



Illinois Café and Service Company, LLC  
430 N. York Road, Ste. A, Bensenville, IL 60106  
P: 630-238-3068 F: 630-238-5078

October 30, 2018

Village of Westmont  
Community Development Department/Mr. Martin Bourke, Director  
31 W. Quincy Street, Westmont, IL 60559

Dear Mr. Bourke,

Please allow this correspondence to serve as an official request for a Special Use Permit for the operation of Dotty's at 6601 S. Cass Ave. in Westmont, Illinois.

Dotty's has successfully operated at 6188 S. Cass Ave. within the Westmont Village Shopping Center since 2014. Whereas the Westmont Village Shopping Center is scheduled for sale and subsequent redevelopment, it has become necessary for our Westmont Dotty's operation to find a unit for relocation.

The property we are looking to move into, located at 6601 S. Cass Ave. within the Falcon Plaza Shopping Center, is Zoned B-2, General Business District. Our current liquor license classifies us as a video gaming café, and, currently, video gaming café operators are not a zoned use in a B-2 district.

We are respectfully requesting a special use permit to allow us to relocate and operate at the new address. We are confident this new location will ensure that we can continue to be a solid business partner within the Village of Westmont.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Dan Fischer

President

Illinois Café and Service Company, LLC



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Village of Westmont  
Community Development Department/Mr. Martin Bourke, Director  
31 W. Quincy Street, Westmont, IL 60559

Dear Mr. Bourke,

Please allow this correspondence to address the special use standards pertaining to our proposed operation of Dotty's at 6601 S. Cass Ave. in Westmont, Illinois.

Dotty's has successfully operated at 6188 S. Cass Ave. within the Westmont Village Shopping Center since 2014. Whereas the Westmont Village Shopping Center is scheduled for sale and subsequent redevelopment, it has become necessary for our Westmont Dotty's operation to find a unit for relocation.

In accordance to the Village of Westmont's Special Use Standards, the Illinois Café & Service Company, LLC, D/B/A Dotty's, commits to the following:

- Our operation and maintenance of the proposed unit within the Falcon Plaza Shopping Center will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare, and;
- We 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 existing neighborhood, and;
- 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, and;
- Adequate utilities, access ways, drainage and/or other necessary facilities are being provided, and;

- Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on public streets, and;
- The special use will 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 Planning and Zoning Commission.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fischer', with a horizontal line extending to the right from the end of the signature.

Dan Fischer

President

Illinois Café and Service Company, LLC