Ballwin SPECIAL USE EXCEPTION PETITION

CITY	OF BALLWIN	}	FEB:	with site plan review without site plan review	\$ 1,500.00 \$ 750.00					
COUN	TY OF ST. LOUIS		PAID:		MANAGEMENT (1988)					
ITATE	OF MISSOURI	}	NUMBER:	SUE-24-0	9					
	or Console) View Department	CITY	ARD OF ALDER OF BALLWIN	MEN ant remodel of an exis	ding space					
Type	or about our recent	Walter Company								
Code	Section under which	petition is being fi	led:							
	comes (print name of									
and sta	tes to the Board of Ale	iermen:			. ;					
L	That he, she, it, they, located within the co	has (have) the fol rporate limits of B	lowing legal interes allwin, Missouri, de	t in the tract of land and/o escribed in Section II of th	r premises is petition.					
	A. State Legal Inter									
·	B. Documentation of	of Legal Interest m	ust accompany this	petition.						
II.	That the legal descrip is enclosed.	otion of the proper	ty/premises, for whi	ich a Special Use Exception	n is desired					
III.	That a survey or drawing of the property/premises, for which a Special Use Exception is requested, is enclosed, and said drawing is to a scale of 100 feet or less to the inch.									
IV.	That the street addre	ss of said property	is: 15005 Manc	hester Road, Ballwin,	MO 6301					
V.	That the area (acres o	or square feet) of s	aid property is: 10	66 SF						
VI.	That the zoning class		4	1						
VIL				ously was dental offic	9					
				- Business/Commerc						
4 444	To brough and the production of the soul.									
IX.	That the proposed Sproperty.	pecial Use Excepti	on does not violate	any private deed restrictio	ns on said					
X.	That all information	provided herein is	true and a statemen	t of fact.						

herein described Special Us	e Exception.	a round or estatement while	Aing and Statitud inc
PETITIONER: Ja	ison Kesler	Market and the second s	
AUTHORIZED SIG	and the same of th	17/12	
AUTHORIZED SIG	NATURE (PRINTED):	STATION KE	SUPP
	Charlotte Avenue		
	Carolina Beach, NC	28428	·
TELEPHONE NO.	(618) 520-6995		Political and differential to the control of the co
TELEPHONE NO.			
I, (print name of Petitioner)	Jason Kesler	do hereby designate	Benjamin Kocamik
as my agent for purposes of	presenting this petition, ne	gotiating with the City of	Ballwin on all issues
relative to this petition, and or relative to this petition.	corresponding and commit	micating with representati	ves of the City of Banwin
		FDigitally alphad by	Berjamin Kozamik jenink@ccalasins.com, O-Ocakes Inc.,
AGENT'S SIGNAT	URE: Benjamin	MOCALITIK CONTRACTOR NO.	er#(145929-0010*
AGENT'S NAME (PRINTED): Benjamin	Kocarnik	
ADDRESS: 1 S. I	Memorial Drive		
CITY/STATE/ZIP:	St. Louis, MO 63102		
TELEPHONE NO	(618) 520-6995		
		June	24 .
Subscribed and sworn before	me uns 13th day of	June 20	24.
		Chese.	V. Person
		Notary Public	
My Commission Expires		N PE	
10/10/0005		ME NOTARY S	
10/18/2025	 	T PUBLIC & NOTARY & SEAL	2
		COMMISSION #17565639	}
		OF MISSON	rece

LANDLORD'S SIGN	NATURE: WAR CA	
LANDLORD'S NAM	IE (PRINTED): Fidelity Associates, LLLP by William BR.	t pa 40 i
ADDRESS:	1795 Clarkson Road Svite 190	
CITY/STATE/ZIP: _	Chestofield, MO 63017	
TELEPHONE NO .	314-517-4748	



Petition Number: SUE-24-05

Public Hearing Date: July 1, 2024

Petitioner: Jason Kesler

405 Charlotte Ave

Carolina Beach, North Carolina 28428

Agent: Benjamin Kocarnik

1 South Memorial Drive

St Louis, Missouri 63102

Project Name: Jersey Mike's Subs

Requested Action: Special Use Exception for a restaurant with front yard parking

[per Appendix A, Article XIV, Section 1 (14) & (20)]

Location: 15005 Manchester Road

Existing Zoning: C-1 Commercial District

Surrounding Zoning: C-1 Commercial District

Project Description: Restaurant with front yard parking





Figure 1 - Aerial view of the site and surrounding properties. Source: St Louis County



Figure 2 - Street view of the development. The proposed restaurant location is indicated by a red arrow.



Project description:

This Petition is for a Special Use Exception for the establishment of a restaurant with front yard parking at 15005 Manchester Road. The property is located on the northwest corner of Manchester Road and Holloway Road. The property is currently zoned C-1 Commercial District. All surrounding properties are also zoned C-1. The Petitioner plans to open a Jersey Mike's Subs restaurant, specializing in sandwiches. The proposed floor plan includes a total of fourteen (14) seats inside the 1,066 square foot space. No outdoor seating is proposed at this time.

Staff analysis:

This Petition is for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road. The basis for this request is outlined in Appendix A, Article XIV, Section 1(20), which permits restaurants as a special use exception. This Petition meets the specified zoning requirements for a special use exception. In addition, a special use exception is necessary for the implementation of front yard parking along public right of way. This requirement is specified in Appendix A, Article XIV, Section 1(14), which dictates that parking within any front yard is subject to special use exception approval. This regulation applies to all allowed uses in the C-1, C-3, PA and S-1 districts, as well as for all nonresidential uses in the R-1A, R-1, R-2, R-3, R-4, R-5 and PSD Districts.

The proposed restaurant would be located in an existing development, known as Ballwin Village East. The space occupied most recently by Nationwide. No exterior or site changes, with the exception of signage, are proposed at this time.

When reviewing a Special Use Exception, the Planning & Zoning Commission and Board of Aldermen shall determine whether such exception:

a. Will substantially increase traffic hazards or congestion.

A new tenant in this existing development will naturally result in an increase in traffic. However, it's important to note that this space is currently vacant within an already approved development. The development originally satisfied parking requirements during its construction phase and is now recognized as an existing, legally non-conforming aspect of the site.

b. Will adversely affect the character of the neighborhood.

The proposed development should not adversely affect the character of the neighborhood. It is situated within an established commercial area designated as mixed-use in the City's Comprehensive Plan.

Will adversely affect the general welfare of the community.

The proposed development should not adversely affect the welfare of the community.

d. Will overtax public utilities.

The proposed development should not overtax public utilities.



e. Will adversely affect public safety and health.

The proposed development should not adversely affect public safety and health.

f. Is consistent with good planning practice.

The proposed development would meet all current special use exception requirements and is consistent with good planning practice.

g. Can be operated in a manner that is not detrimental to the permitted developments and uses in the district.

The proposed development should not be detrimental to the permitted developments and uses in the district.

h. Can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area.

The proposed development should be operated in a manner that is visually compatible with the permitted uses in the surrounding area.

Staff recommendation:

This Petition is for a Special Use Exception for the establishment of a restaurant with front yard parking at 15005 Manchester Road. The restaurant would occupy a space in an existing development. Staff has no concerns about the approval of this Petition.

Jersey Mike's Restaurant Business Plan

1. Executive Summary:

Jersey Mike's is a fast-casual sandwich chain with a commitment to serving high-quality, freshly prepared subs in a friendly and inviting atmosphere. Our mission is to provide customers with the ultimate sub experience, offering a wide variety of delicious sandwiches made with the finest ingredients. With a focus on community involvement and giving back, we strive to become a beloved local dining destination in every neighborhood we serve.

Key highlights:

- Established brand with a proven track record of success.
- · Strong emphasis on quality, freshness, and customer service.
- Franchise opportunities available for aspiring entrepreneurs.
- · Projected revenue and growth potential.

2. Company Description:

Jersey Mike's was founded in 1956 in Point Pleasant, New Jersey, by Mike "Jersey Mike" and established as a franchise in 1987. The company has since grown to over 2,000 locations nationwide, serving millions of customers each year. Each Jersey Mike's location operates under a franchise agreement, allowing entrepreneurs to own and operate their own business while benefiting from the brand's established reputation and support systems.

3. Market Analysis:

Jersey Mike's target market includes a broad range of consumers, from busy professionals looking for a quick and satisfying meal to families seeking a convenient dining option. Demographically, our primary customers are typically between the ages of 18 and 55, with a focus on urban and suburban areas with high foot traffic.

Competitive analysis:

- Major competitors include Subway, Jimmy John's, and Firehouse Subs.
- Jersey Mike's differentiates itself through its commitment to freshly sliced meats and cheeses, freshly baked bread, and made-to-order sandwiches.
- Market trends show an increasing demand for healthier, higher-quality fast-casual dining options.

4. Organization and Management:



Jersey Mike's franchisees are responsible for the day-to-day operations of their individual locations, including staffing, inventory management, and customer service. Each franchisee receives comprehensive training and ongoing support from the corporate office, including assistance with site selection, store design, and marketing.

Key management personnel:

- Franchise owner/operator: Responsible for overall business management and decision-making.
- Store manager: Oversees daily operations, including staffing, scheduling, and customer service.
- Kitchen staff: Prepares food according to Jersey Mike's standards of quality and freshness.

5. Products and Services:

Jersey Mike's offers a wide variety of sandwiches, including cold subs, hot subs, wraps, and salads. Signature menu items include the Famous Philly, the Jersey Shore's Favorite, and the Original Italian. Customers can customize their sandwiches with a selection of meats, cheeses, toppings, and condiments. In addition to in-store dining, Jersey Mike's offers catering services for events of all sizes.

6. Marketing and Sales Strategy:

Jersey Mike's employs a multi-channel marketing approach to attract and retain customers, including:

- Local advertising: Targeted campaigns in print, radio, and digital media to reach potential customers in the surrounding area.
- Social media marketing: Engaging with customers on platforms such as Facebook,
 Instagram, and Twitter to promote menu items, specials, and community events.
- Loyalty program: Rewards program offering discounts, promotions, and special offers to frequent customers.
- Community involvement: Sponsorship of local events, sports teams, and charitable organizations to build brand loyalty and goodwill.

7. Funding:

Jersey Mike's franchisees typically require funding for:

- Initial franchise fee: The initial investment required to secure a franchise agreement with Jersey Mike's.
- Startup costs: Expenses related to site selection, lease negotiations, store buildout, equipment purchases, and initial inventory.



 Working capital: Funds needed to cover operating expenses, including payroll, utilities, marketing, and inventory replenishment, during the initial months of operation.

8. Financial Projections:

Financial projections for a Jersey Mike's franchise are based on factors such as location, market demand, and operating expenses. Key metrics include:

- Revenue forecast: Projected sales based on historical performance of similar locations and local market conditions.
- Profit and loss statement: Estimated expenses such as food costs, labor costs, rent, utilities, and marketing expenses.
- Cash flow analysis: Projected inflows and outflows of cash to ensure sufficient liquidity for ongoing operations and growth initiatives.

9. Appendices:

Appendices may include:

- Resumes of key personnel, including the franchise owner/operator and store manager.
- Market research data, including demographics, psychographics, and consumer trends.
- Legal documents, including the franchise agreement, lease agreement, and business licenses.
- Site plans, store layouts, and architectural drawings for the proposed location.

10. Operating Procedures:

- Preparation of Ingredients: At Jersey Mike's, freshness is key. Each day, staff
 members meticulously prepare the ingredients for the sandwiches. This includes
 slicing meats and cheeses, chopping vegetables, and baking bread.
- Customer Service: Jersey Mike's prides itself on providing excellent customer service. Staff members are trained to greet customers warmly, take orders accurately, and assist with any questions or special requests.
- Made-to-Order Sandwiches: One of the highlights of Jersey Mike's is their madeto-order sandwiches. Customers can customize their subs with a variety of meats, cheeses, toppings, and condiments. Sandwiches are prepared right in front of the customer to ensure freshness and satisfaction.
- Bread Baking: Fresh-baked bread is a signature feature of Jersey Mike's sandwiches. The bread is baked in-store throughout the day, filling the restaurant with a delicious aroma.



- Quality Control: Jersey Mike's maintains strict quality control standards to ensure that every sandwich meets their high standards. This includes regular inspections of ingredients, adherence to food safety guidelines, and training for staff members.
- Cleanliness and Hygiene: Like any reputable restaurant, cleanliness and hygiene are top priorities at Jersey Mike's. Staff members follow rigorous cleaning protocols to maintain a safe and sanitary environment for both customers and employees.
- **Community Involvement**: Many Jersey Mike's locations are actively involved in their local communities. They often participate in fundraisers and charitable events, demonstrating a commitment to giving back.
- This specific Jersey Mike's location:
 - 1. Will not serve alcohol
 - 2. Will not have live music
 - 3. Is open 7 days a week, from 10 AM to 9 PM
 - 4. Will not have outdoor seating
 - 5. Will not have a drive thru



Grand total: 35

ARCHITECTURAL A0.1 PROJECT INFORMATION A0.2 OUTLINE SPECIFICATION A0.3 OCCUPANCY AND EGRESS PLAN A0.4 ACCESSIBILITY STANDARDS A0.5 ACCESSIBILITY STANDARDS A0.6 ACCESSIBILITY STANDARDS A2.1 ARCHITECTURAL FLOOR PLAN A2.2 FINISH PLAN AND SCHEDULE A3.1 REFLECTED CEILING PLAN A5.0 INTERIOR ELEVATIONS A5.1 INTERIOR ELEVATIONS A6.0 PARTITION TYPES & DETAILS A6.1 MILWORK DETAILS A6.2 MILWORK DETAILS ELECTRICAL E1.1 ELECTRICAL SPECIFICATIONS E1.2 ELECTRICAL SPECIFICATIONS E2.1 ELECTRICAL POWER PLAN E3.1 ELECTRICAL LIGHTING PLAN E4.1 RISER DIAGRAM AND HVAC PLAN E5.1 PANEL SCHEDULE MECHANICAL M1.1 MECHANICAL PLAN M1.2 MECHANICAL SPECIFICATIONS M2.1 | MECHANICAL DETAILS M2.2 MECHANICAL DETAILS M3.1 HOOD DRAWING M3.2 HOOD DRAWING M3.3 HOOD DRAWING M3.4 HOOD DRAWING M3.5 HOOD DRAWING M3.6 HOOD DRAWING P1.0 PLUMBING PLAN AND SCHEDULES P2.0 PLUMBING RISERS P3.0 PLUMBING DETAILS P4.0 PLUMBING SPECIFICATIONS REFERENCE R1.1 REFERENCE FURNITURE PLAN

Sheet Name

SHEET INDEX:

Sheet



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only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other ocuments or instruments relating to or intended to be used for any part or parts of the architectural or engineering project. Additionally these

DWG

ELEC

EMERG

EQ

EST

EQUIP

Expansion Joint

Flevation

Electric (al)

Emergency

Equipment

Equal

SYMBOLS LEGEND:

Partition Configuration

1 Reference Label Detail No.

— Reference Label

Detail Section/Callout

ALIGN —

Area Name -

ABBREVIATIONS EXT OA ACT EXTG. O.C. On Center (s) Acoustical Ceiling Tile Existing OD Outside Dia OHD Overhead ACP FA Outside Diameter Acoustical Ceiling Panel Fire Alarm ACR Acrylic Panel Furnished by Others OPNG Opening FDN AD Access Door Foundation ADD F/CONC OPP Face of Concrete Opposite Addendum PFB ADJ FD Floor Drain Prefabricate (d) AFF PFN Pre-finished Above Finished Floo Finished Floor/Face F/FIN Face of Finish Paint Air Handling Unit PLY PTD Alternate Fire Extinguisher Plywood FEC Painted AL/ALUM Aluminum Fire Extinguisher Cabinet ANOD Anodized F/MAS PTR Partition Face of Masonry FT APPROX Approximate RD Roof Drain FTG FURR FoB GA ARCH REF Architect (ural) Reference B.D. REFL Reflect (ed),(ive),(or) Bottom of Deck Furred (ing) BEL BLDG REINF Reinforcement Face of Brick REQD Required Building Gage, Gauge BLK/G GALV REV Revision (s), Revised Block (ing) Galvanized RFG RM GB GC BRK Brick Grab Bar Roofing Both Sides General Contractor (or Room RO CG Corner Guard Rough Opening Glass, Glazing GWB GYP/BD Sink Construction Joint Gypsum Wall Board CLG CLR Gypsum (Board) Sealed Concrete SCH HB Clear (ance) Hose Bibb Schedule SQ SS CMU HC Hollow Core Square Concrete Masonry Unit CO HM Hollow Metal Stainless Steel CPT HORIZ STL Steel Carpet (Ing) Horizontal STRUCT Structural HT COL Height HTG INSUL COMP SUSP Suspended Compress (ed),(Ion),(Ible Heating CONC T.O. Top of Insulate (d), (ion) CONN INT TOL Tolerance Connection Interior T.O.S. Top of Steel CONST KP Kick plate Construction CONT LAV TRAN Continuous or Continue Lavatory Transition CORR LVT T/S Top of Slab Luxury Vinyl Tile Corridor T.W. Top of Wall DEMO MAS MAT Demolish, Demolition Masonry TYP DET Material (s) Typical MAX UNF DIA Unfinished Maximum DIM MECH Mechanic (al) UON Unless Otherwise Noted Door MED Medium UR Urinal MTL VCT Vinyl Composition Tile Metal

MFR

MIN

MIR

MISC

MO

N/A

NIC

NOM

NTS

Manufacture (er)

Miscellaneous

Not Applicable

Not In Contract

Masonry Opening

Minimum

Mirror

Nominal

Not To Scale

Reference Label

Level/Datum Elevation AFF

VERT

VIF

VIN

WB

WC WD

VT

Vertical

Vinyl Tile

Wall Base

Wall Covering

Vinyl

With

Wood

Verify In Field

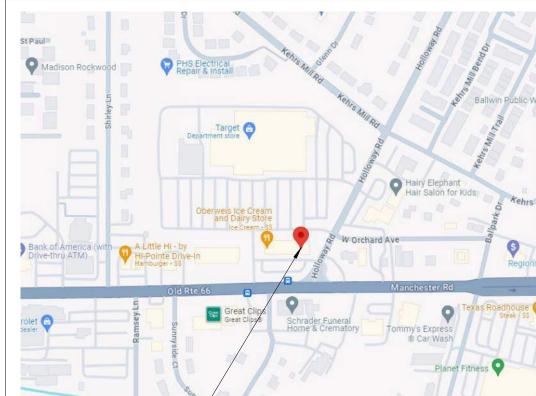
Xx.x — Detail No.

North Arrow

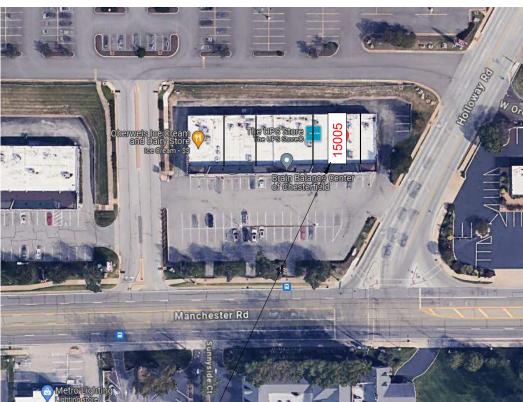
Column Grid Line

Material Change

PROJECT LOCATION:



KEY PLAN:



JERSEY MIKE'S

PROJECT GENERAL NOTES:

JERSEY MIKE'S

WORK INCLUDES APPLYING AND PAYING FOR APPLICABLE PERMITS, LICENSES AND FEES. NOTIFY ARCHITECT OF DISCREPANCIES ENCOUNTERED BETWEEN DOCUMENTS AND APPLICABLE CODES OR INTERPRETATIONS BY THE GOVERNING AGENCIES. PERFORM WORK USING ONLY SKILLED WORKERS TRAINED AND EXPERIENCED IN THEIR REPECTIVE TRADE. VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. VERIFY DIMENSIONS AND LOCATIONS OF OPENINGS, BASES, AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, DUCTS, PIPING, CONDUITS, FINISH

SCALING DRAWINGS IS DISCOURAGED AND PERFORMED AS THE SOLE RISK OF THE CONTRACTOR.

COORDINATE WORK INDICATED IN ARCHITECTURAL DRAWINGS WITH WORK REQUIRED FOR MECHANICAL AND ELECTRICAL AND PLUMBING WORK. EXTERIOR SIGNAGE IS NIC.

PROJECT SUMMARY

BUILDING DATA:

BUILDING CODE AGENCY/JURISDICTION: St. Louis County

BUILDING CODE:

Tenant Contact:

405 Charlotte Avenue

Landlord Contact:

St. Louis, MO 63105

Sansone Group

Carolina Beach, NC 28428

120 South Central Avenue, Suite 500

2015 International Building Code 2015 International Existing Building Code 2014 National Electrical Code 2015 International Property Miantenance Code 2015 International Energy Conservation Code 2015 International Fire Code 2015 International Fuel and Gas Code 2015 International Mechanical Code 2015 International Plumbing Code 2015 Accessibility Code

TYPE OF WORK:

EXISTING CONSTRUCTION TYPE:

NUMBER OF FLOORS ABOVE GRADE:

USE/OCCUPANCY GROUP B (Business) (PER Section 303.1.2.1)

Matt Bradley

Nick Basler

(314) 450-5395 phone

(636) 349-1600 x263

nbasler@caseengineeringinc.com

(314) 367-1489 fax

Client Approval

PROJECT

Project# 43424-MO07 06/07/2024 Issue Date Scale As indicated

Checked by

A0.1

BUILDING CODE SUMMARY:

TENANT FITOUT OF AN EXISTING MULTI-TENANT BUILDING

SEE SHEET A0.3 FOR EGRESS PLAN

PROJECT DIRECTORY:

Jason Kesler

Grant Mechlin

(314) 727-6664

jlkesler@gmail.com (910) 520-4969

gmechlin@sansonegroup.com

FIRE SUPPRESSION:

Architect Contact:

Oculus Incorporated

St. Louis, MO 63102

Engineer Contact:

Case Engineering

Fenton, MO 63026

796 Merus Ct

One South Memorial Dr, Suite 1500

NOT SPRINKLERED II-B

ONE (1) TOTAL NUMBER OF FLOORS:

ONE (1)

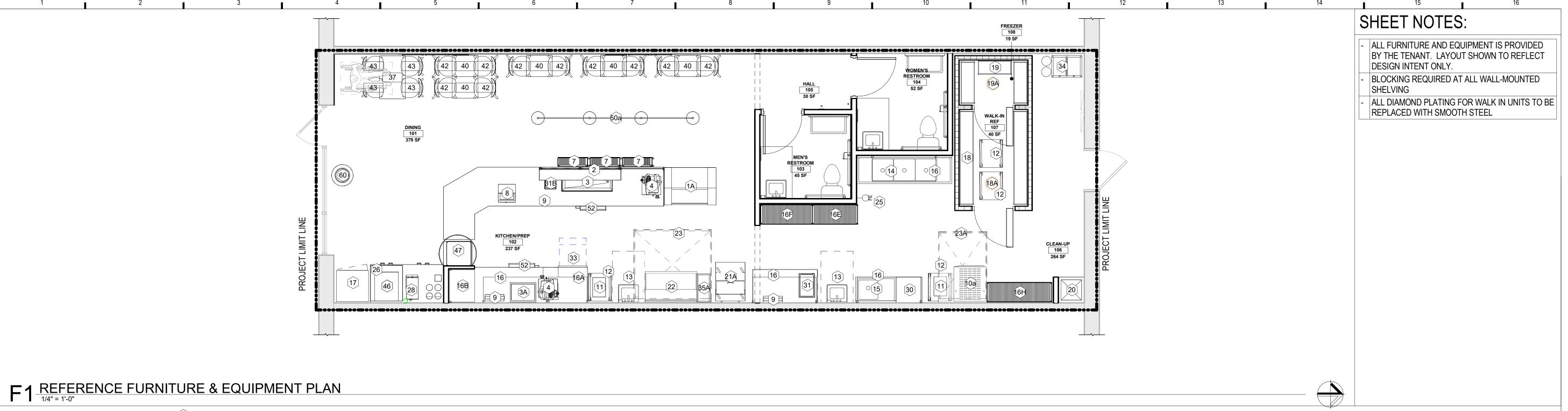
INTERIOR FITOUT

Current Revision Date

ISSUE FOR PERMIT

INFORMATION

Drawn by



PLUMBING REQUIRED

SUBS SINCE 1956

SAFLWIN

MISC. NOTES

(4) DIVIDERS REQUIRED FOR 12' SPAN. WWW.CROWDCONTROLWAREHOUSE.COM, SINGLE LINE 7-5'

24" LONG X 4" WIDE TROUGH WITH SIDE SQUEEGE ATTACHMENT

15005 MANCHES BALLWIN, M

Description

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only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project. Additionally these drawings and seal(s) shall in no way convey or imply any type of warranty or certification relating to the performance of products and materials beyond those provided by their respective manufacturer.

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DESIGN INTENT REFERENCE ONLY

ISSUE FOR PERMIT

Client Approval

REFERENCE FURNITURE PLAN

Project# Issue Date

e Date 06/07/2024 *le* 1/4" = 1'-0"

43424-MO07

Drawn by Checked by

D1 /

173	l I	T MEAT CAGE		00-000 -1 11-4-011	LOO				
2	1	SNEEZEGUARD	C.R. LAURENCE		GC		C.R. LAURENCE 323-588-1281 X 7710 RICARDO BASULTO	MERCER GLASS COMPANY: TODD MITCHUM 252-752-5101	
3	1	4' DROP IN COLD UNIT	DELFIELD	N8148-EFN	ECO	7.5 AMP 115V/60/V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18" AFF	
g 3A	1	2' DROP IN COLD UNIT	DELFIELD	N8118-EF	ECO	7.5 AMP 115V/60/V		NO DRAIN REQUIRED. OUTLET INSTALLED AT 18" AFF	
4	2	SLICER	BIZERBA	GSP-H33 W/LIFT	ECO	120V/60/1		OUTLET INSTALLED AT 24"AFF, IN MILLWORK	
5	1	MENU BOARD	JMFS	JMFS	GRAPHICS CO.			ORDERED WITH GRAPHICS PACKAGE	
7	3	CHIP DISPLAY UNIT	PEPSI		PEPSI				
8	1	CASH REGISTER	INFOSOFT	UP700	FRANCHISEE			REG. W/ COMM. MODEM, CASH DRAWER, RECEIPT & JOURNAL (2 SETS KEYS). OUTLET INSTALLED AT 18"	
9	3	PARCHMENT HOLDER						(2)	
10a	1	BREAD OVEN AND PROOFER	MOFFAT	E35D6-26	ECO	15.6 AMPS / 120 V / 1950 AMP / NEMA 5-20P		TWO OUTLETS REQUIRED. PROOFER NEMA PLUG-IN OUTLET REQUIRED AT 18"AFF. OVEN HARDWIRED CONNECTION REQUIRED AT 78"AFF. HEAT SHIELD AND WATER FILTER REQUIRED FOR USE. PROOFER MODEL #P85M12	
11	18	BREAD PAN	WINCO	ALXP1826	SMALLWARES CO.				
12	4	BREAD RACK	CABRO	UPR1826FHP	FIVE KIDS GROUP, INC.			W/ (2)CURTAIN COVERS, WINDOW DISPLAY, ZIPPER	
j 13	2	HAND SINK - WALL HUNG	CHG	FS17D141005JM					
- 14	1	3 COMPARTMENT SINK	FIVE KIDS GROUP	FC-3JM-DB	ECO		CHG KL53-1000-AF4 PRE-RINCE SPRAYER/ ADD-A-FAUCET, KL54-8012 AUCET AND D50-7100 LEVER WASTES - QTY 3		
15	1	PREP SINK	FIVE KIDS GROUP	FC-1JM-D_	ECO		CHG KL54-8002 FAUCET	ONE COMPARTMENT SINK W/ DRAINBOARD ON EITHER THE LEFT OR RIGHT SIDE	
16	4	WIRE SHELVING	METRO		ECO				
k 16A	1	WALL MOUNT WIRE SHELVING	METRO	24"X36"	ECO				
16B	4	WALL MOUNT WIRE SHELVING	METRO	24"X30"	ECO				
16E	1	WIRE SHELVING	METRO	18"X42"	ECO				
16F	1	WIRE SHELVING	METRO	18"X48"	ECO				
16H	1	WIRE SHELVING	METRO	18"X 60"	ECO				
17	1	1 DOOR PEPSI COOLER	PEPSI	1160	PEPSI			OUTLET INSTALLED AT 18" AFF	
18	1	WALK-IN COOLER	AMERIKOOLER	VERIFY WITH ECO	ECO	115V FOR LIGHTS AND DOOR HEATER, 15 AMP BREAKER		FLOORLESS. FIELD COORDINATE POWER REQUIREMENT	
18A	1	CAPSUL PACK	AMERIKOOLER	SELF CONTAINED, VERIFY WITH ECO	ECO	CONDENSING UNIT: 208-230/ 60/1, MCA (VERIFY W/ECO) , 15A MAX FUSE			
19	1	STEP IN FREEZER	AMERIKOOLER	VERIFY WITH ECO	ECO	115V FOR LIGHTS AND DOOR HEATER, 15 AMP BREAKER		FLOORLESS, SELF-CONTAINED CAPSULE PAK SYSTEM. FIELD COORDINATE POWER REQUIREMENT	
19A	1	CAPSUL PACK	AMERIKOOLER	SELF CONTAINED, VERIFY WITH ECO	ECO	CONDENSING UNIT: 208-230/ 60/1, MCA (VERIFY W/ECO) , 15A MAX FUSE			
20	1	MOP SINK		2' X 2'	GC		1/2" SUPPLY, 1 1/2" DRAIN, VENT	MOP HANGER AND WALL GUARD	
21A	1	SANDWICH UNIT	ENTREE	JM-ST27E-2DX	ECO	115V/60/1			
m 22	1	GRILLE	IMPERIAL	IR-G48T-XB-JMII	ECO		CONFIRM NATURAL OR LP GAS		
23	1	EXHAUST HOOD SYSTEM & FIRE SYSTEM	CAPTIVE AIRE	ANSUL	ECO	(4) 115V	FIRE SYSTEM ANSUL		
23A	1	CONDENSATE HOOD	CAPTIVE AIRE	5424VHB	ECO	(1) 115V			
25	1	PORTABLE FIRE EXTINGUISHERS			GC				
26	1	DRINK DISPENSER & ADAPTER KIT	PEPSI	DISPENSER: IDC255, ADAPTOR: 80002957		9.3AMP 115V/60/1	1/2" SUPPLY, CONDENSATION DRAIN	COORDINATE W/ PEPSI. OUTLET INSTALLD AT 42" AFF	
28	1	ICED TEA BREWER/DISPENSER	BUNN	TB3Q	LUZIANNE	120V, 14.4 AMP		1-800-627-2094. OUTLET INSTALLED AT 42" AFF	
n 30	1	SS. PREP TABLE OR MILLWORK	UNIVERSAL OR GC	KMG-24JM	ECO OR GC				
31	1	COUNTER TOP FOOD WARMER	HOSHIZAKI	71001 MODEL 1001	SMALLWARES CO.	120V 5.8 AMP		OUTLET INSTALLED AT 42"	
31 B	1	RECESSED BACON WARMER	MARSHALL	JM8001K	FIVE KIDS GROUP,	·		NO DRAIN. 14/3 CORD WITH NEMA 5-15 PLUG. OUTLET INSTALLED AT 18" AFF.	
	'	REGEORD BACON WARMER	WAROITALL	UNIOU IIX	INC.	120 V , 0.0 AIVII		NO DIVAIN. 14/3 COND WITH NEWA 3-131 EGG. GOTEET INGTALLED AT 10 ACT.	
33	1	Undercounter Refrigerator with Drawers	Hoshizaki America, Inc	UR27A-D2					
34	1	BAG IN BOX SYSTEM	PEPSI	PEPSI	PEPSI	110/120V - 20AMP DUAL OUTLET	1/2" SUPPLY	WATER CONNECTION IS NEEDED FOR THE FILTRATION SYSTEM. OUTLET CAN BE INSTALLED AT 80" AFF	
p 35A	1	SLIM JIM REFUSE CONTAINER	RUBBERMAID	11"x20"	FIVE KIDS GROUP,				
16	1	105 1111/55	11001117116	1,41,-22111		445,400,004,45,505			

POWER REQUIRED

FURNITURE SCHEDULE XX FURNITURE FURNISHED AND INSTALLED BY THE GC.

HOSHIZAKI

VISIONTRON

FRANKLIN SHEET METAL ZE

METRO

KM-520MAJ

VS301 (BLACK)

EQUIPMENT SCHEDULE 💌

4' MEAT CASE

ICE MAKER

TROUGH

TRASH CAN

50a

PICK UP TOWER

STANCHION DIVIDER

DESCRIPTION

MANUFACTURER

HOWARD-MCCRAY

MODEL

SC-CDS34N-4-JM

SUPPLIER

6AMP 115/V/60/1

ECO

ECO

FIVE KIDS GROUP,

FRANCHISEE

115V/60 20AMP BREAKER

TYPE MARK QTY

s C	ount Type Mark	Description	Manufacturer	Model	SUPPLIER	Comments	Cour	nt Type Ma	rk Description	Manufacturer	Model	SUPPLIER	Comments
1	37	TABLE TOP AND BASE	ATS	24"x45"	FURNITURE CO.	ADA COMPLIANT TABLETOP	10	42	BAR STOOL	ATS		FURNITURE CO.	1
5	40	BAR HEIGHT TABLE TOP AND BASE	ATS	24"x20"	FURNITURE CO.		4	43	CHAIRS - LOW	ATS		FURNITURE CO.	1

PROVIDE DRAIN



PLANNING AND ZONING COMMISSION 1 GOVERNMENT CTR, BALLWIN, MO 63011 MONDAY, MAY 6, 2024 AT 7:00 PM

PUBLIC HEARING

Notice is hereby given that on Monday, July 1, 2024 at 7:00 P.M. – A Public Hearing will be held by the Planning & Zoning Commission in the City Government Center Board Room at 1 Government Center, Ballwin, Missouri. The Commission will consider:

SUE-24-05 Petition for a Special Use Exception for a restaurant with front yard parking at 15005 Manchester Road.

Additional information on this petition is at the City Government Center, or by calling 636-227-2243.

Planning & Zoning Commission Eric Sterman, City Administrator