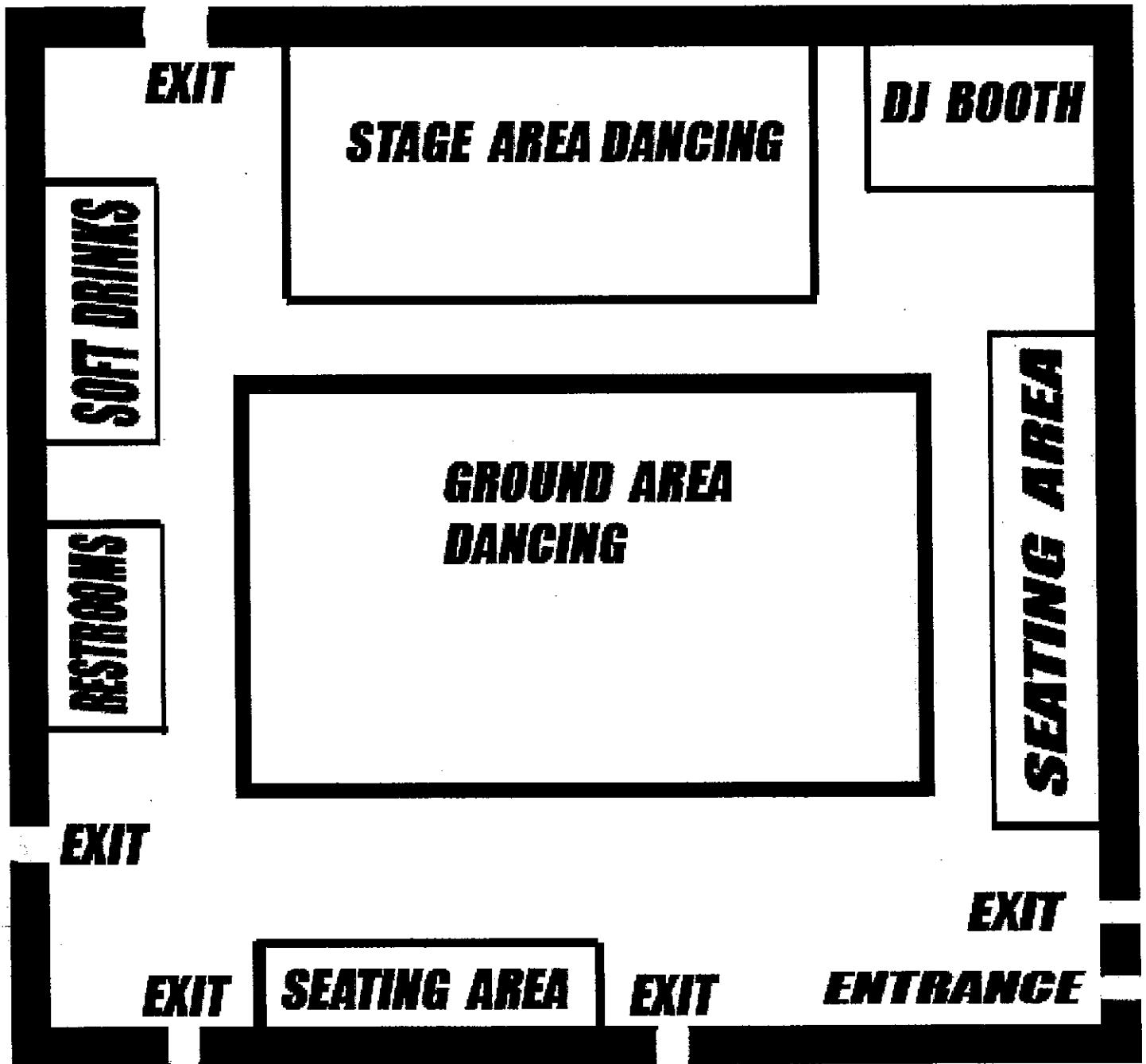
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.

(Answer) The teen club is consistent with the plans of the Village of Lombard to provide a safe and fun environment for its residents. The Village has previously granted a teen club license to Vibe Teen Club located near North and 53.

7. That the conditional use shall, in all other respects, conform to the regulations of the district in which it is located, except as such regulations may, in each instance, to be modified pursuant to the recommendations of the Plan Commission.

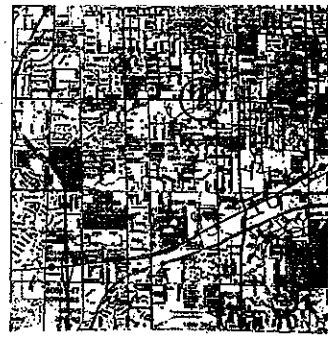
(Answer) The teen club will conform and obey all regulations of district that it is located as recommended by the Plan Commission.

CONCEPT FLOOR PLAN

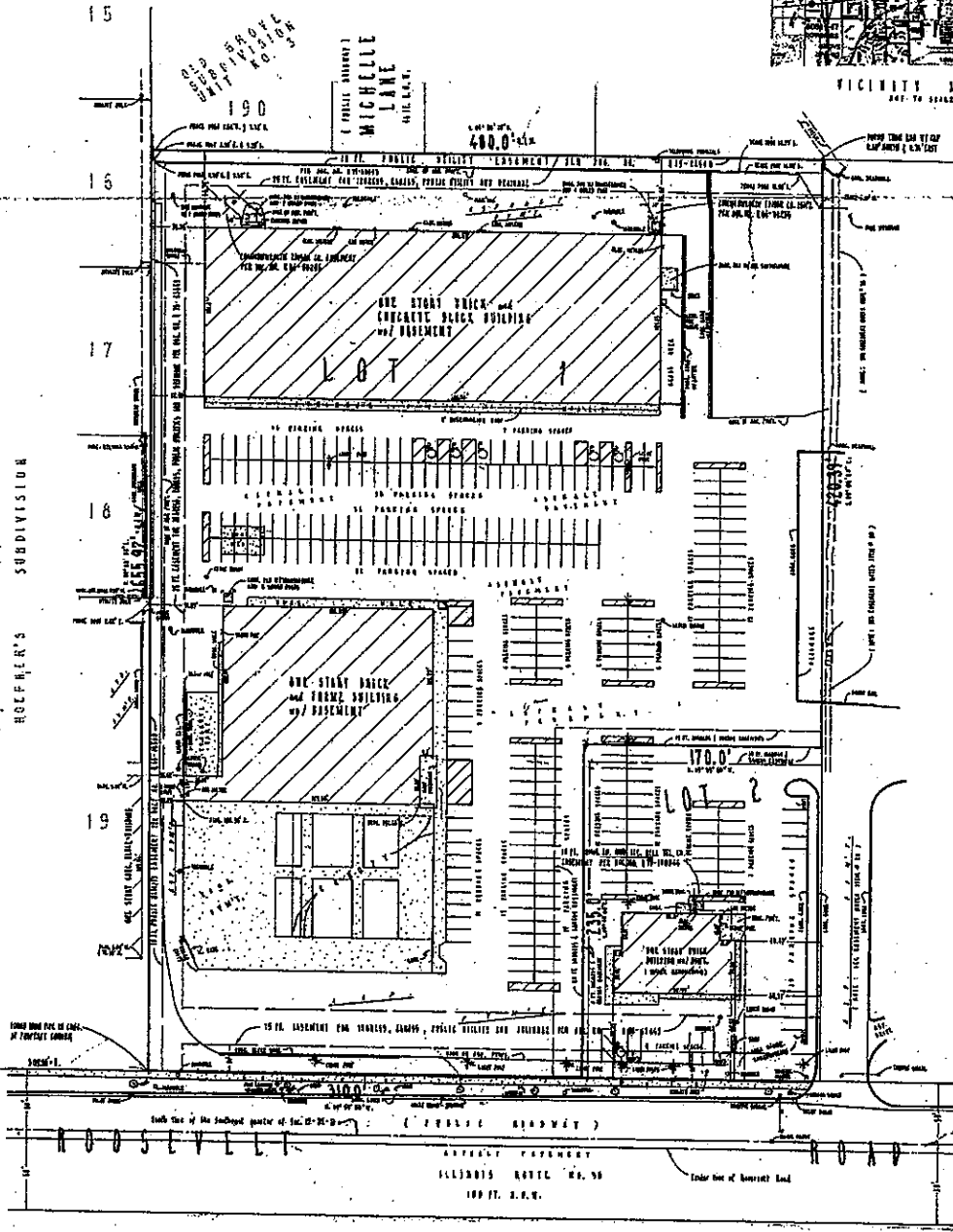


TOTAL SQUARE FEET OVER 20,000

LET 1 IN LINDSEY SQUARE RECONSTRUCTION (PART OF A RECONSTRUCTION OF ALL, BE LOTS 1 TO 100) IN HOMERIDGE SUBDIVISION (PART OF A RECONSTRUCTION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE TIERED FEDERAL HIGHWAY, ACCORDING TO THE PLAT THEREOF DATED SEPTEMBER 24, 1902, AS RECORDED IN B. 2002-244808, IN DEKALB COUNTY, GEORGIA.



VICINITY MAP
SEE TO SCALE



AREA = 274,766 SQ. FT. OR 6.307 ACRES

- EXHIBIT NOTES:
- NOTE # 01: DIMENSIONS FOR THE PAVING OF PARKING SPACES TO REFLECT DRIVEWAYS, DRIVEWAYS AND WALKS. (PLANET EXHIBIT - SEE DRAWING)
 - NOTE # 02: DIMENSIONS OF EXHIBITS FOR THE PAVING OF EXISTING DRIVEWAYS, DRIVEWAYS AND WALKS TO REFLECT DRIVEWAYS, DRIVEWAYS AND WALKS. (PLANET EXHIBIT - SEE DRAWING)
 - NOTE # 03: DIMENSIONS OF EXHIBITS FOR THE PAVING OF EXISTING DRIVEWAYS, DRIVEWAYS AND WALKS TO REFLECT DRIVEWAYS, DRIVEWAYS AND WALKS. (PLANET EXHIBIT - SEE DRAWING)
 - NOTE # 04: DIMENSIONS OF EXHIBITS FOR THE PAVING OF EXISTING DRIVEWAYS, DRIVEWAYS AND WALKS TO REFLECT DRIVEWAYS, DRIVEWAYS AND WALKS. (PLANET EXHIBIT - SEE DRAWING)

PROPLANT RECORD: 1-3 IMMEDIATE SURVEY REPORT
FOR MORE INFORMATION CONTACT:
FELIX W. LINDSEY
ENGINEERING DEVELOPMENT INC.
200 E. WILSON
LINDSEY, ILLINOIS 60140
TEL. 630-252-1200

NOTE: FOR L.S.M. & F.W.M. DIMENSIONS SEE MAP AND SURVEY REPORT NO. 10, PREPARED BY FELIX W. LINDSEY, OCTOBER 15, 1978. SURVEY IS MADE IN 2014, WITH A METRIC PLANT SCALE OF 1/8" = 1'-0".

CERTIFY TO: ALTA & ASSOCIATES, INC.
1540 W. WASHINGTON ROAD
ROCKFORD, ILLINOIS 61108
LAND SURVEYING DIVISION
1000 W. WASHINGTON ROAD
ROCKFORD, ILLINOIS 61114-7414
TELEPHONE: 815-398-7414
FACSIMILE: 815-398-7414
E-MAIL: ALTA@ALTA.COM
WWW.ALTA.COM

THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE "STANDARD STANDARD PRACTICE" REQUIREMENTS FOR ALTA-ACSM LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1971 AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN.

George Sekerez
GEORGE SEKEREZ, ILLINOIS REGISTERED LAND SURVEYOR NO. 81-1445

ISSUED: JANUARY 4, 2014 09:15:15
REVISED: JANUARY 23, 2014 (P. 11/11/13)

<p>ALTA/ACSM Land Title Survey 800 EAST ROOSEVELT ROAD LINDSEY, ILLINOIS</p>	<p>ZARKO SEKEREZ & ASSOCIATES, INC. ENGINEERS & SURVEYORS 111 N. WASHINGTON STREET SUITE 940 CHICAGO, ILLINOIS PHONE: (877)228-1313</p>	<p>DATE: JANUARY 10, 2014 DRAWN BY: 101716</p>
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Public Hearing Fee Schedule for Plan Commission and Zoning Board of Appeals Petitions/Applications

		Fees
Appeals of Administrative Actions (fees shall be refundable if the appeal is upheld)		
One single-family residential lot	\$350	\$ _____
All others	\$600	\$ _____
<hr/>		
Requests for Continuance (requests not agreed to by staff; per request)		
One single-family residence	\$75	\$ _____
All others	\$300	\$ _____
<hr/>		
Newspaper Publication Fee	\$200	\$ <u>200</u>
<hr/>		
Court Reporter Appearance (Plan Commission cases)	\$35	\$ <u>35</u>
<hr/>		
Public Hearing Signs		
Conditional use	\$100	\$ <u>100</u>
Map amendment	\$100	\$ _____
All others	n/a	\$ _____
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Traffic Impact Studies		
A deposit of \$1,000 for traffic impact analysis services shall accompany all applications for:		\$ _____
<input type="checkbox"/> Preliminary or final plats; <input type="checkbox"/> Rezoning (other than for one single-family residence); <input type="checkbox"/> Variations and conditional uses related to parking, vehicular drive-through services, or other matters impacting vehicular circulation or traffic generation; and <input type="checkbox"/> Planned developments		
If the Village's costs for such services exceeds the deposit, the applicant shall reimburse the additional costs incurred by the Village. If such costs are less than the deposit, the Village shall return the difference to the applicant. The total cost incurred by the applicant for such services shall not exceed \$10,000. No permits for the use or development of land shall be issued until the Village has received final payment of all traffic advisory services fees.		
TOTAL FEES DUE:		\$ <u>935</u>

All fees must be paid in full no later than 14 days prior to the scheduled public hearing date.

Public Hearing Fee Schedule for Plan Commission and Zoning Board of Appeals Petitions/Applications

			Fees
Subdivisions			
Major & minor plats (preliminary or final)	\$300 plus \$50 per acre (or portion thereof)		\$ _____
Final plats (with preliminary plat approval)	\$300.00		\$ _____
Administrative plats of vacation, easement dedication or abrogation	\$150 plus \$50 each additional page		\$ _____
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Annexations			
One single-family residential lot* *	No fee		\$ _____
All others	\$450		\$ _____
* If a petition for annexation of the subject property has previously been either withdrawn or denied within the last three years, the fee shall be \$200.			
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Variations			
One single-family residential lot	First Variation	Each additional variation after the first variation	
Principal building	\$350	\$100	\$ _____
Accessory structure	\$250	\$100	\$ _____
Fence	\$250	\$100	\$ _____
More than one single-family residence or any non-residential use	First Variation	Each additional variation after the first variation	
Principal building	\$600	\$100	\$ _____
Accessory structure	\$450	\$100	\$ _____
Sign	\$450	\$100	\$ _____
Fence	\$300	\$100	\$ _____
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Conditional Uses	First conditional use	use after the first conditional use	
	\$600	\$100	\$ <u>600</u>
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Planned Developments			
Application for a planned development	\$600 plus \$50 per acre (or portion thereof)		\$ _____
Site plan approval (principal structures)	\$500		\$ _____
Planned development amendment	\$600		\$ _____
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Map Amendments & Text Amendments			
Map amendment – single-family residence	\$400		\$ _____
Map amendment – all others	\$600 plus \$50 per acre (or portion thereof)		\$ _____
Text amendment	\$600		\$ _____