



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: July 11, 2018

P/Z 18-013

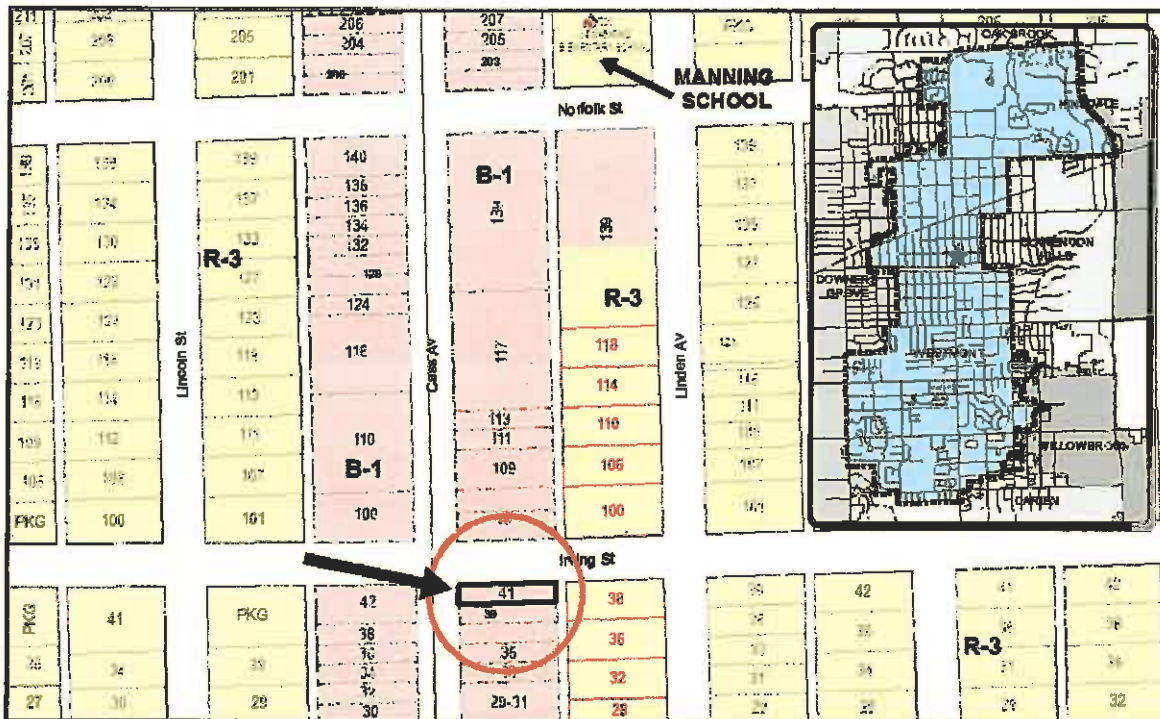
TITLE: 41 North Cass Avenue, Westmont, IL 60559 - ATG Trust #96-311 regarding the the following:

- (A) Special Use Permit request to operate a craft brewery tavern in the B-1 Limited Business District.
- (B) Zoning Code Variance request to permit a craft brewery tavern within the required 1,000 feet separation from a school (approximately 800 feet of separation shown where Code requires 1,000 feet of separation as a special condition for a Special Use Permit).
- (C) Zoning Code Variance request to reduce the total required number of parking spaces for a craft brewery tavern in the B-1 Limited Business District.

BACKGROUND OF ITEM

General Legal and Location:

The subject lot is located on the southeast corner of North Cass Avenue and East Irving Street. The property is also known as portion of Lot 21 in Block 12 in the Arthur T. McIntosh and Company's First Addition to Westmont. The lot is 30' x 150' and is approximately 4,500 square feet or 0.10 acres in size.



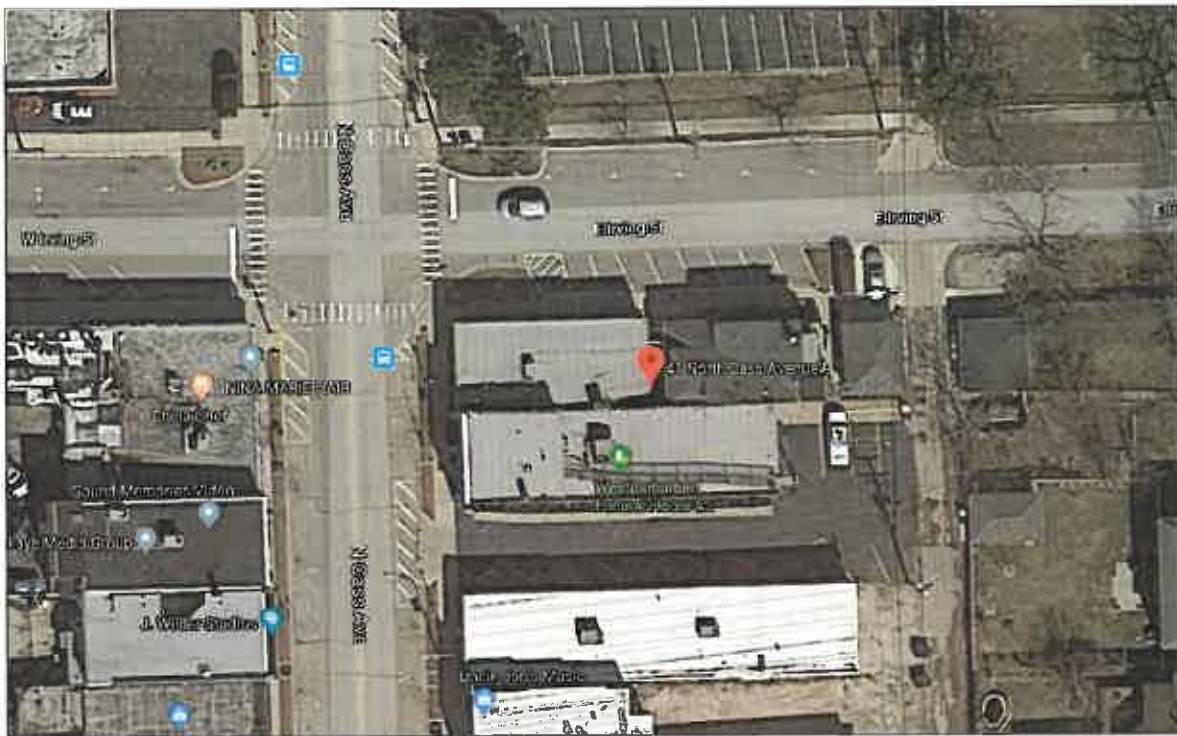
41 N Cass Avenue - Zoning Map

Adjacent Zoning:**NORTH** - B-1 Limited Business District (municipal parking across Irving Street)**SOUTH** - B-1 Limited Business District**EAST** - R-3 Single Family Detached Residence District (across alley)**WEST** - B-1 Limited Business District**Neighborhood Characteristics:**

The construction on the lot pre-dates most current zoning code and is located in the Central Business District. Comprised of a 1500 sq ft retail building, a multiple-unit residential home, and a private residential garage, there is no business parking or landscaped areas.

The retail space terminates the first block of commercial construction on Cass Avenue within proximity to the METRA station, and is generally in character with the surrounding properties.

An alley behind the property separates the lot from adjacent single-family residential, although the on-site residential uses further buffer the commercial space on Cass Avenue.



Aerial View - 41 North Cass Avenue

Petitioner Request:

The petitioner requests zoning entitlements to open a craft beer brewery in the B-1 Limited Business District. Considered a “Tavern”, the business would produce beer on-site for consumption. Although it is not intended to become a microbrewery, where a large percentage

of the production would be shipped and sold off-site, packaged beer sales would be permitted, but limited in size. Additional services provided would include roasted coffee sales intended to serve the morning rush of METRA commuters.

To operate such a Tavern, the petitioner requests a Special Use Permit approval. To authorize the approval, a Variance for the proximity to a school must also be requested. Finally, with no parking on the site, the intensified use of the retail space requires a Variance for parking.

Precedent and History:

Most recently, a tavern was approved at 9-11 West Quincy Street in 2012. Although never constructed, the “Westmont Theater” proposed at the location was an event center that would also had the ability to serve alcohol without a food sales component. This project received a Special Use Permit approval for a tavern, a Variance to parking that was deficient 150 spaces, and a Variance to the school separation at a distance of 500’.



Street view - 41 North Cass Avenue

ZONING ANALYSIS

Special Use Request

Special Use Permit for a Tavern

A Tavern is defined in Village zoning code as “an establishment where liquors are sold to be consumed on the premises but not including restaurants where the principal business is the serving of food.” Any establishment serving alcohol on-premise without the serving of food is classified as a tavern.

Typical taverns require a Class 8 liquor license, which allows for the sale of beer, wine and liquor on-premise, as well as package sales for off-premise consumption. Recognizing that this

establishment does not fit the typical requirements of a Class 8 license, the village recently amended code and added a Class 8(A) Craft Brewery Tavern license. With an ability to brew, serve and sell beer only manufactured on-site, the license does have prohibitions for other beer, wine and liquor.

The zoning code does not make such a distinction between types of taverns. Although the code defines both microbreweries and brewpubs, the uses are only permitted in the B-2 General Business District and do not specifically apply to the request.

Taverns require a Special Use Permit approval to operate in any allowable zoning district as defined in Sec. 7.03(A)(121). As part of the request, the petitioner is required to demonstrate that the following Special Condition has been met:

Such special use may be permitted provided that no buildings or outdoors portions of the lot containing such use are located within 1,000 feet of a school (not to include nursery schools).

The proposed location is located within the proximity of an established school, and can not meet the special condition. For approval, a corresponding Variance must be considered, and is discussed with the Variance requests below.

All proposed special uses shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Village Board of Trustees:

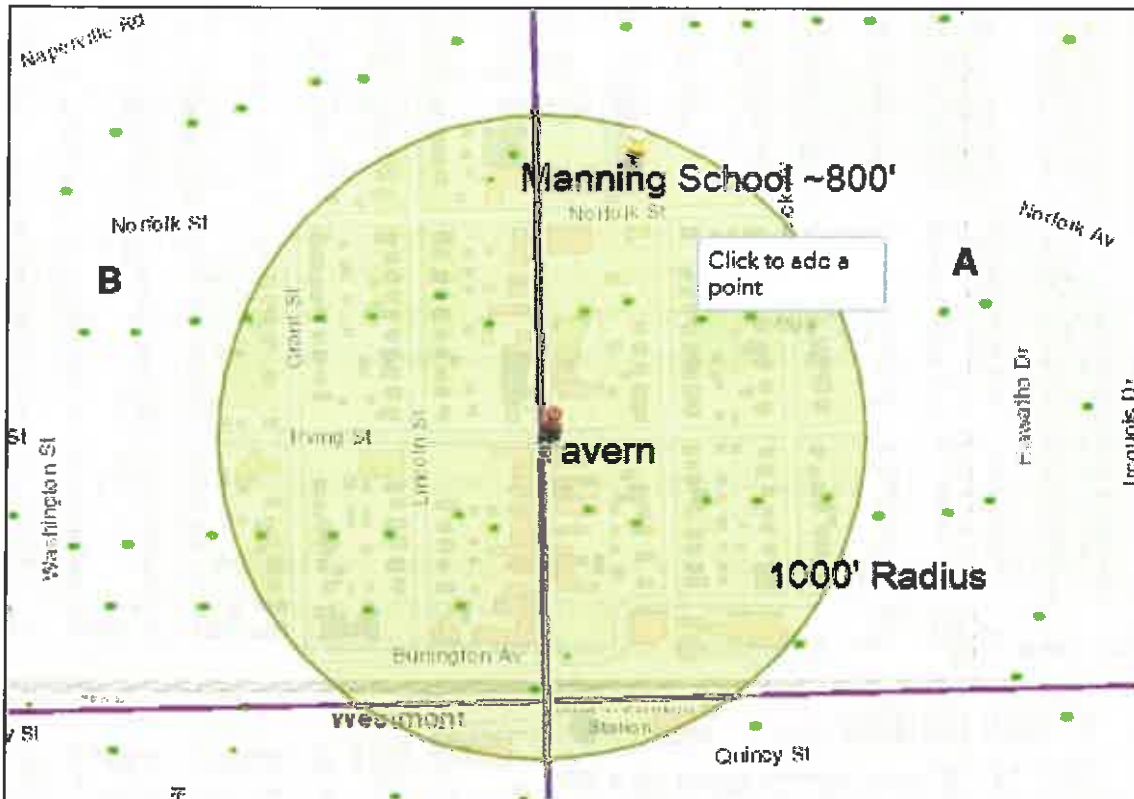
- (1) The establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
- (3) 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.
- (4) Adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) 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.

Variance Requests

Minimum Separation Distance between a Tavern and a School

As a special condition to the Special Use Permit request and approval, all taverns must be located at least 1,000' from a school. The proposed location at 41 North Cass Avenue does not

meet the 1,000' distance requirement from JT Manning Elementary School located to the north at 200 North Linden Avenue. Measured by the shortest distance, the school is approximately 800' from the requested property.



Distance between proposed tavern and Manning School - ~800'

The petitioner has indicated that the business hours of operation (when serving beer) do not typically coincide with school hours, and that the age restrictions will prohibit unaccompanied minors from entering the business.

Sec.7.04 - Special Conditions.

<i>B-1 District - Taverns</i>	<i>Separation Distance Required</i>	<i>Requested Distance</i>
7.04 footnote 6	1000'	800'
Variance Requested:		200' Variance Request (20%)

Parking Variance

The proposed tavern requires one parking space per three seats in the space. A floor plan has been provided and indicates 38 seats, which derives a parking requirement of 13 spaces. This does not consider the multiple-family home on the rear of the property, which has a garage containing 2 private spaces.

Taverns: Appendix A, Section 10.06(K)(4)(e)(20) - *“One parking space for each three spaces of seating capacity.”*

The lot is fully improved with buildings and structures and does not have a formal parking lot or any availability for parking. Approximately 12 on-street spaces are within the immediate vicinity, as well as a municipal lot north of Irving Street with 25 additional spaces. Employees would be expected to obtain Village-issued permits for designated spaces in the METRA lots.

A variance or parking waiver is not required for the entirety of the 13 required spaces due to the prior uses in the space, as defined by Appendix A, Section 10.01(C) below:

“Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use.”

The Village has records of the previous 2 uses in the space; both an auto parts and furniture retailers. Each of those uses required 4 parking spaces. Because this amount is grandfathered to the property, only the difference between 4 and 13 spaces is required, or a variance of 9 spaces.

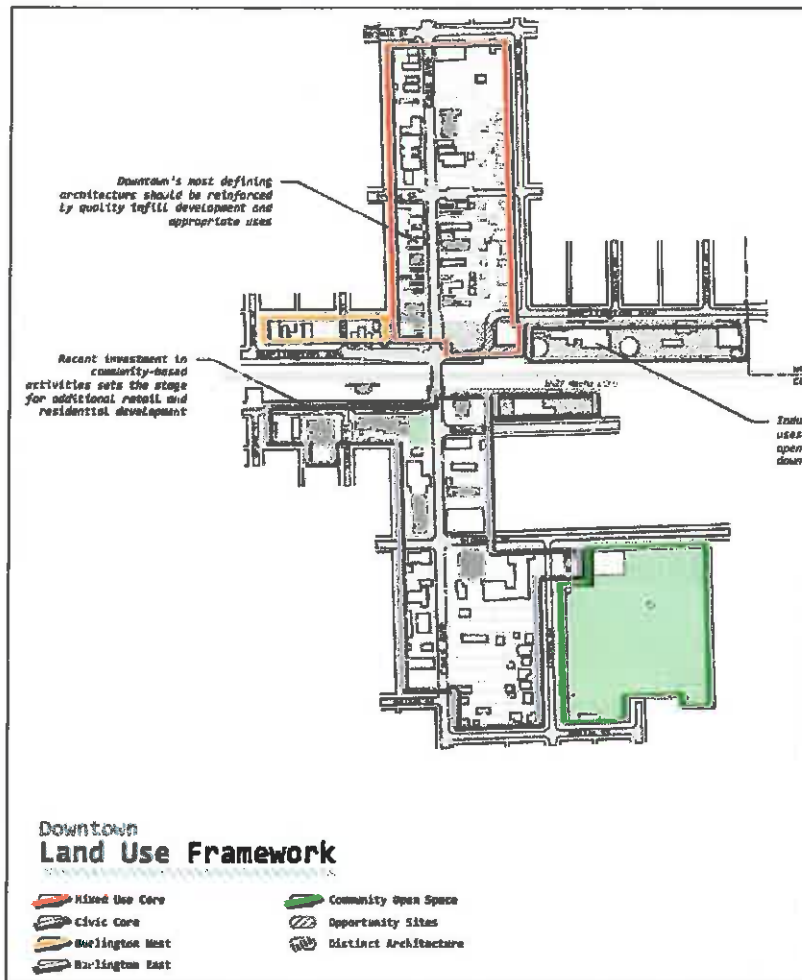
Sec.10.06(K)(e)(20). - Off-Street Parking for Taverns

<i>Taverns</i>	<i>Required Parking</i>	<i>Requested Parking Variance</i>
1 space per every 3 seats of capacity	38 / 3 = 13 spaces	Total Provided 4 (grandfathered)
Variance Requested		9 spaces (69% variance)

Staff notes that in the B-1 Limited Business District, a cash-in-lieu fee is required in the event the commercial use receives a parking space variance. Therefore, if granted a parking variation, a fee of \$2,000 would be added to permit fees as required by Sec. 10.06(B) for the purposes of funding improvements to public parking by the Village.

Comprehensive Plan, Economic Development and Design Guidelines

The proposed craft brewery tavern would be located in the **Central Business District TIF District**, and the building is not currently planned for redevelopment. The proposed use is located within the **Comprehensive Plan** designated **Mixed Use Core** of the Central Business District, which the Comprehensive Plan denotes as an area on which specialty retail, pedestrian-intensive services, and restaurants should be focused. As a tavern, the sales would be subject to the Village's Places For Eating taxation, and it will contribute to the sales tax base.



Comprehensive Plan excerpt highlight area as "Mixed Use Core"



DuPage County Parcel Viewer Map - 41 North Cass Avenue

STAFF COMMENTS

Fire Department Synopsis -

Due to the requirements triggered by the change of use, the Fire Department has issued comments that do not approve the project as submitted. The petitioner has responded and begun redesigns of the interior spaces to meet construction requirements. The floor plan provided in this packet is the most recent revision by the petitioner, and shows an attempt to address the fire department comments.

SUMMARY

The petitioner requests approval to operate a Craft Brewery Tavern in the Central Business District. To approve the Special Use Permit request, variances to both parking and school separation are needed.

DOCUMENTS ATTACHED

1. Publication notice appearing in the June 27, 2018 edition of Westmont Suburban Life.
2. Fire Prevention Bureau comments from Larry Kaufman dated June 19 and June 28, 2018.
3. Application for public hearing dated June 06, 2018, and associated attachments.

- a. Plat of survey, prepared by Associated Surveying Group LLC, dated June 06, 2018.
- b. Preliminary Floor Plan, prepared petitioner, undated.
- c. Scallywag Brewing Business Plan, prepared by petitioner, dated June 2018.
- d. Awning signage example.

Scallywag Brewing

41 N Cass Ave, Westmont, IL 60559 | 773-362-4590 | scallywaghb@gmail.com

05/15/2018

Ms. Ziegler
Community Development Director
Village of Westmont

Dear Ms. Ziegler:

Scallywag Brewing, LLC is interested in opening a combined coffee roaster and nanobrewery at 41 N Cass Ave in Westmont. We feel that the addition of a shop serving locally roasted coffee and beer brewed on site would be a perfect addition to this area. We look forward to working with your team as we bring this vision to life.

Sincerely,



Daniel R Burr

Zoning Ordinance Statement

All production of beer will be fully contained within the site, and shall not spill over into the public way. While we will be termed as a special use "tavern", we will not operate in the same fashion. Our operation will be more geared toward community gathering and appreciation. Due to our proposed corner location, we will not inhibit the other businesses in the area. Historically, area business have benefitted from the opening of this type of establishment, due to the influx of additional patrons and revenue. Our intention is to partner with area businesses in order to develop and maintain strong community ties.

Finding of Fact for Parking Variation

Based upon our proposed seating and layout, this location will require approximately 13 total parking spaces. Past uses have required the only 4 parking spaces, creating a deficit of 9. We are asking for a parking variance to account for these additional 9 parking spaces at a standard cost of \$2,000 in order to make up this deficit. This variance will not significantly alter the current parking layout of the downtown area.



Joseph Hennerfeind <jhennerfeind@westmont.il.gov>

Zoning for 41 N Cass Ave

Sallywag Brewing <sallywaghb@gmail.com>

Fri, Jun 22, 2018 at 9:26 AM

To: Joseph Hennerfeind <jhennerfeind@westmont.il.gov>

Hi Joe

Here is the FoF for the Distance:

Finding of Fact for Distance From School Variance

1. We are requesting a variance allowing us to be less than 1,000 feet from a school.
 - a. Based upon measurement standards, the distance between the closest corners using the most direct legal route is approximately 800 feet. This route utilizes the alleyway between Cass and Linden Avenues. This falls approximately 200 feet below the requirement.
 - b. We should be granted this variance due to the following reasons:
 - i. All alcohol production will take place in the rear portion of the building. Due to Federal TTB standards and regulations, this area is to be private and doors are to be locked from the outside at all times unless employees are actively using said doors
 - ii. On most days, the sale of alcohol will take place in the late afternoon (approximately 4pm) and evening hours, beginning after the normal termination of the school day. Friday, Saturday, and Sunday, we plan to begin sales of alcohol at 12pm in order to attract the local lunch crowd.
 - iii. Beginning at 12pm each day, whether or not we are open for business, no person under the age of 18 shall be allowed on the premises unless accompanied by a responsible adult or legal guardian. No person under the age of 21 will be allowed to drink alcohol of any type on the premises at any time
 - c. We have also found that this variance has been granted to establishments within 600 feet of JT Manning Elementary based upon the same measurement metric used above.

Feel free to leave that last item out if you do not feel that it is relevant or beneficial.

Thanks

Dann Burr
Founder, Sallywag Brewing, LLC
630-962-8937
sallywagbrewing.com

[Quoted text hidden]



Westmont Fire Department
HEADQUARTERS
6015 South Cass Avenue • Westmont, IL 60559

Main Office (630) 981-6400
FPB Director (630) 981-6402
Fax (630) 829-4486



Date: June 19, 2018

To: Community Development
Joe Hennerfeind – Community Development

From: Larry Kaufman, Director
Fire Prevention Bureau

Subject: Site Plan Review – proposed site development of
- 41 N. Cass – Scallywag Brewing

The following comments are a preliminary review for the above noted address to be used as a micro-brewery and tavern.

The following comments shall not be considered a formal plan review.

Sit plan as submitted is **NOT APPROVED**; please resubmit with answers to the following inquiries;

Applicable Fire Prevention Codes are:

International Fire Code, 2012 edition, with local amendments.
NFPA Life Safety Code, 2012 edition, with local amendments.
International Building Code, 2012 edition, with local amendments

1. The presented floor plan and seating arrangement would potentially offer occupancy loads in excess of 49 persons which would change this use to an Assembly Use Group.
2. The number of exits shown on the preliminary floor plan are not adequate for an Assembly Use Group. Two (2) compliant points of egress are required, both of which shall be accessible.
3. Scope of work triggers sprinkler requirements for this property
 - o Fire Department connection locations shall be along Cass Ave
4. A structural assessment of the flooring system shall be conducted to ensure that the existing flooring system is adequate for the proposed live and dead loads.
5. The existing fire alarm system shall be reconfigured to the occupancy for compliance.
6. All exposed structural elements shall have a 1-hour fire rating
 - o In the basement and crawlspace, all flooring elements are exposed and shall be coated with intumescent paint to achieve a 1-hour fire rating.
7. Stairs to the basement shall be protected by a 1-hour fire door

Please contact me with any additional questions.

Submitted,
Larry Kaufman – MCP, CFM
Director, Westmont FPB



Joseph Hennerfeind <jhennerfeind@westmont.il.gov>

Meeting with Scallywag Brewery - 41 N. Cass

1 message

Larry Kaufman <lkaufman@westmont.il.gov>

Thu, Jun 28, 2018 at 10:47 AM

To: Martin Bourke <mbourke@westmont.il.gov>, Jason Vitell <jvitell@westmont.il.gov>, David Weiss <dweiss@westmont.il.gov>, Steve Riley <sriley@westmont.il.gov>, Tom Schultz <tschultz@westmont.il.gov>, Joseph Hennerfeind <jhennerfeind@westmont.il.gov>

FYI:

The owner from Scallywag Brewery, Mr. Burr, came in this morning to discuss egress issues from the proposed brewery.

The calculated occupancy load will be over 49. As such 2 compliant means of egress will be required. We discussed options to meet this requirement one of which included an exterior area of rescue assistance similar to what was done at Johnny Blitz.

I believe he understands the issues and is discussing all FPB life safety requirements with his architect.

Larry

Larry Kaufman - MCP, CFM
Director, Westmont Fire Prevention Bureau
Direct - 630-981-6428
Cell - 708-287-0012
6015 S. Cass Ave
Westmont, IL 60559

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 11, 2018

P/Z 18-013: ATG Trust #96-311, regarding 41 North Cass Avenue, Westmont

Request for a special use to allow a craft brewery tavern in the B-1 Limited Business District.

CRITERIA NO. 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.

FINDINGS OF FACT: The proposed use will be conducted completely indoors and the Applicant must comply with all liquor regulations of the Village. Although the use will not include food service, the use is compatible with other restaurant uses with liquor licenses in the immediate area. As such, the proposed use will not be detrimental to or endanger the public health, safety or welfare.

CRITERIA NO. 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 or impair property values within the neighborhood.

FINDINGS OF FACT: The proposed use is not expected to generate adverse noise, light, odors, vibrations, traffic or other adverse impacts on surrounding properties. The proposed use is similar to the existing restaurant uses in the immediate area.

CRITERIA NO. 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.

FINDINGS OF FACT: Surrounding properties are fully developed, and this proposed use at this location will not adversely affect the ability of surrounding properties to redevelop.

CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

FINDINGS OF FACT: The property is currently served by adequate utilities and other necessary facilities, or such facilities are located in the immediate area and will be provided by the Applicant. Stormwater management is not required as no new development is occurring.

CRITERIA NO. 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.

FINDINGS OF FACT: There is sufficient public street and public lot parking in the immediate area to serve this use. The use will be located near the Metra train line and within walking distance of numerous residential households. The property is served by public sidewalks. As a result, the proposed use is not expected to cause traffic congestion.

CRITERIA NO. 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.

FINDINGS OF FACT: Except for variances sought for off-street parking and the distance separation requirement from a school, the proposed use will meet all other ordinances and regulations of the Village.

CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 6.

FINDINGS OF FACT: The proposed use does not meet this special condition and a variance is sought from this special condition. The proposed use is located 800 feet from a school, where a 1000 foot separation is required by the Zoning Ordinance.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 11, 2018

P/Z 18-013 – ATG Trust #96-311, regarding 41 North Cass Avenue, Westmont

Request for a variance to allow a craft brewery tavern within the required 1,000 foot distance separation requirement from a school.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: Available sites of the right size and location in the Central Business District for Applicant's proposed use were limited. The distance separation from the nearest school is 800 feet, where 1,000 feet of separation is required by the Zoning Ordinance. Given the lack of other property options and given the need to locate this use in the Central Business District, the Applicant could not yield a reasonable return and could not operate without this variance.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

FINDINGS OF FACT: The Illinois Liquor Code contains only a 100 foot separation requirement from a school, and the Applicant complies with this less restrictive requirement. The Applicant's primary business hours will occur when the nearest school is closed.

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

FINDINGS OF FACT: The proposed use is consistent with other restaurant uses which serve liquor in the immediate area. The proposed use is located far enough from the closest school and will operate at different hours than the school so as not to create an adverse impact on the school. The proposed use, in general, is consistent with and will enhance the surrounding neighborhood, and should not create adverse light, noise, traffic or other impacts.

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JULY 11, 2018

P/Z 18-013 – ATG Trust #96-311, regarding 41 North Cass Avenue, Westmont

Request for a variance to reduce the total required number of parking spaces for a craft brewery tavern.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: Due to space constraints on the property, there is no room to provide off-street parking. Most businesses could not operate from this property without a parking variance. The Applicant cannot open and yield any reasonable return without this variance.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

FINDINGS OF FACT: The property has no room available to install off-street parking spaces. However, public parking is available in the immediate area on the public streets and public parking lots

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

FINDINGS OF FACT: The parking shortfall is similar to most other businesses in the Central Business District, particularly restaurants. Similar variances have been granted to other surrounding businesses for parking. Since public parking is readily available, the granting of this variance will not adversely impact surrounding properties or alter the character of the area.

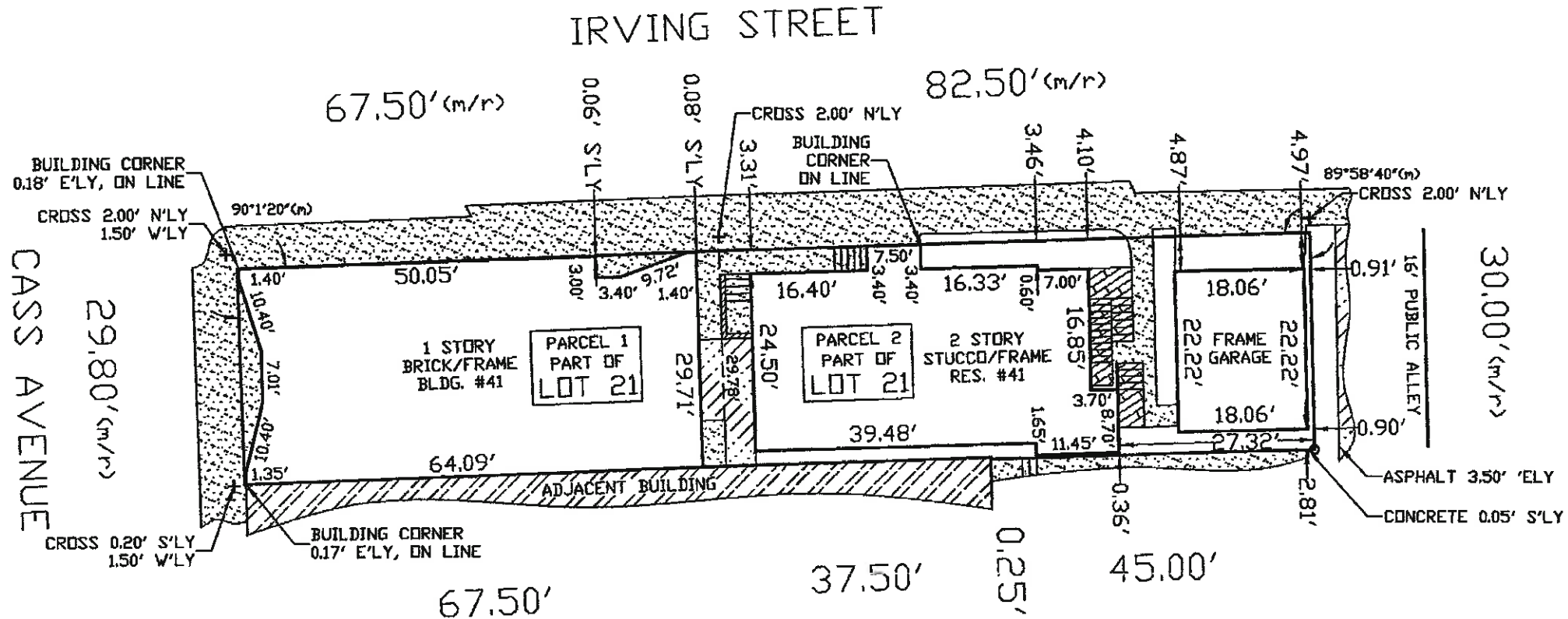
Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
 P.O. Box 810 Bolingbrook, IL 60440
 PH: 630-759-0205 FAX: 630-759-9291

PLAT OF SURVEY

PARCEL 1: THE WEST 67.50 FEET OF LOT 21 (EXCEPT THAT PART OF SAID LOT CONVEYED BY BESSIE KRAWULSKI AND WALTER KRAWULSKI, HER HUSBAND, TO EDWARD C. SCHUBERT BY A CERTAIN DEED RECORDED AS DOCUMENT 445742) IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 21 (EXCEPT THE WEST 67.50 FEET AND EXCEPT THAT PART OF SAID LOT CONVEYED BY BESSIE KRAWULSKI AND WALTER KRAWULSKI, HER HUSBAND, TO EDWARD C. SCHUBERT BY A CERTAIN DEED RECORDED AS DOCUMENT 445742) IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO WESTMONT, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



State of Illinois }
 County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 7TH day of JUNE, A.D., 2018 at Bolingbrook, IL.

FIELDWORK DATE: JUNE 6, 2018

Michael G. Herwy
 Illinois Professional Land Surveyor No. 35-002900
 License Expires: November 30, 2018

CLIENT: CHLUPACEK

JOB NO.: 80612-18

NOTES:
 1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.16 FEET OR MORE. 5. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED. 6. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY.

LEGEND:

- | | | | | | |
|-----|-----------------------|---|-------|--|------------------|
| | ASPHALT | | WALL | | CONCRETE |
| | WOOD/PVC | | BRICK | | ENCLOSED/COVERED |
| ● | IRON PIPE | + | CROSS | | |
| ○ | IRON PIPE | ⊖ | NOTCH | | |
| ●●● | PK NAILS AS NOTCH | | | | |
| —x— | CHAIN LINK FENCE | | | | |
| —o— | WOOD FENCE | | | | |
| —o— | ALL OTHER FENCE TYPES | | | | |

ABBREVIATIONS:

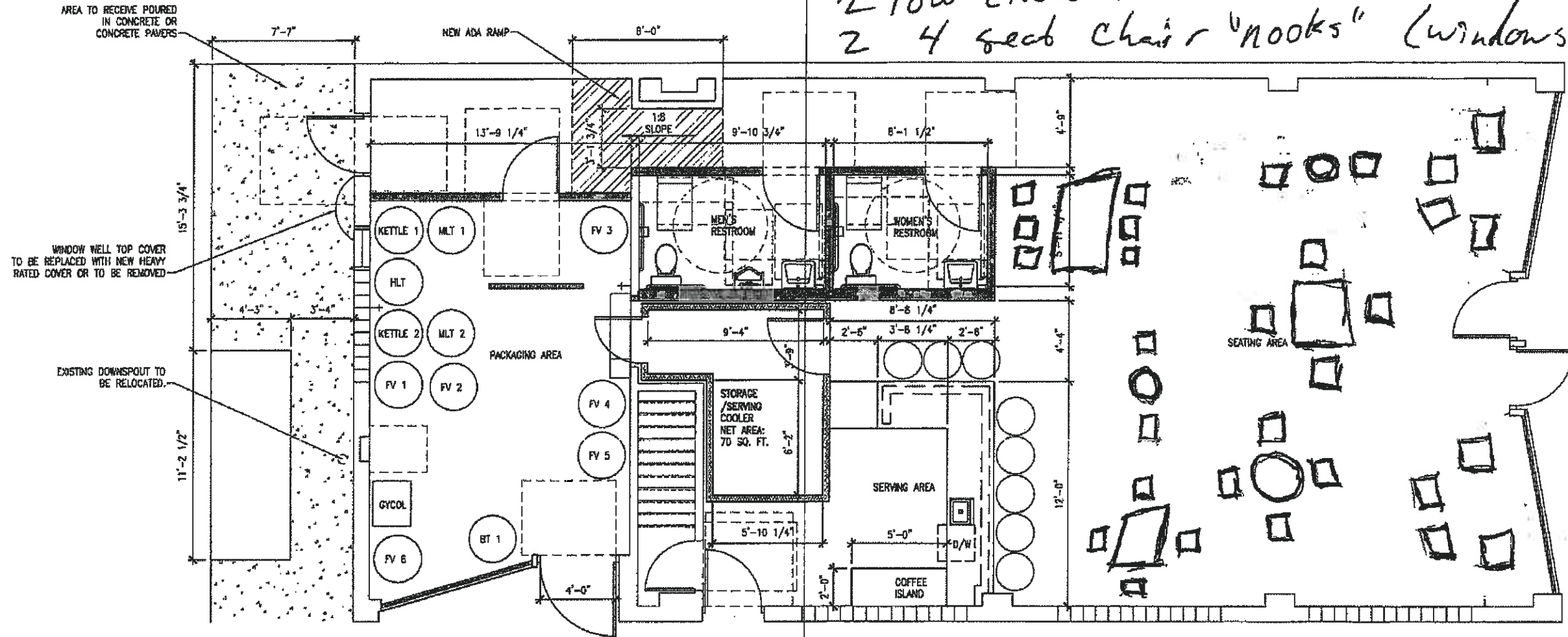
- | | |
|-----------------------------------------------|------------------|
| A = ARC LENGTH | NLY = NORTHERLY |
| R = RADIUS | S'LY = SOUTHERLY |
| CH = CHORD LENGTH | E'LY = EASTERLY |
| (r) = RECORD VALUE | W'LY = WESTERLY |
| (m) = MEASURED VALUE | TYP = TYPICAL |
| B.S.L. = BUILDING SETBACK LINE | |
| P.U.E. = PUBLIC UTILITY EASEMENT | |
| P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT | |



RECEIVED
 JUL 02 2018
 COMMUNITY DEVELOPMENT
 DEPARTMENT
 VILLAGE OF WESTCHESTER

Seating Plan

- 1 Six person table (ADA)
- 2 High 2 person tables
- 1 High 4 person table
- 2 low (ADA) 4 person table
- 2 4 seat chair "nooks" (windows)



PRELIMINARY FLOOR PLAN

8 stools at bar (2' per stool)