

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, DECEMBER 5, 2018 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - October 3, 2018
 - C. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-07: Lucky Bernie's Restaurant Special Use Permit (800 75th Street, Willowbrook, Illinois 60527). Petition for approval of a Special Use Permit for a Restaurant with Alcohol Sales and Video Gaming. (Notice Published on 11/15/18 in the Doings newspaper.)
 - D. PUBLIC HEARING
 - E. DISCUSSION/RECOMMENDATION
4. VISITOR'S BUSINESS
5. COMMUNICATIONS
6. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, OCTOBER 3, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp.

Absent: Commissioner Ruffalo

Also present were Village Administrator Tim Halik, Asst. Village Jeff Montleone, Planning Consultant Ann Choi, Building Inspector Roy Giuntoli, and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVED)
- B. Minutes – Regular Meeting September 5,2018

Recording Secretary Shemroske noted that Agenda had the incorrect date for the minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 24,600 FS Entertainment Venue and 6,800 SF Financial Institution (Chase Bank), Location: 735 Plainfield Road in Willowbrook IL 60527.

A. DISCUSSION/RECOMMENDATION

Applicant's Representative described that in the existing bowling alley building there will be laser tag, arcade games, bowling alleys and an entertainment area. Brunswick has helped to make some recommendations. There will be some modifications to the existing building.

Plan Commission – Regular Hearing

October 3, 2018

Page 2

Also proposed is a new Chase Bank facility, moving employees from their current location across Plainfield Road. Applicants of the bank when over the Architecture plans, floorplan and landscaping of the building.

Applicant addressed Commissioners' concerns and questions about the Boutique Bowling venue, parking and traffic. There will be managers in each of the proposed areas. All ages will be welcome to facility. Safety is a key factor. Security cameras in each area. Traffic study will be done. Restaurant will be more upscale, a snack bar will also be available.

Planner Choi advised that in addition to the staff report there will still be a need for traffic and parking analysis Need variance for setback.

Chairman Kopp is in favor of the project and Commissioners concurred, and will help to keep people coming and staying in Willowbrook.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Village Administrator Halik, introduced new Planner Ann Choi. Administrator Halik and Inspector Giuntoli addressed the opening of Pete's, Stein Mart and Ulta. Three permit applications for the 6 outlets. Sketchers should be ahead of schedule hopefully before the Holidays. Marshalls opening Oct 4,2018.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Walec, to adjourn the regular meeting of the Plan Commission at the hour of 8:01 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

Plan Commission - Regular Hearing

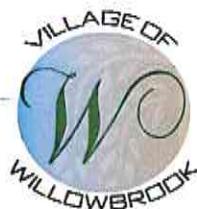
October 3, 2018

Page 3

December 5, 2018

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske



Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date:	December 5, 2018																		
Prepared By:	Ann Choi, Planning Consultant																		
Case Title:	Lucky Bernie's Restaurant SUP																		
Petitioner:	Joseph M. Kirby with SS and JK Enterprises, 149 Los Lagos Drive, Bloomingdale, IL 60108																		
Owner:	Willowbrook Plaza, LLC c/o Property Solutions Group, LLC 900 S. Frontage Road, Willowbrook, IL 60527																		
Action Requested:	Consideration of a petition requesting approval of a Special Use Permit for a Restaurant with Alcohol Sales and Video Gaming at the property legally described in Attachment 1 in Willowbrook Plaza, Unit 800.																		
Purpose:	To allow the petitioner, SS and JK Enterprises LLC d/b/a Lucky Bernie's to apply for a special use permit which would allow the tenant to operate a restaurant with alcohol sales and video gaming.																		
Location:	800 75th Street, Willowbrook, Illinois.																		
PINs:	09-26-202-014																		
Existing Zoning:	B-2 Community Shopping																		
Proposed Zoning:	B-2 Community Shopping (no change)																		
Existing Land Use:	Vacant unit, previously AT&T																		
Property Size:	3.59 Acres (property) / 3,716 SF (unit)																		
Surrounding Land Use:	<table><thead><tr><th></th><th>Use</th><th>Zoning</th></tr></thead><tbody><tr><td>North</td><td>Highway & Service Business</td><td>B-4</td></tr><tr><td>South</td><td>Community Shopping</td><td>B-2</td></tr><tr><td></td><td>Light Manufacturing</td><td>MI</td></tr><tr><td>East</td><td>Light Manufacturing</td><td>MI</td></tr><tr><td>West</td><td>Community Shopping</td><td>B-2</td></tr></tbody></table>		Use	Zoning	North	Highway & Service Business	B-4	South	Community Shopping	B-2		Light Manufacturing	MI	East	Light Manufacturing	MI	West	Community Shopping	B-2
	Use	Zoning																	
North	Highway & Service Business	B-4																	
South	Community Shopping	B-2																	
	Light Manufacturing	MI																	
East	Light Manufacturing	MI																	
West	Community Shopping	B-2																	

Necessary Action by Plan Commission: Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.



Documents Attached:

- Attachment 1: Legal Description
- Attachment 2: ALTA Land Survey
- Attachment 3: Proposed Floor Plan

Site Description

The subject property is located at the Willowbrook Plaza shopping center on the northeast corner of 75th and Route 83 on property containing about 3.6 acres. There is 49,842 square feet of gross leasable space within the shopping center building; the site contains approximately 197 regular parking spaces and 7 handicap accessible spaces for a total of 206 parking spaces.

Exhibit 1: Location Map (800 75th Street, Willowbrook, IL 60527)



Exhibit 2: Street View





Exhibit 3: Site Plan (Unit 800)

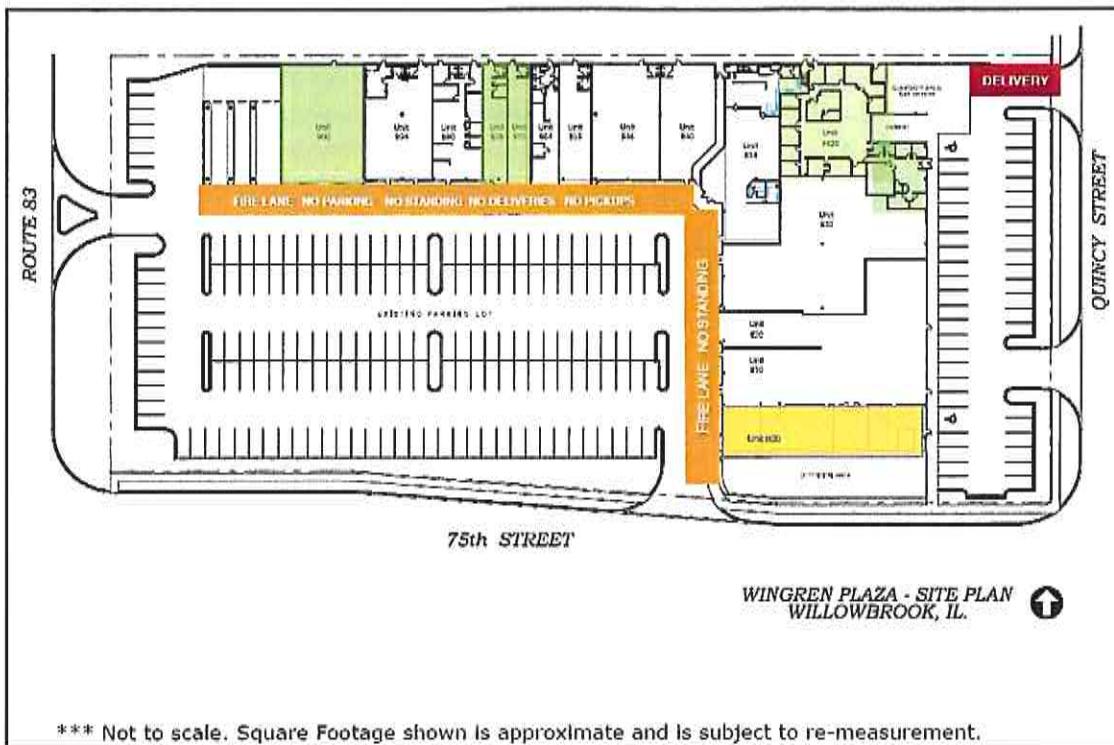


Exhibit 4: Zoning Map (B-2 Community Shopping)





Exhibit 5: Subdivision Map (Wingrens Plaza Subdivision)



Development Proposal

Request

The applicant, with the property owner's permission, is requesting approval of a special use to allow a 3,716 square foot restaurant with alcohol sales and video gaming to operate in tenant space 800 in the Willowbrook Plaza Shopping Center. This unit is one of the vacant spaces on the south east side of the shopping center, formerly AT&T. **See Exhibit 3: Site Plan.**

Business Overview

Lucky Bernie's is a multi-faceted business with wine tastings, painting parties, live acoustic music on the weekends, and video gaming slots.

Their menu will include:

- Boars Head exclusive hot/cold deli
- Deli meat/cheese sold by the pound
- Meat and cheese samplers
- Build your own salad menu
- Gluten free and healthy options
- Signature small vineyard wines
- Local craft beers

The hours of operation will be:

- Mon - Thurs & Sun: 8am - 1am
- Friday & Saturday: 8am - 2am



Staff Analysis

Appropriateness of Use

The shopping center is zoned B-2 Community Shopping District. This zoning district is intended primarily to provide retail shopping opportunities for the community, however with the exception of Papa John's, Black Tie Formal Wear, and Club Champion, this center has become a service oriented commercial center. While these uses do not help support the local sales tax which Willowbrook relies on, this restaurant will at least generate a places of eating tax revenue for Willowbrook. Section 11-8-2 of the Willowbrook Village Code provides that the Village will generate 1% of a restaurant's gross receipts.

Proposed Floor Plans

The petitioner has submitted an ALTA Land Survey dated April 28, 1995 and revised on 12/19/1996 and a Proposed Floor Plan for Willowbrook Plaza. **See Attachments 2 and 3.**

Due to the depth of the space (approximately 124 feet), the video gaming area is narrow and long and occupies an area of approximately 650 square feet towards the rear of the space. Per Illinois Gaming Board requirements, the entrance must be visible to staff. Additionally, the gaming room is required to be placed to ensure that no one under 21 years of age enters the gaming room, but also so those same patrons still easily access the bathrooms. The applicant proposed to place five (5) Virtual Gaming Tables, one (1) Redemption Terminal, and one (1) Player Rewards Kiosk. Given the narrow design of the gaming room, a couch will be placed in the area as well.

The restaurant is designed to accommodate over ninety (90) patrons within nine (9) round tables that accommodate four seats per table, six (6) rectangular tables that accommodate six seats per table, and a traditional bar top that accommodates up to sixteen seats.

Signage

Exhibit 6 illustrates the proposed signage that would be installed on the building's front façade for the applicant tenant space. The proposed sign is 147 inches long and 18 inches and 11 inches tall, respectively.

Exhibit 6: Proposed Sign



Utilities

The proposed use will not alter the approved utility service plan.

Wetland/Stormwater Management

The proposed use will not alter the approved storm water management plan.



Landscaping & Lighting

The proposed use will not alter the approved landscape or photometric plans. However, it is noted that the center is not currently in compliance with its previously approved landscape and photometric plans. Planning staff conducted a site visit on November 7, 2018 and noted missing trees required in the parking islands, and dead or missing groundcover in certain areas. The Applicant is requesting a waiver from the requirement to provide a landscape and a photometric plan. The landscaping will be considered in conjunction with the leasing of the former bank space, Unit 900. The applicant has indicated that tenant prospects have expressed they would like to have the drive-through canopy removed. If removed, the area beneath and abutting the canopy will need to be changed, and the drive-through, parking area and associated landscaping will need to be redesigned to meet the needs of the proposed tenants and the Village.

On December 28, 2004 an illumination analysis was performed and highlighted that most of the areas within the parking lot failed to provide the 2.0 foot-candles of illumination and furthermore, many areas of the parking lot were below the 1.0 foot-candle minimum illumination level. The applicant indicated that the parking lot lights were upgraded to LED by Amled Technologies and through the ComEd program. Below is a summary of the program and detail for the parking lot lights and soffit lights at the shopping center. Specifically, the property owner attests that the following work has been completed:

- Eighteen (18) R2T125 W Canopy lights
- Eighteen (18) Outdoor LED fixture Installations
- Ten (10) Wall Pack white LEDs
- Ten (10) Outdoor LED fixture installation
- Eighteen (18) 2x2 blank plate covers

Staff will work with the management company to correct the landscaping and require a photometric plan as the center continues to be leased out.



Dumpsters

The site is served by one (1) existing unenclosed dumpster area along the northeast corner of the site, adjacent to Unit 7420 (currently vacant), as shown in the pictures below. As it is likely that a dumpster in this location will become the main area for the restaurant to handle its garbage, staff is recommending a condition that the dumpsters be enclosed.



Traffic Flow, Access, Circulation

The Shopping Center is served by four curb cuts; two from Quincy Street that provide access to the east side of the center; a full-access from 75th street, and a right-in/right-out from IL Route 83/Kingery Hwy. Service access for deliveries and garbage handling is provided via a driveway on the northeastern portion of the property, in the east parking lot. Primary access to the proposed restaurant will likely come from Route 83 and 75th Street, which will accommodate an easy right-in maneuver when traveling north-bound on Route 83, and when coming from either direction on 75th Street. Secondary access to the proposed restaurant will likely come from Quincy Street. Motorists have the option of parking within two separate parking lots, discussed in more detail below.

Parking & Access

The shopping center is flanked by two separate parking lots- the west parking lot of the shopping center along 75th street and Kingery Highway provides a total of 165 total parking spaces, and the east parking lot along Quincy Street and 75th Street provides a total of 41 parking spaces, for a grand total of 206 parking spaces. Currently, the occupied tenant spaces utilize a sizeable portion of the parking lot for their customers/clients, and the east parking lot is routinely filled to capacity on weekdays. The following pictures have been included to illustrate the parking capacity during a typical weekday during lunchtime.



West parking lot. This picture was taken at 12:40pm on 11/01/18.



East parking lot. This picture was taken at 12:30pm on 11/01/18.

The Village of Willowbrook's off-street parking requirements calculate the minimum available parking for a restaurant use as such: one (1) available parking space per every one hundred (100) square feet of restaurant floor space. Therefore, the proposed 3,716-square-foot business will require 37 parking spaces. Adding to the current requirement of parking spaces for all of Willowbrook Plaza's currently occupied units, the proposed business will raise the current required number of spaces to 183.

Per Section 9-10-5(K)(4) of the Municipal Code, a minimum number of accessory off-street parking spaces must be met. Given that Willowbrook/Wingren Plaza provides a total of 49,842 square feet, it falls under the category of "Shopping center" under the range of total floor area of up to 400,000 square feet, and requires a minimum of 4 parking spaces for each 1,000 square



feet of floor area (or 1 space per 250 square feet of floor area). Restaurant uses require a parking ratio of 1 space per every 100 square feet of floor area. To further concerns, if Unit 900 (former site of the bank) were to become a restaurant as past interests have incurred, that establishment alone would require 39 parking spaces instead of its current 13 spaces as a bank.

Wingren Plaza was previously granted a ten percent (10%) reduction in the total number of required spaces through Ordinance No. 89-O-52. Applying this 10% reduction would bring the minimum off-street parking requirement from 234 parking spaces to 211 parking spaces. Depending on if the Plaza reaches full occupancy in the coming future, required parking will exceed the plaza's capacity of 206 parking spaces by five (5) parking spaces (211 required spaces – 206 provided spaces = 5 less parking spaces).

At this time, Village staff would not be in a position to recommend a further reduction in the minimum parking requirements than what has already been granted by the Village. Nevertheless, these parking requirements are merely hypothetical at this stage. As Willowbrook/Wingren Plaza stands today, it does not have full occupancy and the bank does not have current plans to be converted into a restaurant. Furthermore, the shopping center will be composed of a mixture of users that will not only benefit the community, but will have different peak parking demands, both long-term versus short-term, as well as predominantly day versus night hours, such that adequate and convenient parking will be provided for the customers of the shopping center. Therefore, the proposed restaurant use for Unit 800 is not expected to be detrimental to the overall parking situation as it stands today.



Table 1: Parking Requirements

Parking Table					
Unit #	Tenant Name	Use Type	Village Standard	Area (Sq.Ft.)	Required Parking
900	(Vacant)	Bank	1/300 sq.ft.	3,943	13
894	Orange Theory	Shopping Center	1/250 sq.ft.	3,063	12
880	Chiropractic	Shopping Center	1/250 sq.ft.	2,274	9
876	Elite Tutoring Place	Shopping Center	1/250 sq.ft.	1,110	4
870	(Vacant)	Shopping Center	1/250 sq.ft.	1,125	5
864	Papa John's	Restaurant	1/100 sq.ft.	1,300	13
858	Kabob-Q	Restaurant	1/100 sq.ft.	1,504	15
846	Sky Salon Suites	Shopping Center	1/250 sq.ft.	3,101	12
840	Pilates Studio	Shopping Center	1/250 sq.ft.	2,235	9
834	Revitalized Nails & Spa	Shopping Center	1/250 sq.ft.	4,600	18
830	Fedex	Shopping Center	1/250 sq.ft.	7,260	29
820	Black Tie Formal Wear	Shopping Center	1/250 sq.ft.	1,260	5
810	Club Champion	Shopping Center	1/250 sq.ft.	5,061	20
800	Lucky Bernie's	Restaurant	1/100 sq.ft.	3,716	37
7420	(Vacant)	Shopping Center	1/250 sq.ft.	8,290	33
Total Required Spaces		234			
Total Required Minus 10%		211			
Total Existing Spaces		206			
Existing Regular Spaces: <i>West Lot: 158 & East lot: 39</i>		197			
Existing Handicap spaces: <i>Code Requirement: 201-300 Reg. = 7 Handicap</i>		9			
Total Required exclud. Vacancies		183			
Total Required Minus 10%		165			



Standards & Findings for a Special Use

The Willowbrook Zoning Ordinance establishes seven (7) standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the Special Use Permit. Pursuant to Section 9-14-5 of the Zoning Regulations of the Village of Willowbrook, The Standards for Special Use Permits are as follows:

9-14-5(B): Standards:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

Finding: The special use will allow a restaurant/cafe with licensed liquor sales and licensed video gaming, in an established shopping center with a mix of retail tenants. The tenant/operator has positive experience with this concept in other locations in DuPage County and neighboring counties. The proposed use will improve the underperforming property and aide in its value appreciation in the future. The operation of this restaurant/cafe will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare.

- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Finding: The use will fill a vacant space in the existing shopping center. The landlord is supportive of the use and believes it will enhance overall occupancy and sales at the shopping center. Increased occupancy and foot traffic will provide additional customers to both adjacent businesses and surrounding land owners. The operation of the restaurant/cafe will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values in the neighborhood.

- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

Finding: The use will fill a vacant space in the shopping center. It will be consistent and supportive with the existing tenants/uses in the shopping center, and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.**

Finding: The use will not require any new infrastructure. Adequate utilities, access road, drainage and/or other necessary facilities have already been provided.

- (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.**



Finding: No change is necessary to the existing ingress and egress to the shopping center. Adequate measures have already been taken to provide ingress and egress designed to minimize traffic congestion in the public street.

(6) **That the special 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 by the Village Board pursuant to the recommendation of the Plan Commission.**

Finding: Other than requiring a special use permit to allow the above-described restaurant concept, no other regulations of the Village need to be modified. The proposed use in all other respects conforms to the applicable regulations of the district in which it is located.

(7) **Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board or any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.**

Finding: Not applicable; no prior application for this use at this site.

Staff Recommendation

The proposed restaurant use in this location will help fill a vacancy and bring additional life to the shopping center. Additionally, it will not generate any negative impacts on the center due to its irregularity with other services within immediate vicinity. Staff is supportive of the proposed petition and recommends approval of the Special Use Permit for a Restaurant with Alcohol Sales and Video Gaming and recommends the Plan Commission approve the following motion:

Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use outlined in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a Special Use for a Restaurant with Alcohol Sales and Video Gaming subject to the following "Conditions of Approval" listed in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting:

1. The Special Use Permit for the proposed development shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the Special Use by the Village Board.
2. The Special Use granted herein only applies to the 3,716 square foot space in Unit 800.
3. The Special Use be approved only if the applicant agrees to submit Plans for Occupancy to the Willowbrook Building Department.
4. A separate sign permit shall be obtained for any future proposed building and ground signage, pursuant to the Village Code.
5. All dumpsters shall be enclosed pursuant to Section 9-12-11 of the Municipal Code.
6. The proposed development shall provide the required number of standard and handicap accessible parking spaces.
7. Accessible (handicap) parking spaces shall comply with current applicable codes.



Attachment 1
Legal Description

PIN# 09-26-202-014

LOT 1 IN WINGREN PLAZA SUBDIVISION, BEING A RESUBDIVISION OF LOT 11 AND PART OF LOT 12 IN E.J. CHLUMSKY'S SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WINGREN PLAZA SUBDIVISION RECORDED DECEMBER 5, 1989 AS DOCUMENT R89-152944, IN DUPAGE COUNTY, ILLINOIS.



Attachment 2
ALTA Land Survey

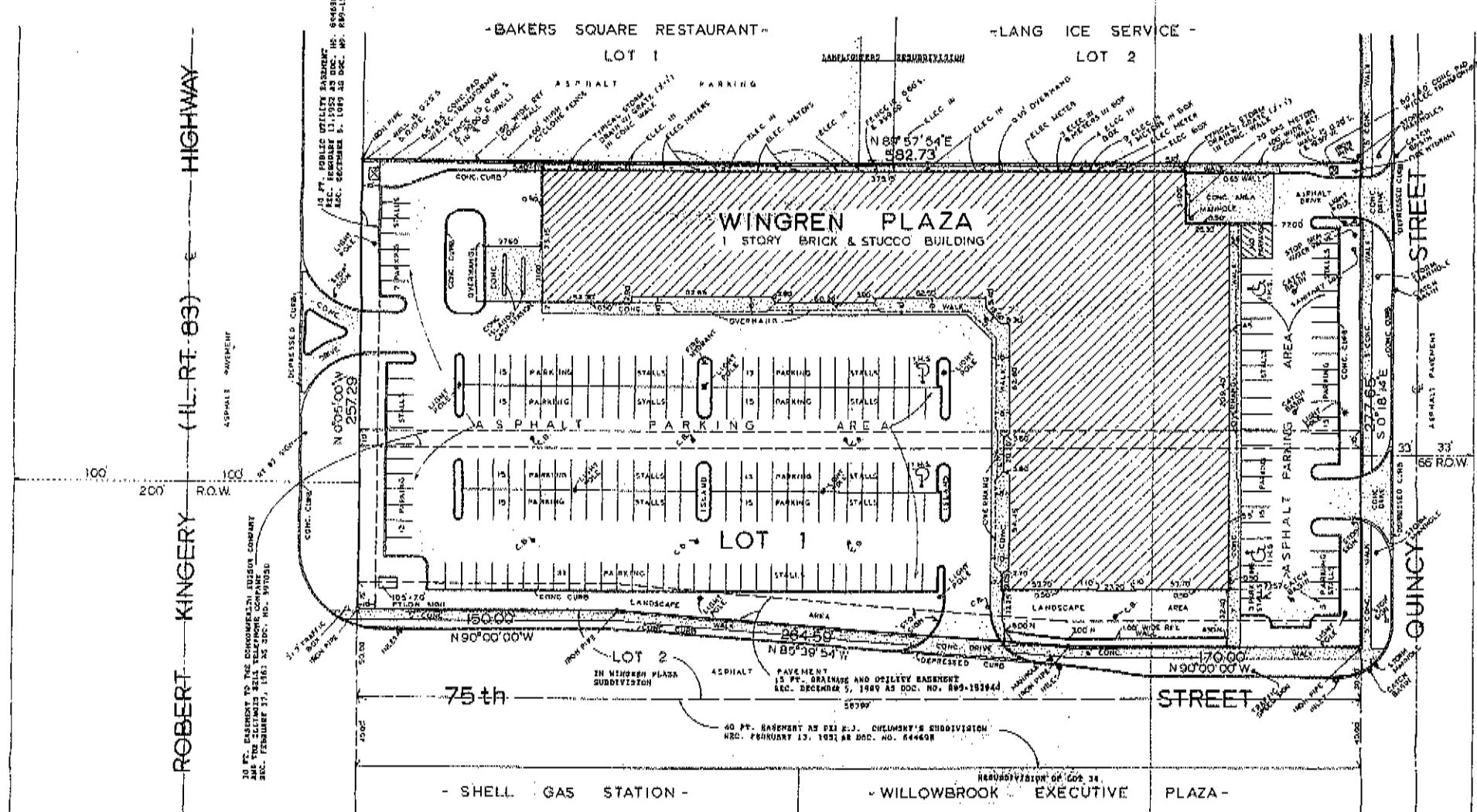
UNITED SURVEY SERVICE CO.

Construction and Land Surveyors
6033 CHURCHILL, MILES, IL 60714.
TEL. (708) 381-0010 FAX (708) 581-0041

ALTA / ACSM
LAND TITLE SURVEY

LOT 1 IN WINGREN PLAZA SUBDIVISION, BEING A SUBDIVISION OF LOT 11 AND PART
OF LOT 12 IN C.J. CHUNGUY'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WINGREN PLAZA SUBDIVISION
RECORDED DECEMBER 3, 1956 AS DOCUMENT #599-120244, IN DUPAGE COUNTY, ILLINOIS.

KNOWN AS: WINDSOR PLACE
ADDRESS: ROUTE 44 AND 74TH STREET, WILLOWBROOK, ILLINOIS



THE SUBJECT PROPERTY IS IN A FLOOD HAZARD AREA.
AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
AS SHOWN ON FLOOD INSURANCE MAP.

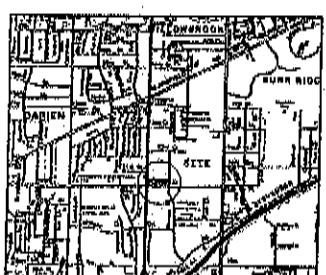
HLOOD ZONE "C" - AREA OF MINIMUM FLOODING
COMMUNITY PARCEL NO. 17022 0001 R

SPECIFIC DATE: JANUARY 16, 1980

NOTE: *Any of the following data is available and accurate information for the preparation of the* *Annual Report.*

-206 REGULAR PARKING STALLS
4 HANDICAPPED PARKING STALLS

LOT 1: 130,417.84 SQUARE FEET
ON
3.5656 ACRES



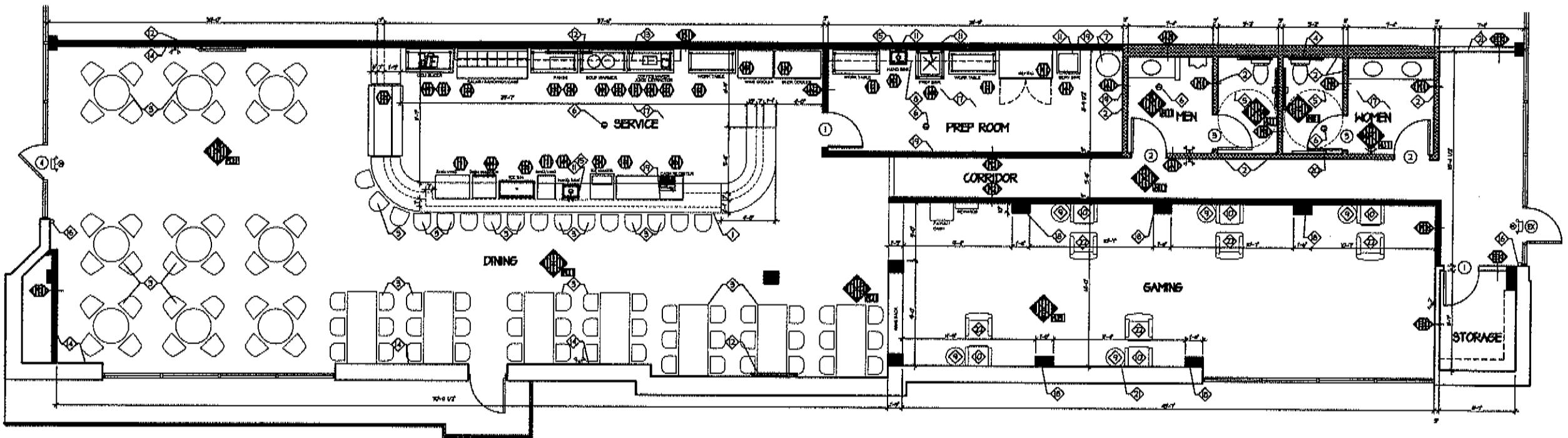
SEARCHED BY:	
SEARCHER PLAZA LIMITED PARTNERSHIP	
SCALE: 1" = 30'	
DATE: APRIL 28, 1995	4/29/95 CERTIFICATE
FILE NO:	5-10195 CERTIFICATE
95-2299	DATE: REVISION

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED CERTIFIES TO:
- MINIMUM PLATE LIMITED PARTNERSHIP
+ CHICAGO TITLE INSURANCE COMPANY
- FIRST MIDWEST BANK, CHICAGO, ILLINOIS
+ CORN TAYLOR NATIONAL BANK, TRUST DIVISION, WORCESTER,
MASSACHUSETTS
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD
FOR THE PREPARATION OF PLATS AND SURVEYS",
JOINTLY ESTABLISHED AND ADOPTED BY ACTA, INC., IN 1922,
AND INCLUDES EXTRAS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, TABLES
A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X,
Y, Z, AND PERTAINING TO THE ACCURACY STANDARDS AS
STATED IN THE ACTA SURVEYING AND PLATING CODE, 1922.

ADOPTED BY ALTA AND ASCE AND IN EFFECT ON THE DATE OF
THIS CERTIFICATION: OF A(M) SUBURBAN SURVEY.



Attachment 3
Proposed Floor Plan



N
 **FLOOR PLAN**
 SCALE 3/16" - 1'-0"

Floor Plan Notes

- ◆ CARPENTER-BUILT BAR - REFER TO INTERIOR ELEVATIONS SHEET AS AND SECTION ON SHEET A4.
- ◆ 5 1/2" SOUND ATTENUATION BATT IN PARTITION - TYPICAL WHERE SHOWN
- ◆ FURNITURE BY TENANT
- ◆ REMOVE GYPSUM BOARD AND PROVIDE FURRING AND NEW 5/8" GYPSUM BOARD AS REQUIRED TO INSTALL NEW PLUMBING.
- ◆ 9'-0" CLEAR TURNING RADIUS
- ◆ FLOOR DRAIN - REFER TO PLUMBING DRAWINGS
- ◆ WATER HEATER REFER TO PLUMBING DRAWINGS
- ◆ TOP SHELVING MOUNTED TO WALL ABOVE FIXTURES, TOP OF SHELF 7'-0" A.F.F. PROVIDE SHEET METAL BACKING AT FASTERNER LOCATIONS.
- ◆ MOVEABLE TABLE ON ARM ATTACHED TO WALL, PROVIDE BLOCKING AT FASTERNER LOCATIONS. TABLE PROVIDED BY TENANT, INSTALLED BY CONTRACTOR.
- ◆ VIDEO GAMING MACHINE AND STAND, PROVIDED BY OPERATOR. PROVIDE DATA AND POWER AT EACH STATION.
- ◆ COORDINATE SINK LOCATIONS WITH TENANT.
- ◆ INSTALL 4' HIGH, 11" X 4'-0" LONG SHEET METAL BACKSPLASH FASTENED TO STUDS OR FURRING AT TV RECEPTACLE LOCATIONS. REFER TO INTERIOR ELEVATIONS. COORDINATE WITH ELECTRICAL CONTRACTOR AND TV BRACKET.
- ◆ CARPENTER-BUILT WINE RACK - REFER TO INTERIOR ELEVATIONS SHEET AS. PROVIDE SOLID BLOCKING WHERE FASTENED TO WALL.
- ◆ STONE MANTLE. REFER TO INTERIOR ELEVATIONS.
- ◆ PROVIDED BACKUP OR HANGERS AS REQUIRED FOR INSTALLATION OF WALL HUNG LAVATORY OR SINK.
- ◆ BRACKET MOUNTED 10LB ABC FIRE FIRE EXTINGUISHER LOCATION.
- ◆ PROVIDE 64 DOUBLES WITH EPOXY INJECTED AT 24" O.C. INTO EXISTING SLAB WHEN RE-POURING SLAB AT TRENCHES.
- ◆ GYPSUM BOARD OVER 2x STUD DECORATIVE COLUMN FROM FLOOR TO CEILING GRID. REFER TO DETAIL SHEET A3.
- ◆ HAF ON WALLS PER FRESH SCHEDULE
- ◆ FOLDABLE CHANGING TABLE IN WOMEN'S ACCESSIBLE STALL.
- ◆ PATCH & REPAIR EXISTING WALLS WHERE DEMOLITION IS REQUIRED TO INSTALL EQUIPMENT PIPING AND DRAWDOWN REFER TO MEP SHEETS. V.I.P.
- ◆ GAMING CHAIR.