

VILLAGE OF BARTLETT

COMMITTEE AGENDA

SEPTEMBER 5, 2023

BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN

1. Promenade Project
2. Sign Code Discussion

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

3. BEDA Application for Boss's Signature Restaurant
4. Video Gaming Analysis



Agenda Item Executive Summary

Item Name Promenade Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requiring a **Preliminary/Final Plat of Subdivision** to create three (3) lots and **rezone** the 4.6-acre property from the B-3 Neighborhood Shopping District to the B-3 PUD Zoning District.

The petitioner is requesting a **Special Use Permit** to allow a planned unit development and a car wash on Lot 1.

The **Site/PUD Plan** identifies a car wash on lot 1, a 14,000 square foot commercial building on lot 2 and a 6,175 square foot daycare center on lot 3. All the buildings will have similar facades which include metallic grey panels, beige stone masonry and light grey EIFS.

The site will be accessed via curbcuts on County Farm Road and on Newport Boulevard (the existing BP gas station's curbcut on County Farm will be removed). A cross access easement also allows access to the site via the BP gas station's curbcut on Stearns Road. The plans have been reviewed by the DuPage County Division of Transportation and they have no objection to the location of the new curbcut on County Farm Road provided that it replaces the existing curbcut.

The **Planning and Zoning Commission** held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on August 3, 2023, with the following additional conditions:

- N. That a sound study be conducted by an acoustical engineer approved by the Planning & Development Director.
- O. That the sound wall be extended along Newport Boulevard to screen the carwash entrance and stacking lanes.
- P. That the car wash hours of operations be limited to 9 a.m. to 7 p.m. Monday through Sunday.

The petitioner has agreed to the above conditions and has submitted a revised site plan showing the sound wall along Newport Boulevard. The petitioner has hired an acoustic engineer to perform the sound study to ensure the vacuums do not exceed the maximum decibel levels at the property lines.

ATTACHMENTS (PLEASE LIST)

PDS Memo, minutes of P&Z Commission meeting, location map, plat of subdivision/PUD, revised Site/PUD Plan, acoustical wall exhibit, landscape plan, elevations and floor plans, traffic study findings and conclusions

ACTION REQUESTED

- For Discussion Only - To review and forward to the Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 29, 2023

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
23-50

DATE: August 29, 2023
TO: Kristy Stone, PDS Director
FROM: Daniel Harper, Village Planner *DH*
RE: **(#21-18) Promenade of Bartlett Mixed Use Development**

PETITIONER

Hemant Patel

SUBJECT SITE

Northeast corner of Newport Boulevard and Stearns Road

REQUESTS

Final Plat of Subdivision/PUD
Rezoning from B-3 to B-3 PUD
Special Use Permits – Planned Unit Development and carwash
Site/PUD Plan

UPDATE

Based on noise concerns brought during the Planning & Zoning Commission hearing, the petitioner has modified the proposed site plan and will modify the landscape plan to include a sound wall along Stearns Road and Newport Boulevard to screen the carwash entrance, stacking lanes and vacuums from neighboring residential areas. **The applicant is currently working with an acoustic engineer to produce a sound study, but the study is not complete.** The updated Site Plan is attached for your review.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	B-3
North	Townhomes	Attached Residential	SR-5
South	Park*	Open Space*	R-4*
East	Commercial	Commercial	B-3
West	Townhomes	Attached Residential	SR-5

* - Hanover Park

The subject property was subject to the Boise Cascade annexation agreement approved by Resolution 70-8A and was annexed and rezoned to the A-3 Multiple Family Residence PUD Zoning District by Ordinance 1970-9.

The 1978 Official Comprehensive Plan identified the property for commercial uses and the property was rezoned to B-3 Neighborhood Shopping District as part of the comprehensive rezoning of the Village in 1978.

Ordinance 1998-86 approved a bank and daycare for the western portion of the subject property but the development was never constructed and the property has remained vacant.

CURRENT DISCUSSION

1. The petitioner is requiring a **Preliminary/Final Plat of Subdivision** to create three (3) lots and **rezone** the 4.6-acre property from the B-3 Neighborhood Shopping District to the B-3 PUD District.
2. The petitioner is requesting **special use permits** to allow a planned unit development and a carwash on Lot 1.
3. The **Site/PUD Plan** identifies a carwash on Lot 1, a 14,000 square foot commercial building on Lot 2, and a 6,175 square foot daycare center on Lot 3. All the buildings will have similar facades which include metallic grey panels, beige stone masonry, and light grey EIFS.
4. The site will be accessed via curbcuts on County Farm Road and on Newport Boulevard. A cross access easement also allows access to the site via the BP gas station's curbcut on Stearns Road. The plans have been reviewed by the DuPage County Division of Transportation and they have no objections to the location of the new curbcut on County Farm Road provided that the BP Amoco's curbcut on County Farm Road is removed.
5. The **carwash** has three (3) stacking lanes which accommodate a total of 30 vehicles before entering the facility. The lot has nineteen (19) vacuum spaces and five (5) employee parking spaces provided, meeting the zoning ordinance requirement.

The Committee of the Whole held concerns regarding the noise impact of the vacuums to neighboring residential properties. The applicant has provided that they will install Liberty Vacuum System, 600 Series vacuums for the site. These vacuums have a decibel rating of 74 decibels from 10 feet for 10 to 12 users.

The applicant has also added a 6-foot masonry screening wall with the intent to block sound from the southern vacuums. The proposed wall would be located

approximately 20 feet from the southern property line along Stearns Road.

6. The **multi-tenant commercial building** can be divided into seven (7) units. Lot 2 will provide sixty-two (62) parking spaces including four (4) handicap accessible spaces.
7. The proposed **daycare** includes the required outdoor play area located behind the building and will be enclosed by a fence. The final fence location and type will be determined during the permitting process. The site contains thirty-one (31) parking spaces.
8. The commercial building requires a total of seventy (70) parking spaces and the daycare requires ten (10) spaces. The total combined parking for lots 2 and 3 is 93 spaces and exceeds the zoning ordinance requirement of 80 spaces. A shared parking agreement must be recorded for Lots 2 and 3.
9. The storm water detention basin is located on Lot 2 at the northwest corner of the site.
10. The petitioner is proposing to install a 6-ft tall board on board cedar fence along the north property line as required by the landscape ordinance. **The Committee of the Whole suggested that the applicant utilize soil that would be cut from the existing site as part of the screening for the northern property line. The petitioner has not incorporated these suggestions in their plans.**
11. The landscape plan, photometric plans, and engineering plans are currently under review by Staff. The attached traffic study has been reviewed by the Village's traffic consultant.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for a Rezoning from B-3 Neighborhood Shopping to B-3 PUD, special use permits for a Planned Unit Development and carwash, the preliminary/final plat of subdivision and the Site/PUD Plan, subject to the following conditions and findings of fact:
 - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
 - B. Village Engineer approval of the engineering plans;
 - C. Building permits shall be required for all construction activities;
 - D. Planning and Development Services approval of the landscape and photometric plan;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services

- department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
- G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. Dumpsters shall be located behind a solid gate;
 - I. Any required Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
 - J. A site-specific noise impact analysis be conducted by an acoustical engineer approved by the Planning & Development Services Director to ensure that the proposed vacuums are in compliance with the Village's Excessive Noise Ordinance.
 - K. Findings of Fact (Zoning Change – B-3 Neighborhood Shopping to B-3 PUD):
 - i. That the proposed rezoning from B-3 to B-3 PUD is compatible with existing uses of property within the general area of the property in question.
 - ii. That the proposed rezoning from B-3 to B-3 PUD is compatible with the zoning classifications of property within the general area of the property in question.
 - iii. That the proposed development is compatible with the uses permitted under the existing zoning classification.
 - iv. That the proposed rezoning would have no depreciatory impact upon surrounding properties in the general area of the property in question.
 - v. That the proposed zoning change is in compliance with the Bartlett Comprehensive Plan or its amendments.
 - L. Findings of Fact (Special Permits for a Planned Unit Development and carwash):
 - i. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
 - iv. That a masonry wall will be constructed on the east, south and west sides of the vacuum stalls of the carwash and that the western portion of the wall will extend along Newport Boulevard to screen the car wash entrance and stacking lanes.
 - v. That the car wash hours of operation be limited to 9 a.m. to 7 p.m. Monday through Sunday.
 - M. Findings of Fact (Site Plan):
 - i. That the proposed development on the Subject Property is a permitted use in the proposed B-3 PUD Zoning District;

- ii. That the proposed development on the Subject Property and the proposed improvements, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking, or access ways shall be landscaped with a mixture of grass, trees, and shrubs.
2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request, and **recommended approval** at their meeting on August 3, 2023, with the following additional conditions:
 - N. That a sound study be conducted by an acoustical engineer approved by the Planning & Development Director.
 - O. That the sound wall be extended along Newport Boulevard to screen the carwash entrance and stacking lanes.
 - P. That the car wash hours of operations be limited to 9 a.m. to 7 p.m. Monday through Sunday.
3. The revised site plan, minutes of the P & Z Commission meeting, and additional background information are attached for your review.

dh/attachments

General - PDS Team\memos 2023\050_Promenade_vbc2.docx



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(Case #21-18) Promenade

Final Plat of Subdivision/PUD

Rezoning from B-3 to B-3 PUD

Special Use Permits - Planned Unit Development and Carwash

Site/PUD Plan

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

Himanshu Modi of NAV Design Build, 2044 Techny Road, Northbrook, IL came forward on behalf of the petitioner and was sworn in by **M. Werden**. **H. Modi** stated that the proposed project is a mixed-use development that would be developed as 3 separate lots on the 4.61-acre parcel of vacant land on the northeast corner of Newport Boulevard and Stearns Road. The development would be done in stages. Lot 1 would be the location for the proposed carwash, lot 2 is the retail space, and lot 3 would be the daycare center. **M. Hopkins** asked, will these lots all be developed at the same time? **H. Modi** the retail space would be built first, then the carwash, and the daycare center would be the last lot to be developed. We have not selected an operator for the daycare. **B. Bucaro** asked, where will the mechanicals for the vacuum systems be located? **H. Modi** the vacuum mechanics will be located inside the building. **M. Hopkins** would a drive-through be allowed in the retail space? **K. Stone** they would have to come back for approval for a special use for a drive-through, as well as liquor sales, or restaurants serving liquor. **J. Batterman** where will the dumpsters be located? **D. Harper** each lot will have their own dumpster as shown on the proposed site plan. The dumpsters will be located in masonry enclosures with a solid gate. **M. Hopkins** what type of building material will be used for the north elevation? **H. Modi** that will be a masonry veneer near the bottom of the wall with the rest of the façade being gray EIFS above. **M. Hopkins** what type of masonry veneer is used? **H. Modi** the veneer is stone-clad to look like natural stone. **M. Hopkins** how are the RTU's screened? **H. Modi** there are parapet walls up to 4 feet in height. **K. Stone** RTU's are required to be screened when looking at the elevation, not by line of sight. If the parapet walls are not tall enough, additional screening is required per the Building Code. **M. Werden** what types of tenants will be in the center? **H. Modi** they would be small businesses. **J. Miaso** do you have any lease agreements in place? **H. Modi** no, not yet.

M. Hopkins I would like to hear the staff report before we ask any further questions. **D. Harper** as stated in the staff report, the petitioner is proposing to rezone the subject property from B-3 Neighborhood Shopping District to the B-3 PUD District and to subdivide the property into 3 separate lots to develop 3 buildings with shared drainage, detention, and parking. Lot 1 is proposed to be developed as a carwash requiring a special use permit. The carwash has 3 stacking lanes which would accommodate 30 vehicles entering the facility. There would be 19 vacuum spaces and 5 employee parking spaces, which meets the zoning ordinance requirements. The Committee of the Whole had concerns regarding the noise impact of the vacuums to neighboring residential properties. To address these concerns the applicant has added a 6-foot masonry screening wall with the intent to block sound from the southern vacuums. The proposed wall would be located approximately 20 feet from the southern



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property line along Stearns Road. Based on concerns raised at the Committee of the Whole meeting, Staff requested a sound study to provide decibel levels at the property lines of the site as well at the property line across Newport Boulevard and Stearns Road. The petitioner has not provided the requested information. Lot 3 is the proposed daycare and includes the required outdoor play area located behind the building and will be enclosed by a fence. The final fence location and type will be determined during the permitting process. The commercial building requires a total of seventy (70) parking spaces and the daycare requires ten (10) spaces. The total combined parking for lots 2 and 3 is 93 spaces, exceeding the zoning ordinance requirement of 80 spaces. A shared parking agreement must be recorded for Lots 2 and 3. The shared stormwater detention basin is located on Lot 2 at the northwest corner of the site. The proposed landscape plan meets the Village requirements. The petitioner is proposing to install a 6-foot-tall board-on-board cedar fence along the north property line as required by the landscape ordinance. The Committee of the Whole suggested that the applicant utilize soil that would be cut from the existing site as part of the screening for the northern property line. The petitioner has not incorporated these suggestions in their plans.

M. Hopkins asked the petitioner, why did you decide not to include a landscape berm in your plan? **Tom Carroll** of Geotech, Inc, 1207 Crestwood Dr, Crest Hill, IL stated that the reason a berm is not going to be done is because the residential properties currently sheet flow drain onto this property and a berm would create a drainage problem on the residential lots. There is a manhole in the area that collects the storm water from the residential property and this property that would empty into the proposed detention basin.

M. Hopkins has there been a photometric plan turned in for this project? What lighting is proposed on the north elevation of the building? **H. Modi** replied, a photometric plan was submitted and there will be a wall pack located above the rear door for each unit. **K. Stone** stated the landscape plan, photometric plans, and engineering plans are currently under review by Staff. **M. Hopkins** what will the average foot-candle measurement for the site be? **K. Stone** according to the Photometric Plan, the maximum is 7.0 foot-candles located near the center of the site and the overall site average is 2.4 foot-candles. The range varies from 0.0 to 0.2 foot-candles along the north property line which meets the Village's standards at residential property lines. The wall packs on the north elevation would be required to be shielded so that the light source is not visible, the lighting is directed straight down. **M. Hopkins** was there a traffic impact study performed for this site? **D. Harper** responded that a traffic impact study was performed, and the Village's traffic consultant agreed that the existing roadway system had adequate capacity to accommodate the traffic generated by the proposed development.

M. Sarwas asked staff, have you ever received noise complaints from the townhome residents adjacent to the Everclean carwash located on Route 59? **K. Stone** I do not recall receiving any noise complaints for that property.

M. Werden opened the public hearing portion of the meeting.



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Taha Ahmed 1127 Longford Road stated, I am concerned about safety and privacy. I have 2 small children and our backyard would be facing the west entrance and exit of this development. Could the fence go all the way to the end of property for privacy? Our HOA built a fence a few years ago and were told it could only be 3 feet tall by the Village and could not be at the corner. Our HOA president could talk about that more, she is here. Why do they get a 6-foot fence on the north side, but we do not? There is a big gap in the fence that the Village said they had to have. **K. Stone** the applicant is not required to provide a fence along Newport Blvd, they are providing the required landscaping within the interior parkway, fences are only required when sharing a property line with a residential lot. Fences are allowed on the corners if they are not within the vision clearance triangle, we did amend the fence regulations a few years ago so fences taller than 3 feet would be allowed along Newport on the townhome properties.

Ron Valenzuela 1247 Dunamon Drive stated, I live northwest of where the daycare center would be located. I am concerned about the traffic on Newport Boulevard. There is a lot of cut-through traffic on Dunamon Drive. It would be dangerous since there is no traffic light and no crosswalk, and there are not any sidewalks on the east side of Newport so crossing is dangerous. I am also concerned about crime and noise. I do not think that a wood fence would be a good sound barrier and would not block the noise or the lights from the traffic. **M. Werden** is there a sidewalk for this project? **D. Harper** a sidewalk will be constructed on the east side of Newport Blvd because this project is a subdivision.

Jackie Blodgett 1224 Dunamon Drive, we have lived in Bartlett for 20 years. Our neighborhood was a nice, quiet community that has seen a lot of changes over the years. Dunamon Drive was a safe place to be, but since the village put up the stop light at the intersection of Stearns and Newport, Dunamon Drive is now a place of accidents and drivers who cut the corner to avoid the light and speed through our neighborhood to get to County Farm Road. We've had several accidents on Newport and Dunamon Drive as well as a driver who missed the curve on Dunamon Drive and took out a tree on the parkway just a few years ago. I invite any member of the Village government to sit in our yard from 6:30-8:30 a.m. to watch all the people turn east on Dunamon Drive headed to County Farm Road. I also invite all of you to come back from 4:30-6:30 p.m., to watch all the cars speed down Dunamon Drive heading west from County Farm Road to Newport, at which time they usually blow through the stop sign to turn right on Newport. In the past we have been in touch with Officer Roger, of the Bartlett Police Department, to have officers stationed on Dunamon Drive to enforce the 25 miles per hour speed limit as well as radar speed display to alert drivers to how fast they are driving, none of these deterrents have had any effect on traffic on Dunamon Drive. Now, Mr. Patel wants to build a giant carwash and retail space next to our homes with an exit between Stearns Road and Dunamon Drive. This will turn our neighborhood into a disaster with a lot more traffic turning onto Dunamon Drive. Has a noise report been done yet by an outside independent consulting company? As of the last meeting, it had not been done. Also, the application Mr. Patel submitted states a fence between the property and our townhomes of only 6 feet, I am 5'11" so that means the fence would be pretty much as tall as I am. The proposal shows a huge carwash with 3 lanes to wash 6 cars at a time. Has a traffic study been done? How many cars per hour at peak times does Mr. Patel anticipate? What are the peak times and days? Why do we need a carwash here? A carwash was not the intended use for this property. There are 3 carwashes within a 2-mile radius of this property at Jewel, Everclean, and Extreme Carwash in Streamwood. There are too many questions about this plan; the noise, the traffic, the



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impact on the residential community surrounding this property. I urge the trustees not to allow this plan for a giant carwash to move forward and uphold the Village's mission statement: "The Village of Bartlett is committed to preserving the high quality of life enjoyed by our residents, providing fiscally sound, responsive municipal services and delivering those services in a professional matter with a high degree of integrity." A giant carwash does not preserve the high quality of life we currently enjoy. As a member of the HOA for the Townhomes of Country Place, I think I can speak for our homeowners, no carwash in our neighborhood. **D. Harper** the applicant has not submitted a sound study, he did provide the specifications for the vacuums, and we conditioned that a sound study be completed. **K. Stone** there was a traffic study conducted by the petitioner that was subsequently reviewed by the Village Traffic Engineer. The Village Traffic Engineer approved the petitioner's study. Officer Roger has retired and Sergeant Simone is currently in charge of traffic control. The Village does take safety very seriously and residents' concerns about traffic are a high priority. I will share the traffic concerns that many of you are sharing about Dunamon Drive with the Police Department tomorrow.

Remie Baranowski 1201 Dunamon Drive stated, I am concerned about the garbage dumpsters backing up to my backyard and the traffic. I live on the corner of Dunamon and Newport. There was a very bad accident recently and a car rolled over. A tree in my front yard has been hit by a speeding car on Newport, as well. Drivers cut through and speed there already and this would make that worse. Additionally, privacy is an issue with this development. The townhomes on Dunamon are higher than the proposed site, so a six-foot fence would still allow passersby to see us through our windows. The backs of our homes have 2-story windows, it's like an aquarium. The barrier separating the commercial uses from residential should be much taller to give us privacy. I walk back there with my dog and sit on my patio, and I don't think the dumpsters should be this close to my house. The Village shouldn't allow this in our neighborhood.

Nicholas Grinvalds 1221 Dunamon Drive said, I live on the corner and think that there should be a better fence there for privacy. A daycare is okay as many young, growing families live nearby. I am okay with the daycare. The HOA put up a vinyl fence so why aren't they installing a vinyl fence, why are there 2 fences? **K. Stone** the commercial development is required to install a solid 6-foot-tall fence which they show on their plans. The Zoning Ordinance does not require a specific type of fence material, it is up to the petitioner. The townhomes are not required to have a fence so in the event the townhomes' fence is removed, the commercial property will still be required to maintain one on their property.

Alvin Gutierrez 1129 Longford Road stated, I am a current educator here in the second largest school district in Illinois, District U-46. I am also a newer resident of Bartlett. I have lived here for about 2 years only. While I may not be able to answer logistical questions about the residential overlook of Bartlett itself, I am up here today to express great concern in regard to the installation of this recent carwash proposal. As an educator myself, the safety of children especially, everyday bikers, and morning walkers strolling along the north side of Longford Road is a major concern and one that cannot be overlooked. With every decision that the Board makes, I ask that we consider the health and safety of our children. As a matter of fact, according to the Erie County Environment and Planning Committee, many soaps contain chemicals that harm fish and degrade water quality. When you wash your car, the soap together with the dirt, grime, grease, and oil washes from your car and flows into nearby storm



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drains. These can run directly into lakes, rivers, or streams keeping in mind the ponds and lakes and nearby residential areas. Some soaps may also contain phosphates, which can cause excess algae to grow in local waterways. Algae looks bad, smells bad, and harms water quality. As algae decay, the process uses up oxygen in the water that fish need to survive. This said, not only are Bartlett residents affected, but the ecosystems of the natural environment too. I was able to find 9 car washes within a 5-7-mile radius from where we live. That means that residents and even non-residents can drive to a car wash that is at least 6-8 minutes away. So why a car wash? As my fellow neighbor Mr. Ahmed stated, with every decision, consider the safety and privacy of our families, friends and new residents of Bartlett, which by the way, may not be as appealing to new-homeowners and new Bartlett residents like myself. We need to carefully and cautiously consider the protection and privacy for our families. Let us say we establish a carwash on that commercial property, rather than waking up every morning to the beautiful sunrise or watching the sun set with your loved ones, you are telling me that we have to get up to the industrial view of cars washing dirt and listening to the sound of grumbling cars. With all this in mind and many more, I am certain that the least we can make a request for is a fence with height that will provide the nearby residents with more privacy. What are the hours for the carwash? **H. Modi** the hours will be 9am-7pm every day. **B. Bucaro** the wastewater created by the carwash would be processed and would not enter the sewer system. **H. Modi** correct, the wastewater would be processed per EPA standards that we will follow and would not enter the sewer system untreated.

Randy Depakokibo 1207 Dunamon Drive said, I am worried about the noise from the vacuums at the carwash and the noise from the customers' car stereos. My backyard would face this carwash and I think there would be noise from the loud car stereos. People leave their doors open when they are vacuuming, and we will hear the bass. I am also concerned that there would be chemicals coming from the carwash and there are a lot of people around that would be affected by that. Traffic needs to be addressed. It is already unsafe at Newport and Dunamon.

Miller Gutierrez 1129 Longford Road, I don't want to repeat the concerns about traffic and noise, but I share those concerns. Whose idea was it to put a carwash here? **K. Stone** the petitioner and the owner of the property submitted an application, which we review against the code of ordinances. The Zoning Ordinance outlines what uses are allowed in each zoning district. **M. Hopkins** this property has been zoned commercial since 1978 and the carwash is an allowed special use. **B. Bucaro** asked, what type of carwash will be this be? **H. Modi** this would be a fully automated carwash. I am willing to extend the sound wall on the west side of the carwash to screen it from the townhomes across Newport Boulevard.

Rob Meyer 1224 Dunamon Drive asked, was there a traffic study done for this development? Would the traffic enter and exit in both directions? Where will trash be located? **M. Hopkins** this property has been zoned commercial since 1978. Traffic would be able to access the site from County Farm, Stearns, and Newport Road. You can look at the aerial and see that the gas station provided connections to this site. The applicant is providing one access on Newport Blvd equally between Stearns Rd and Dunamon Drive, sharing the existing access on Stearns Rd with the gas station and moving the existing access on County Farm Road further away from the intersection. **M. Werden** the traffic on Dunamon Drive is an existing condition and is a separate matter from the application before this Commission. **D. Harper** each building has its own dumpster enclosure as



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shown on the site plan. **J. Blodgett** asked, what type of doors would the carwash have? I am concerned about noise from the automatic doors and jet dryers usually positioned at the end of automatic carwashes. **H. Modi** the blowers are situated on the far east side of the building facing the gas station. **B. Bucaro** the carwash tenant would be required to perform a sound study once they are in operation to verify that they are in compliance with the code. **J. Blodgett** our fence contractor said they could only install a 3-foot fence. Will the Village pay for a taller one now that the codes are changed? **K. Stone** that would be the responsibility of the homeowners' association.

M. Hopkins thanked those present for coming to the meeting, voicing their concerns, and for being civil and respectful tonight. The Planning & Zoning Commission is an advisory commission with the purpose of reviewing development applications for compliance with the Village's Zoning Ordinance. We do not set policy. We listen to the concerns voiced and make a recommendation based on the application and staff report, but are limited as to what conditions we can add. The recommendation that we make tonight will be forwarded to the Village Board for their consideration and a final vote. This is not a final decision tonight.

M. Hopkins made a motion to add the following **conditions to staff's recommendation:**

Amend Condition J. to add that a sound study shall be conducted by an acoustical engineer approved by the Planning & Development Services Director, Condition L that the petitioner will extend the sound wall along Newport Boulevard to screen the carwash entrance and stacking lanes and Condition M. the hours of operation for the carwash are limited to 9 am to 7 pm Monday through Sunday.

Motioned by: M. Hopkins

Seconded by: B. Bucaro

M. Werden closed the public hearing portion of the meeting.

Roll Call

Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas,

J. Battermann, M. Werden

Nays: C. Deveaux

The motion carried.



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M. Hopkins made a **positive recommendation** to the Village Board to approve case **(Case #21-18) Promenade of Bartlett Mixed Use Development** for a Final Plat of Subdivision/PUD, rezoning from B-3 to B-3 PUD, Special Use Permits for Planned Unit Development and carwash, and Site/PUD Plan subject to the conditions as amended and findings of fact outlined in the staff report.

Motioned by: M. Hopkins

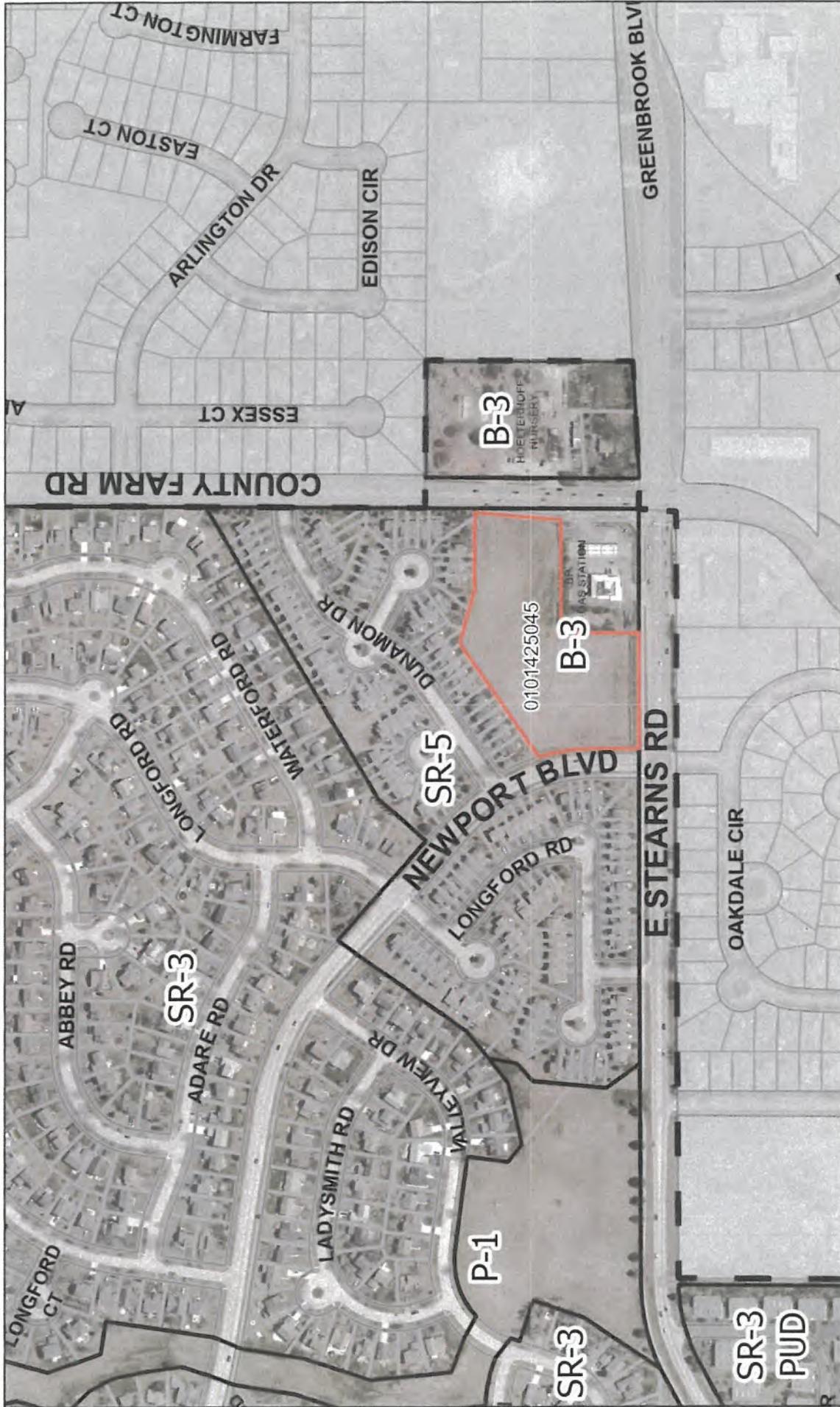
Seconded by: B. Bucaro

Roll Call

**Ayes: B. Bucaro, M. Hopkins, J. Kapadoukakis, G. Koziol, J. Miaso, M. Sarwas,
J. Battermann, M. Werden**

Nays: C. Deveaux

The motion carried.



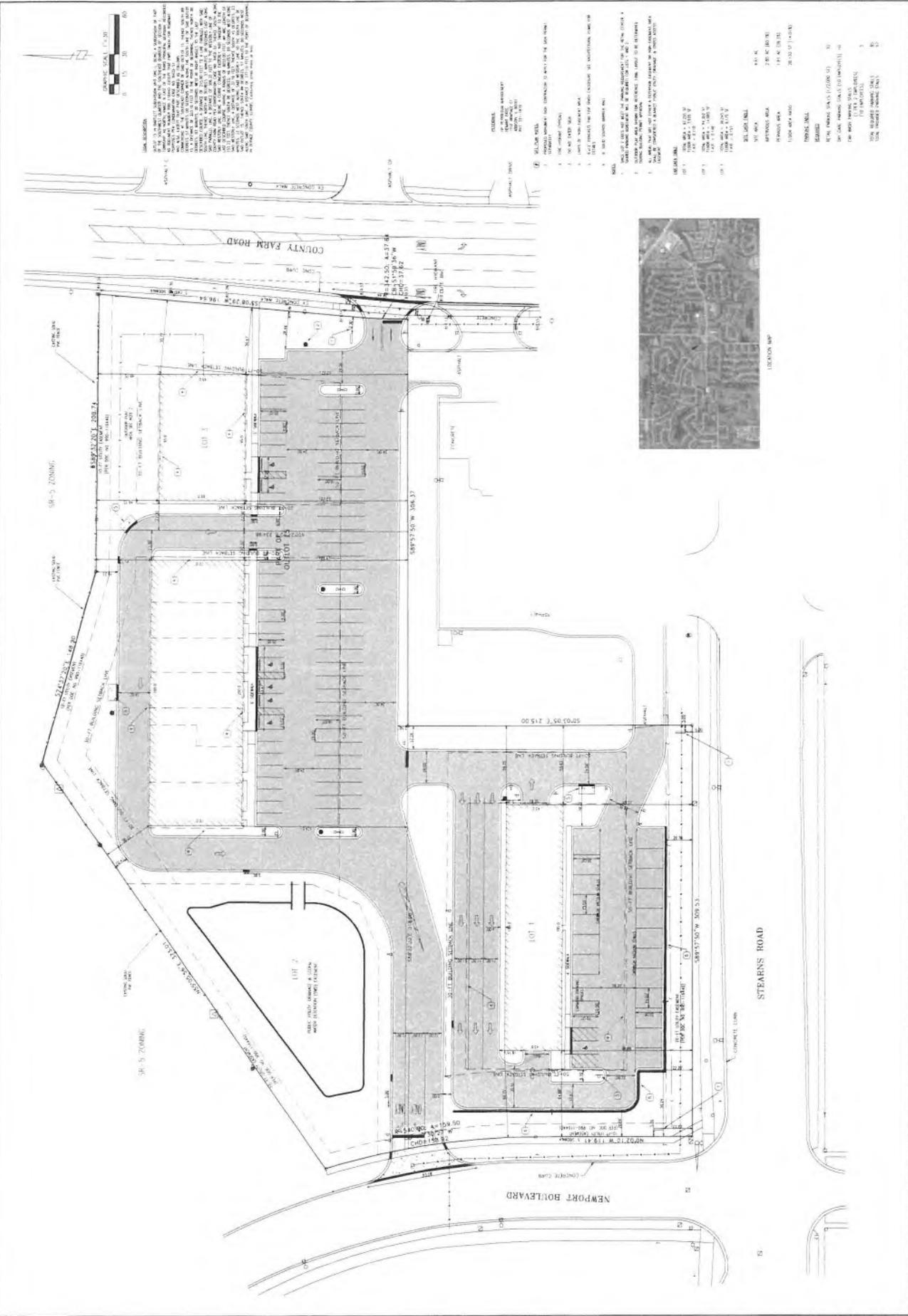
ZONING/LOCATION MAP

#21-18 PROMENADE OF BARTLETT

2023

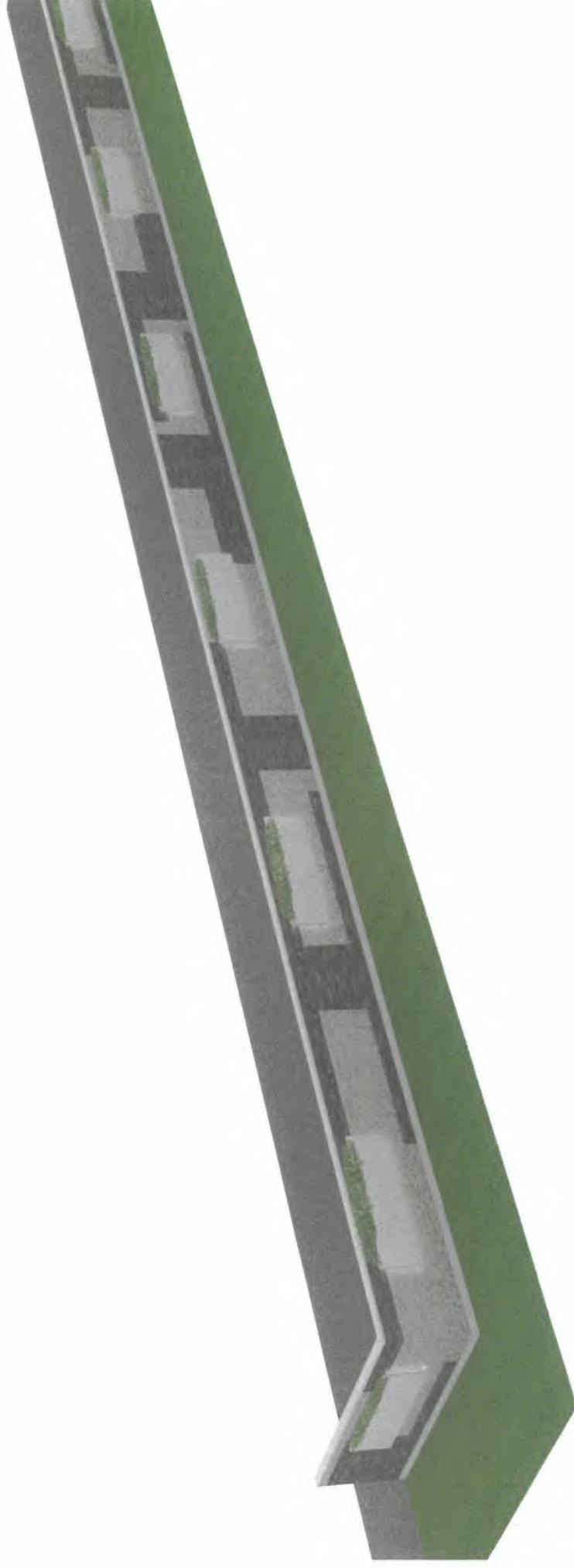
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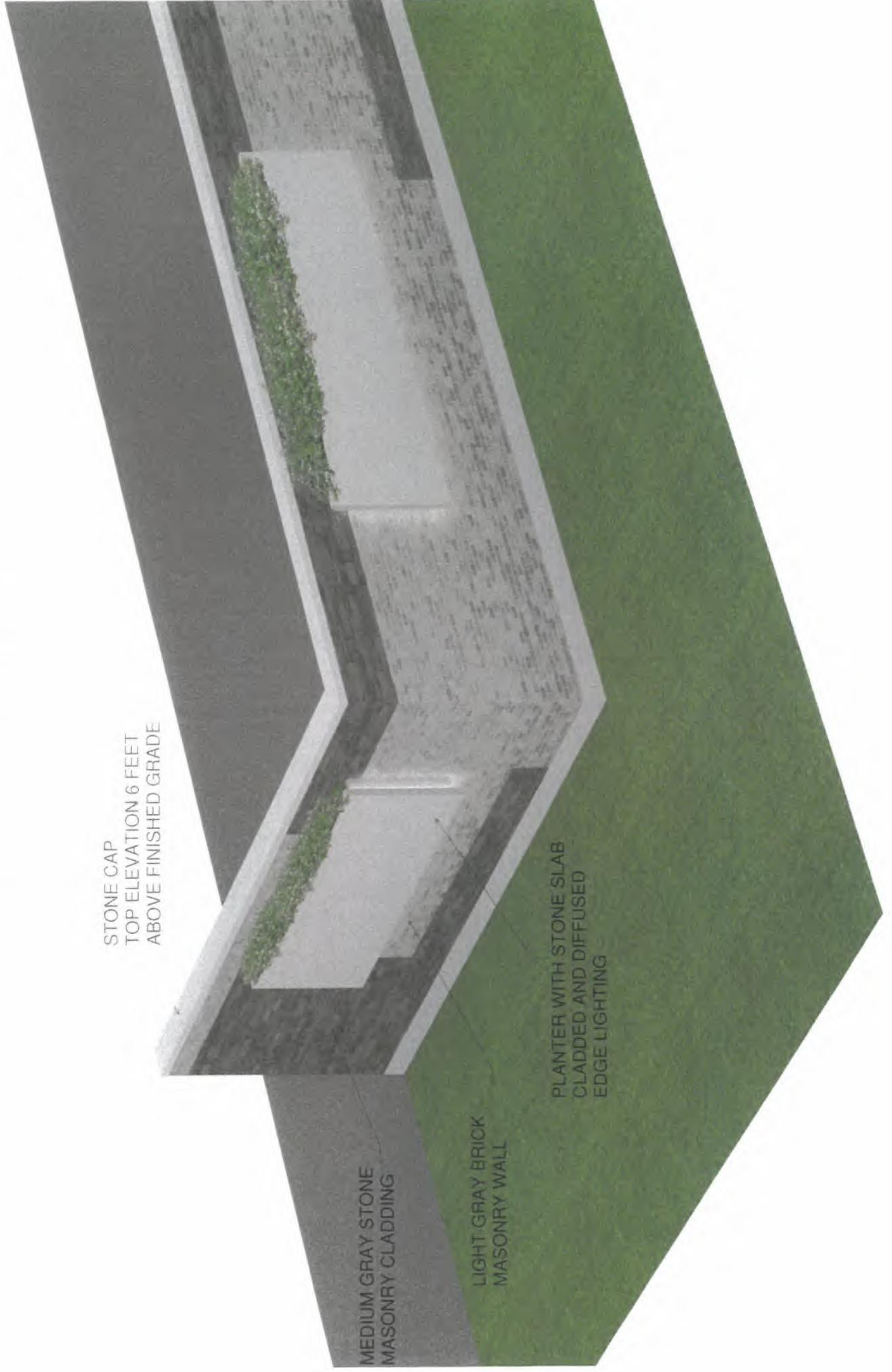


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Acoustic Wall Exhibit



Acoustic Wall Exhibit Detail



STONE CAP
TOP ELEVATION 6 FEET
ABOVE FINISHED GRADE

MEDIUM GRAY STONE
MASONRY CLADDING

LIGHT GRAY BRICK
MASONRY WALL

PLANTER WITH STONE SLAB
CLADDLED AND DIFFUSED
EDGE LIGHTING

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DWG. TITLE
NO. DATE
REVISIONS

PROPOSED
MIXED-USE DEVELOPMENT
AT
OUTLOT 15 IN BARTLETT SUBDIVISION UNIT ONE-L
BARTLETT IL 60103

NOVA DESIGN BUILD, INC.
ARCHITECTS ENGINEERS
2044 TECHNICAL ROAD NORTH HAVEN, IL 60068
PHONE NO. (815) 576-5700 FAX NO. (815) 576-5588



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NO.	DATE	ISSUED FOR ZONING APPROVAL	REMARKS
12	14-27		

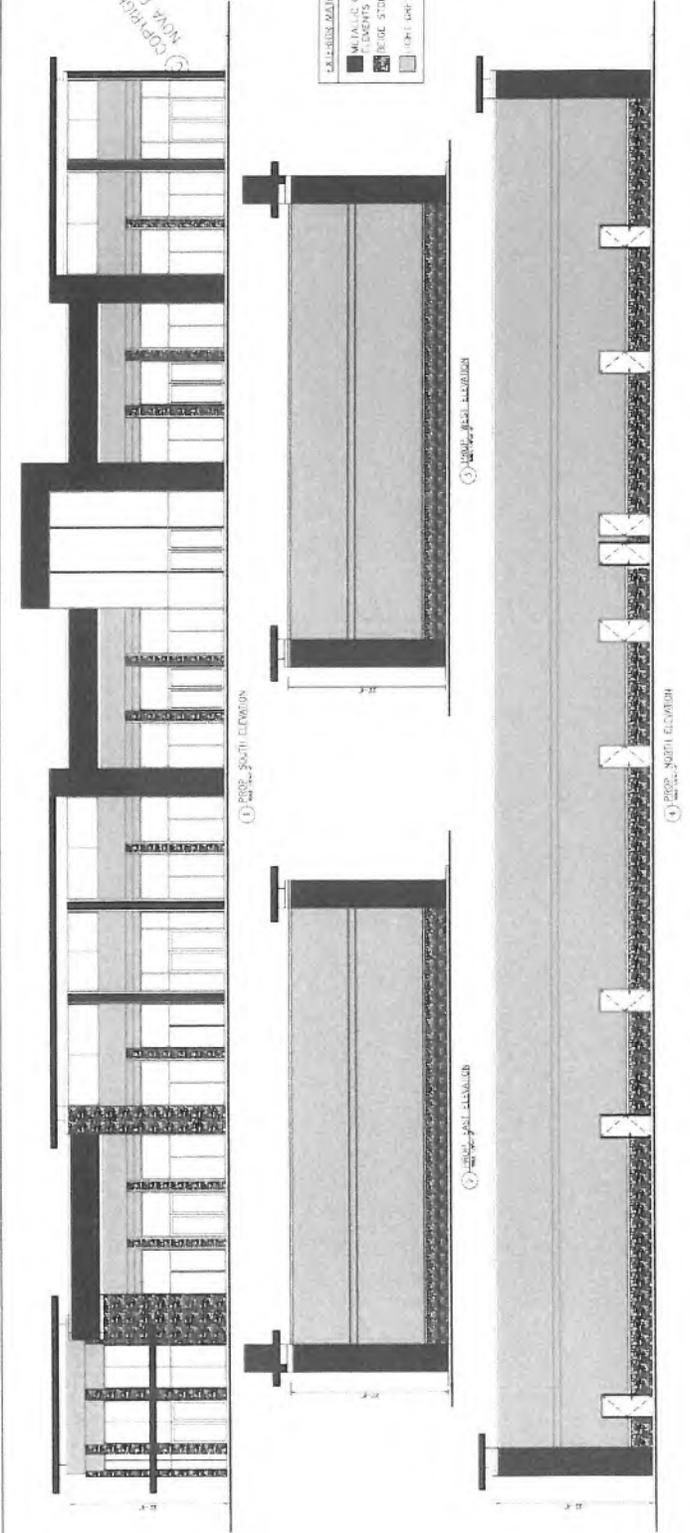
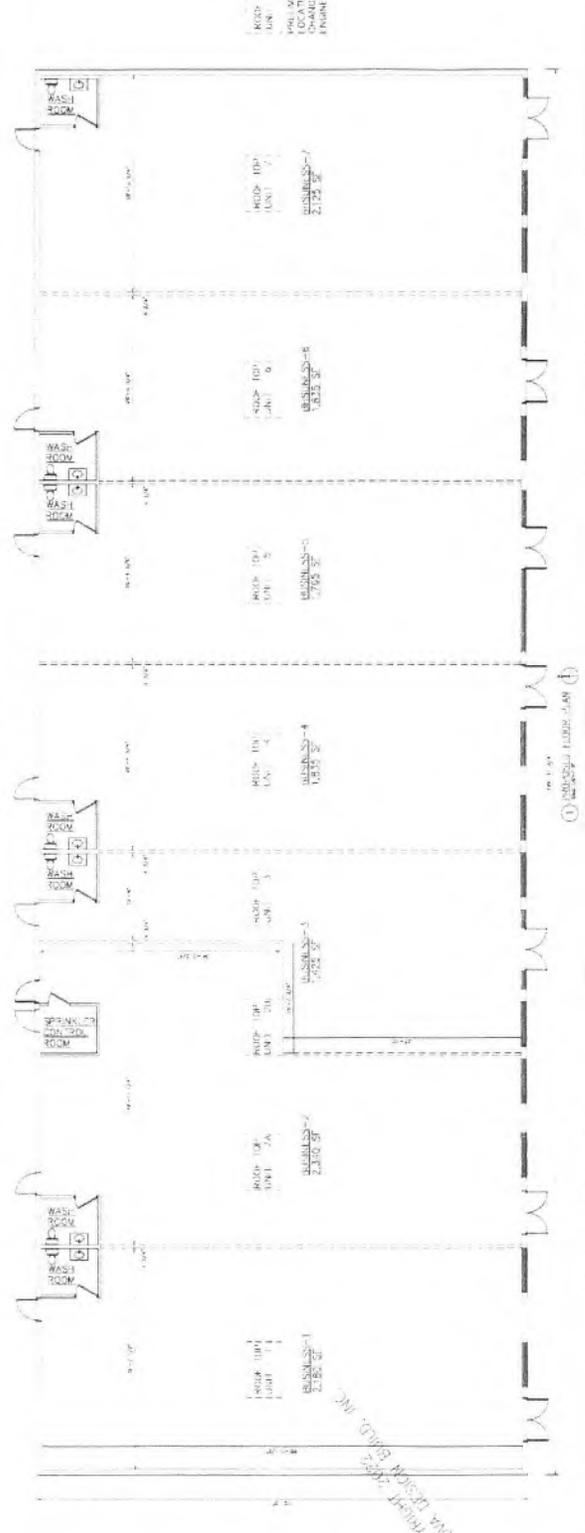
NOVA DESIGN BUILD, INC.
 ARCHITECTS ENGINEERS
 224 TOWN ROAD NORTH BLOOMINGTON, IL 62424
 PHONE NO. (817) 514 0704 EMAIL: info@novadbi.com

PROPOSED
PROMENADE OF BARTLETT
 A MIXED-USE DEVELOPMENT
 AT
OUTLOT 15 IN BARTLETT SUBDIVISION UNIT ONE-L
 BARTLETT, IL 60103

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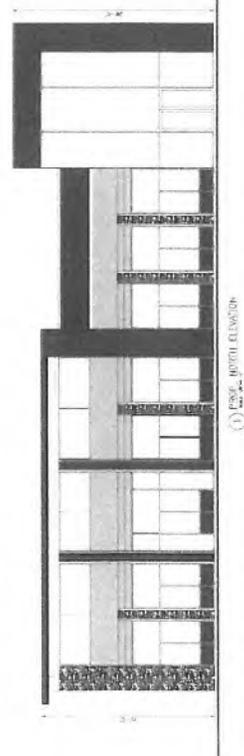
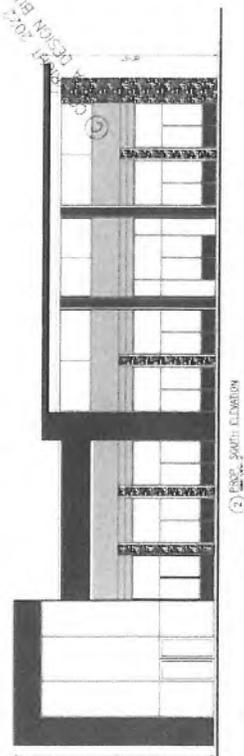
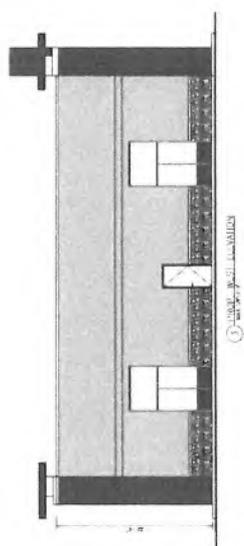
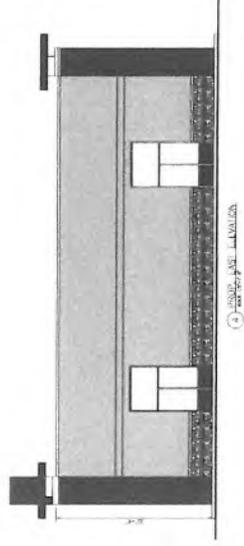
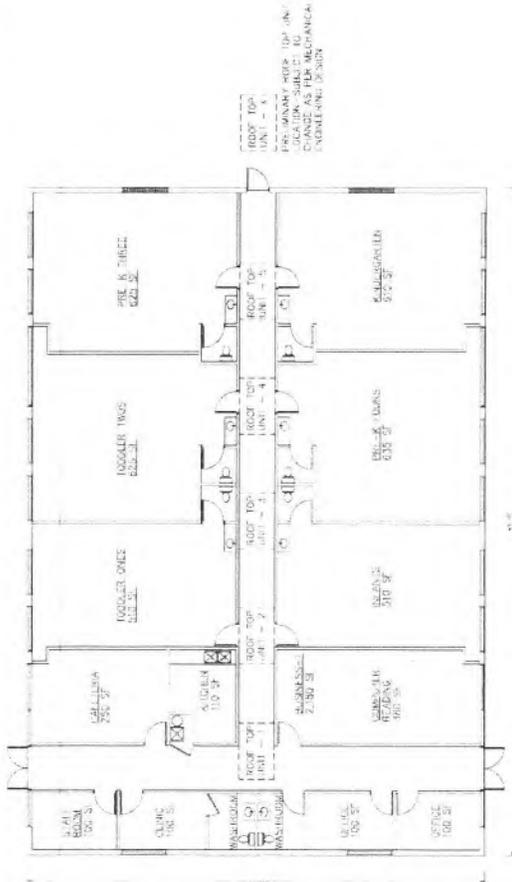


NO	DATE	REMARKS
12-14-22	ISSUED FOR ZONING APPROVAL	
DWG TITLE: PROP. DAY CARE BUILDING		
WITHOUT THE PRIOR WRITTEN PERMISSION OF NOVA DESIGN BUILD, INC.		

PROPOSED
PROMENADE OF BARTLETT
 A MIXED-USE DEVELOPMENT
 AT
BARTLETT SUBDIVISION UNIT ONE-L
 BARTLETT, IL 60103

NOVA DESIGN BUILD, INC.
 ARCHITECTS ENGINEERS
 2044 TECHWAY ROAD NORTH BLOOMINGTON, IL 61710
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EXTERIOR MATERIAL LEGEND:

[Symbol]	METALLIC GREY METAL ELEMENTS
[Symbol]	BEIGE STONE MASONRY
[Symbol]	LIGHT GREY F.F.S.

NOVA DESIGN BUILD, INC.

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Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

County Farm Road with Stearns Road/Greenbrook Boulevard

The results of the capacity analysis indicate that this intersection currently operates at Level of Service (LOS) C during the weekday morning and Saturday midday peak hours and at LOS D during the weekday evening peak hour. Under Year 2028 no-build conditions, the intersection is projected to operate at LOS D during the weekday morning peak hour, at LOS E during the weekday evening peak hour, and at LOS C during the Saturday midday peak hour.

Under Year 2028 total projected conditions, the intersection is projected to operate at the same levels of service as under no-build conditions during the peak hours with a maximum increase of approximately five seconds. The westbound approach currently operates at LOS F and is projected to continue to operate at LOS F under no-build and total projected conditions. As such, the approach level of service and the intersection level of service are not due to the proposed development.

Stearns Road with Newport Boulevard

The results of the capacity analysis indicate that this intersection currently operates at LOS B during the weekday morning, weekday evening, and Saturday midday peak hours. Under Year 2028 no-build conditions, the intersection is projected to operate at LOS C during the weekday morning peak hour and at LOS B during the weekday evening and Saturday midday peak hours.

Under Year 2028 total projected conditions, the intersection is projected to operate at the same levels of service as under no-build conditions during the peak hours with a maximum increase of approximately one second. As such, the intersection has sufficient reserve capacity to accommodate the traffic generated by the proposed development and no roadway or traffic signal modifications will be needed.

Stearns Road with BP/Dunkin'/Walgreens Access Drives

The results of the capacity analysis indicate that the northbound and southbound approaches currently operate at LOS B during the weekday morning and Saturday midday peak hours and at LOS C during the weekday evening peak hour. The eastbound and westbound left turns currently operate at LOS A during the peak hours. Under Year 2028 no-build conditions, the approaches and critical movements are projected to continue operating at the current levels of service with increases in delay of approximately two seconds or less over existing conditions.

Under Year 2028 total projected conditions, the northbound and southbound approaches and eastbound and westbound left turns are projected to continue operating at their current levels of service during the peak hours with increases in delay of approximately one second or less over no-build conditions. As such, this intersection should continue to provide flexible and efficient access and no roadway or traffic control modifications are required in conjunction with the development.

Newport Boulevard with Dunamon Drive

The results of the capacity analysis indicate that the westbound approach currently operates at LOS B during the weekday morning peak hour and at LOS A during the weekday evening and Saturday midday peak hours. The southbound left-turn movement operates at LOS A during all three peak hours. Under Year 2028 no-build conditions, the approaches and critical movements are projected to continue operating at the current levels of service with increases in delay less than one second over existing conditions.

Under Year 2028 total projected conditions, the westbound approach and southbound left turn are projected to continue operating at LOS B or better during the peak hours with increases in delay of less than one second over no-build conditions. As such, this intersection has sufficient capacity for the traffic projected to be generated by the site and no roadway or traffic control improvements are necessary.

County Farm Road with Dunamon Drive

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS C during the weekday morning and evening peak hours and at LOS B during the Saturday midday peak hour. The northbound left turn currently operates at LOS B or better during the peak hours. Under Year 2028 no-build conditions, the approaches and critical movements are projected to continue operating at their current levels of service with increases in delay of two seconds or less over existing conditions.

Under Year 2028 total projected conditions, the approaches and critical movements are projected to continue operating at the current levels of service of LOS C or better during the peak hours, with increases in delay of less than one second over the no-build conditions. As such, this intersection has sufficient capacity for the traffic projected to be generated by the site and no roadway or traffic control improvements are necessary.

County Farm Road with BP/Dunkin'/Hoelterhoff Nursery South Access Drive

The results of the capacity analysis indicate that the eastbound approach currently operates at LOS B during the weekday morning and Saturday midday peak hours and at LOS C during the weekday evening peak hour. The westbound approach currently operates at LOS A during the weekday morning peak hour, at LOS C during the weekday evening peak hour, and at LOS B during the Saturday midday peak hour. The northbound and southbound left turns currently operate at LOS A during the peak hours. Under Year 2028 no-build conditions, the eastbound approach is projected to operate at LOS C during the weekday morning and evening peak hours and to continue operating at LOS B during the Saturday midday peak hour. The westbound approach and northbound and southbound left turns are projected to continue operating at their current levels of service. Delays are projected to increase approximately two seconds or less over existing conditions.

Under Year 2028 total projected conditions, the eastbound approach is projected to operate at LOS C during the weekday morning and Saturday midday peak hours and at LOS E during the weekday evening peak hour. 95th percentile queues during the weekday evening peak hour are projected to be three to four vehicles. The westbound approach and northbound and southbound left turns are projected to continue operating at the current levels of service. To alleviate delay, wayfinding improvements should be posted, as discussed below. Overall, the intersection is projected to provide flexible and efficient access to the site.

Newport Boulevard with Proposed West Access Drive

The results of the capacity analysis indicate that under Year 2028 total projected conditions, the westbound approach is projected to operate at LOS A during the weekday morning and Saturday midday peak hours and at LOS B during the weekday evening peak hour. The southbound left-turn movement is projected to operate at LOS A during all three peak hours. As such, the proposed west access drive will provide efficient and flexible access to the site. Southbound queues extending from the signalized intersection of Newport Boulevard with Stearns Road should be monitored for the potential to install “Do Not Block Driveway” signage and supplemental pavement markings. 95th percentile queues are currently not projected to extend to the proposed access drive.

Wayfinding Improvements

To alleviate the delays at the BP access drives, it is recommended to post wayfinding signage within the site to direct vehicles to exit at the signal should they wish to make an outbound left turn at either of the BP access drives. The BP access drives are relatively close to the queues for the signal at Stearns Road and County Farm Road, and these queues can make it difficult for vehicles to be able to make a left turn without the queue interfering. Wayfinding signage within the site should be simple and succinct in directing vehicles to the proposed west access drive at Newport Boulevard, which will lead to the signal at Newport Boulevard with Stearns Road, which has additional capacity to accommodate the site-generated traffic.

On-Site Circulation and Car Wash Stacking

On-site circulation is provided through two main drive aisles: one oriented east-west and one oriented north-south. The east-west drive aisle connects the proposed west access drive with Newport Boulevard to the relocated BP east access drive's intersection with County Farm Road. The north-south drive aisle connects the east-west drive aisle to the cross-access connection with the BP south access drive. Parking drive aisles are two-way, providing flexible access. A one-way counterclockwise drive aisle is provided around the rear of the retail space. A second drive loop is provided on the far south side of the car wash.

As proposed, the car wash will be located in the southwest corner of the site, bounded on the south by Stearns Road and on the west by Newport Boulevard. The car wash will be approximately 7,955 square feet and consist of one tunnel. 20 covered stalls for vacuuming/cleaning will be provided immediately south of the car wash building, separated by a two-way drive aisle. An additional five uncovered parking spaces will be provided adjacent to the southwest corner of the car wash building.

There will be three side-by-side queue lanes on the north side of the car wash building, oriented westbound, leading to three covered pay stations. After the pay stations, the lanes merge into a single lane that proceeds southbound and then eastbound to the entrance of the car wash tunnel. Vehicles exit the car wash on the east side of the building.

Based on a review of the site plan, up to 21 vehicles can queue from the pay stations without blocking the main north-south drive aisle connecting the retail and daycare to the connection to the south BP access drive. Up to an additional three cars are able to queue after the pay stations before entering the car wash tunnel.

Wayfinding signage should be provided to direct customers to the entrance of the car wash queue on the north side of the building. A stop sign facing west should be posted at the exit of the car wash. "Do Not Enter" signs should be posted at the exit of the car wash.

"Do Not Enter" signs should also be posted at the southwest corner of the retail building where the one-way drive aisle terminates southbound. This will minimize conflicts on the drive aisle and wrong-way travel.

Additional stop signs are recommended at the internal intersections. This includes the internal intersection where the east-west drive aisle connects with cross-access to the BP fuel center just west of County Farm Road, which should be placed under three-way stop control where the eastbound, northbound, and southbound approaches are under stop sign control. The westbound approach will be free-flow to allow traffic to enter the site without backing up onto County Farm Road. "Do Not Block Driveway" signs should also be installed to supplement the stop signs.

Additionally, the internal site intersection where the north-south drive aisle connects with cross-access to the BP fuel station just north of Stearns Road should be placed under three-way stop control. Stop signs on the eastbound and westbound approaches should be posted in addition to the existing southbound approach stop sign. The northbound approach will be free-flow to allow traffic to enter the site without backing up onto Stearns Road. Consideration should also be given to installing "Do Not Block Driveway" signs here to supplement the stop signs.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The volume of traffic estimated by the proposed commercial development will be reduced due to pass-by trips.
- The results of the capacity analyses indicate that the existing roadway system has adequate capacity to accommodate the traffic that will be generated by the proposed development.
- The multiple access drives will ensure that efficient and flexible access is provided to the proposed development.
- Providing cross-access between BP, Dunkin', and the proposed commercial development will provide site access flexibility and will allow for interaction between the existing and proposed uses.
- The site plan has been designed to provide adequate and efficient on-site circulation.
- The car wash will provide adequate stacking for approximately 24 vehicles without blocking the main drive aisle.



Agenda Item Executive Summary

Item Name	Sign Code Discussion	Committee or Board	Committee
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BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
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List what fund N/A

EXECUTIVE SUMMARY

Village Staff has been evaluating the Village's current sign code to improve the effectiveness and useability of the code for businesses and village staff. This initial sign code discussion is being held as an opportunity to receive direction from the Board and to present issues when enforcing sections of Chapter 12 Signs.

Staff has identified the most common concerns with the Code which include the following:

- Wall Sign Height
- Display Frontage
- Changeable Message/Reader Board Signs
- Window Signs
- Advertising Flags (Temporary or Flashing Sign)
- Unified Business Center Sign Plans

Prior to drafting revised sign regulations, staff is requesting feedback from the Committee of the Whole to determine if there are any other specific areas of concerns. Staff also recommends that this item be forwarded to the Economic Development Commission in order to obtain input from the business community.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Chapter 12 Signs

ACTION REQUESTED

- For Discussion Only - *To review, provide staff direction and forward to the Economic Development Commission*
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 29, 2023

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

23-51

DATE: August 25, 2023
TO: Kristy Stone, PDS Director
FROM: Daniel Harper, Village Planner *DH*
RE: **Sign Code Discussion**

Background

Village Staff has been evaluating the Village's current sign code to improve the effectiveness and useability of the code for businesses and village staff. This initial sign code discussion is being held as an opportunity to receive direction from the Board and to present issues when enforcing sections of Chapter 12 Signs.

Existing Challenges with Chapter 12 Signs

Staff has identified some specific concerns with the current code that include:

- Wall Sign Height
- Display Frontage
- Changeable Message/Reader Board Signs
- Window Signs
- Advertising Flags (Temporary or Flashing Sign)
- Unified Business Center Sign Plans

Wall Sign Height

Wall signs are defined as "Any sign erected against the wall of any building with the plan of the face parallel to the plan of the wall". Bartlett's Sign Code stipulates that "No wall sign shall be located higher than eighty five percent (85%) of the average height of the total building elevation parallel to and adjacent to the sign". (10-12-7-(H)(2)) This stipulation has caused issues with existing and new buildings as many building designs do not accommodate for this type of requirement during the design phase. Roof pitch, windows, door, and dock door locations are often in conflict with this requirement and force businesses to locate signs in undesirable locations on buildings. This issue is particularly present in new office/warehouse construction located in the Brewster Creek Business Park. Many of the of the wall faces feature design or window placements that would conflict with the required maximum height.

Examples in Bartlett



Display Frontage

Display frontage is defined as "The length of a building, which is essentially parallel to and directly exposed to a public street or throughfare" in 10-12-3 Definitions. Staff has interpreted this definition and requirement differently over the course of time to be more business friendly. Signs that are not directly on a public street or throughfare but do face and are exposed to a public street or private drive aisle are interpreted as being display frontage and allow for wall signs.

Examples in Bartlett



Changeable Message/Reader Board Signs

Changeable Message/Reader Board Sign is defined as "A sign on which message copy can be manually, electronically, or digitally changed through the use of a computer, electric or manual means. A sign of this type cannot exceed thirty-two (32) square feet and must be incorporated into a ground or pole sign which also identifies the business or use. The background for such lettering and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the light and graphics. Each changeable message on this type of sign must remain static for a minimum of thirty (30) seconds or more before any subsequent message can be displayed".

These restrictions are in the definition section of the code located in 10-12-3 and not located in the general standards, making it difficult for sign contractors to locate the requirements for this type of sign.

Examples in Bartlett



Window Signs

Window signs limited to 25% of coverage of windows. Window signs are required to be permitted by the Village and must be confined to the glass of the window (inside or outside) and shall not encroach upon the frame, mullions, or other supporting features. There are two (2) requirements for permanent window signs located in the Sign Code located in 10-12-7(C)(2).

Window sign permits are rarely applied for, and many commercial establishments have installed window signs without permits. These window signs often significantly exceed the maximum allowed signage. Staff was directed to reduce enforcement of window signage regulations during the pandemic.

Examples in Bartlett



Advertising Flags

Roadside and advertising flags are not expressly addressed in the Sign Code. They have typically been interpreted in two different ways of enforcement. As temporary signs with restrictions on size, placement and limited to ninety (90) days (10-12-6 (G)) or as flashing signs, which are defined for this purpose as "any advertising devise which attracts attention by moving parts...or movement caused by natural sources".

(10-12-3) Flashing signs are generally prohibited. Many advertising flags are also frayed or damaged before the ninety-day (90) day period is expired.

Example in Bartlett



Unified Business Signs

Unified Business Center Sign Plans are unique sign requirements that are adopted for areas of concentrated development with centralized ownership characteristics. (10-12-8(D)) The village currently has 18 Unified Business Center Sign Plans that govern the sign requirements for most retail and commercial centers in the village. These requirements are not easily accessible to the public and often commercial tenants are not aware of the requirements until after initial permit submittal.

Each Unified Business Center Sign Plan is unique to each shopping center and often contains requirements that differ from the Village's Code. This has caused confusion in the past with tenants from one center being denied for regulations that do not apply to a neighboring center.

Recommendation

Staff is requesting additional feedback from the Committee of the Whole on their concerns with the Village's current Sign Ordinance and requests that the Committee forward this item to the Economic Development Commission for their input prior to staff drafting revisions of the Sign Ordinance.

CHAPTER 12

SIGNS

SECTION:

10-12-1: Purpose And Findings

10-12-2: Scope

10-12-3: Definitions

10-12-4: Exemptions

10-12-5: Administration

10-12-6: General Standards

10-12-7: Permitted Sign Types

10-12-8: Permitted Extra Signs

10-12-9: Allowable Sign Area

10-12-10: Nonconforming Signs

10-12-11: Prohibited Signs

10-12-12: Noncommercial Signs

10-12-13: Penalty

10-12-1: PURPOSE AND FINDINGS:

This chapter of the zoning ordinance is established to create the standards for a comprehensive and balanced system of signs for the following purposes:

A. Purpose:

1. To facilitate an easy and pleasant communication between people and their environment by authorizing the use of signs which are:
 - a. Compatible with their surroundings.
 - b. Appropriate to the type or activity to which they pertain.
 - c. Expressive of the identity of individual proprietors as well as of the community as a whole.
 - d. Legible in the circumstances in which they are seen.
 - e. Respectful to the reasonable rights of other sign owners.
2. To preserve, protect and promote the public health, safety and welfare.
3. To promote traffic safety by imposing reasonable restrictions on signs.
4. To protect the physical and mental well being of the general public by encouraging a sense of aesthetic appreciation for the village's visual environment.
5. To ensure that signs are designed as integral architectural elements of the building and site to which they principally relate.
6. To improve the economy and the village business and industrial activity by promoting the reasonable, orderly, and effective display of signs.
7. To protect village residents from the substantial hazards to traffic safety and aesthetic harm caused by billboards or a deluge of signs.
8. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.

B. Findings: In adopting this chapter of the zoning ordinance, the corporate authorities make the following findings:

1. There presently exists in the village an ample number of alternative means of communicating commercial and noncommercial speech.
2. The corporate authorities have considered and relied upon the narrowly tailored statements and opinions of its police and engineering staff to arrive at restrictions that reach no further than is necessary to accomplish its interest in promoting public safety.
3. The corporate authorities have considered and relied upon the written statements and opinions of its community development staff to arrive at narrowly tailored restrictions that reach no further than necessary to accomplish the village's interest in preserving the aesthetics of the village and the underlying property values of the owners of property in the village. (Ord. 2014-55, 6-17-2014)

10-12-2: SCOPE:

No sign shall be constructed, erected, originally painted, converted, altered, rebuilt, enlarged, remodeled, relocated or expanded until a permit for such sign has been obtained in accordance with the standards and procedures set out in this chapter. However, no permit shall be required for "maintenance" as defined herein. (Ord. 2014-55, 6-17-2014)

10-12-3: DEFINITIONS:

The definitions noted below apply uniquely to this chapter and supersede any conflicting definitions found in chapter 2 of this title. The rules for interpretation found in chapter 2 of this title shall be applicable to these definitions.

A-FRAME OR SANDWICH BOARD SIGN: A portable sign used to advertise daily specials or offers for a business placed in front of that business on the sidewalk or parkway. Sandwich board signs are limited to twenty four inches by forty eight inches (24" x 48") in size and can only be displayed during business hours of operation of the business that it is advertising. A-frame or sandwich boards signs are limited to one per business or one per frontage for a double frontage business. Sandwich board signs cannot be placed in a manner in which it can cause vision clearance problems with vehicles or obstruct pedestrian traffic.

ADMINISTRATOR: The zoning administrator of the village of Bartlett.

ADVERTISING SIGN: A sign which directs attention to a business or profession conducted or to a commodity or service sold, offered, or manufactured, or an entertainment offered on the premises where the sign is located or to which it is affixed.

AWNING: Any structure entirely supported by the wall to which it is attached and which has a frame covered by a temporary material and/or which can be retracted against the wall by which it is supported.

AWNINGS, CANOPY, AND MARQUEE SIGN: A sign that is mounted or painted on, or attached to, an awning, canopy or marquee.

BILLBOARD: A sign or graphic structure which advertises goods, products, facilities, or services not sold or distributed on the premises on which the sign or graphic structure is located, or which directs persons to a different location from where the sign is located.

BULLETIN BOARD SIGN: A sign that identifies an institution or organization on whose premises it is located and which contains the name of the institution or organization and announcements of events or activities occurring on the site. Such a sign may also present a greeting or similar message.

CANOPY: Any permanent exterior roof structure attached to a building at the inner end and supported on the outer end in conformance with the building code of the village of Bartlett.

CHANGEABLE MESSAGE/READER BOARD SIGN: A sign on which message copy can be manually, electronically or digitally changed through the use of a computer, electronic or manual means. A sign of this type cannot exceed thirty two (32) square feet and must be incorporated into a ground or pole sign which also identifies the business or use. The background for such lettering and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the lettering and graphics. Each changeable message on this type of sign must remain static for a minimum of thirty (30) seconds or more before any subsequent message can be displayed.

COMMERCIAL DISTRICT: Any property zoned B-1, B-2, B-3, B-4, I-2 EDA or any commercial subdivision or commercial PUD in any PD planned development district or commercial area in any planned unit development under the Bartlett zoning ordinance.

COMMERCIAL, OFFICE AND/OR INDUSTRIAL DISTRICTS: Any commercial district, office research district and/or industrial district and any areas of any PD planned development district subdivided as such or designated as such on any preliminary PUD or concept plan or any combination thereof, or which predominantly allows such uses that are permitted or special uses in such zoning districts.

COMMERCIAL, OFFICE AND/OR INDUSTRIAL LOT: Any parcel in any commercial, office and/or industrial district.

CONSTRUCTION SIGN: A temporary sign indicating the names of the architects, engineers, landscape architects, contractors and similar professionals involved in the design and construction of a structure or project during the period of construction.

DIRECTORY SIGN: A sign listing the names, and location of various activities conducted within a building or group of buildings.

DISPLAY FRONTAGE: The length of a building, which is essentially parallel to and directly exposed to a public street or thoroughfare.

ERECT: To build, construct, attach, hang, rehang, place, affix, or relocate and includes the painting of lettering for signs.

FLASHING SIGN: A directly or indirectly illuminated sign where the source of illumination is not maintained constant or stationary in the intensity or color at all times when such sign is in use. For the purpose of this chapter, a revolving sign, or any advertising device which attracts attention by moving parts operated by mechanical equipment or movement caused by natural sources, whether illuminated, indirectly illuminated or not, shall be considered a flashing sign.

GASOLINE STATION: A premises used primarily to dispense fuels for motor vehicles.

GROUND SIGN: Any detached sign which has its bottom portion erected upon or supported directly on the ground.

HEIGHT OF SIGN: The measurement from the top of the highest element of the sign to the average level of the finished ground surface around any sign located more than twenty five feet (25') from a street right of way; the established street elevation when the sign is located within twenty five feet (25') from one street right of way; or the average of all street elevations when the sign is located within twenty five feet (25') from more than one street right of way.

IDENTIFICATION SIGN: A sign where the text gives the name and address of a building, business, development, or establishment. Such a sign may also be wholly or partly devoted to a readily recognized symbol.

ILLUMINATED SIGN: Any sign which is illuminated by light sources.

INDUSTRIAL DISTRICT: Any property zoned I-1, or I-2 EDA, economic development area overlay district, or any newly created zoning district that allows predominant industrial uses, or any industrial subdivision or industrial PUD, or industrial area in a planned unit development under the Bartlett zoning ordinance.

LOT: A parcel, tract, plot, or area of land accessible by means of a street or other permanently reserved principal means of access. It may be a single parcel separately described in a deed or plat which is recorded in the office of the county recorder of deeds, or it may include parts of or a combination of such parcels when adjacent to one another and used as one.

MARQUEE: Any hood or awning of permanent construction supported entirely by the building, and projecting from the building's wall over a sidewalk or pedestrian thoroughfare.

MIXED USE BUSINESS PARK/INDUSTRIAL SUBDIVISION IDENTIFICATION SIGN: A ground sign that contains only the name of the subdivision and appropriate logo, management company or developer name, address or location.

MOVIE OR LIVE ENTERTAINMENT THEATER: A fully enclosed building with fixed seats arranged in an auditorium fashion, where motion pictures or live entertainment acts are presented.

OFF SITE SIGN: A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located, or to which it is affixed.

OFFICE RESEARCH DISTRICT: Any property zoned O-R or any O-R subdivision or O-R PUD in any PD planned development district, or O-R planned unit development.

PERSON: Any natural person, firm, partnership, association, corporation, company, or organization of any kind.

POLE SIGN: A sign mounted on one or more freestanding pole(s).

POLITICAL SIGN: Any sign encouraging the election or defeat of any candidate seeking any political office or encouraging the passage or defeat of any ballot measure.

PREMISES: That portion of a lot or building occupied by a single occupant, exclusive of common area, if any, shared with adjacent occupants.

PROJECTING SIGN: A sign wholly or partly dependent upon a building for support, and which projects more than twelve inches (12") in a perpendicular fashion from such building.

REAL ESTATE SIGN: A sign pertaining to the sale or lease of the lot or tract of land on which the sign is located, or to the sale or lease of one or more structures or a portion thereof located thereon.

RESIDENTIAL DISTRICT: Any property zoned ER-1, ER-2, ER-3, SR-2, SR-3, SR-4, SR-5, SR-6, MH-1 or any residential subdivision or PUD in any PD planned development district, or planned unit development under the Bartlett zoning ordinance.

RESIDENTIAL LOT: Any subdivided lot in any residential district.

ROOF SIGN: A sign mounted on the roof of a building.

SIGN: A name, identification, description, display, message, or illustration which is affixed to, or represented directly or indirectly upon, a building, structure, or piece of land so as to be seen from out of doors and which directs attention to an object, product, place, activity, person, institution, organization, or business.

SIGN CONTRACTOR: A person or entity who performs work for compensation in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign.

SIGN STRUCTURE: The sign and all parts associated with its mounting.

SIGN SUPPORTS: All structural features by which a sign is held up, including, for example, poles, braces, guywires, and anchors.

TEMPORARY SIGN: A sign, banner, or other advertising device or display constructed of cloth, canvas, cardboard, wallboard, or other light temporary materials, with or without a structural frame, intended for a temporary period of display, such as decorative displays for holidays or public demonstrations.

UNIFIED BUSINESS CENTER SIGN PLAN: A sign plan for a property containing four (4) or more individual offices or businesses sharing a private parking lot and approved upon technical review by the community development department.

VILLAGE: The village of Bartlett, Cook, DuPage and Kane Counties, Illinois.

VILLAGE BOARD: The president and board of trustees of the village of Bartlett.

WALL SIGN: Any sign erected against the wall of any building with the plane of the face parallel to the plane of the wall.

WINDOW SIGN: An advertising sign affixed to a window, or visible from the exterior of the business inside a window. Window signs do not count toward the total overall signage for a business and are limited to twenty five percent (25%) coverage of the windows. (Ord. 2014-55, 6-17-2014)

10-12-4: EXEMPTIONS:

The following shall be exempt from the permit requirements of this chapter:

A. **Addresses:** Address numerals and other signs required to be maintained by law or governmental order, rule, or regulation provided that the content and size of the sign do not exceed the requirements of such law, order, rule or regulation.

B. **Business Nameplates:** Nonelectrical nameplates denoting the business name of an occupation legally conducted on the premises, provided that the sign area does not exceed two (2) square feet in area.

C. **Construction Signs:** One construction sign per construction project denoting the name of the project, the architect, engineer, contractor, and/or lending agency for the project. Such sign shall not exceed six (6) square feet in area in residential districts or twenty four (24) square feet in commercial, office and/or industrial districts, nor shall such signs be erected prior to the beginning of construction for which a valid building permit has been issued. They shall be confined to the site of construction, and shall be removed ten (10) days of the earlier of the completion of construction or the expiration of the building permit.

D. **Directional Signs:** Not exceeding four (4) square feet in area, which provides instruction or direction and are located entirely on the property to which they pertain to identify restrooms, public telephones, walkways, parking lot entrances and exits, and features of a similar nature.

E. **Flags And Emblems:** Not exceeding twenty four (24) square feet in a residential district and ninety six (96) square feet in a commercial, office and/or industrial district.

F. **Government Signs:** Signs of a duly constituted governmental body, including traffic or other similar regulatory devices, directional signs, legal notices, warnings at railroad crossings, and other instructional or regulatory signs having to do with health, hazards, parking, swimming, dumping, etc.

G. **Holiday Decorations:** Displays of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays.

H. **Memorial Signs:** Memorial signs or tablets listing names of buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.

I. **Model Home Signs:** A sign identifying a nonoccupied new home used as a demonstrator constructed for the purpose of selling other homes. Each model home located on and within a recorded residential subdivision for the sale of homes or lots thereon, may have one identification sign not to exceed six (6) square feet in area, located entirely within the lot containing the model.

J. **Open Signs:** No more than two (2) temporary signs which advertise premises open for inspection, provided such signs do not exceed six (6) square feet each, are located with no more than one sign per frontage, either on the premises to be inspected or on other private property with that property owner's or tenant's permission, and are only in place when the related premises is actually open for inspection.

K. **A-Frame Or Sandwich Board Signs:** A portable sign used to advertise daily specials or offers for a business placed in front of that business on the sidewalk or parkway. Sandwich board signs are limited to twenty four inches by forty eight inches (24" x 48") in size and can only be displayed during business hours of operation of the business that it is advertising. A-frame or sandwich boards signs are limited to one per business or one per frontage for a double frontage business. Sandwich board signs cannot be placed in a manner in which it can cause vision clearance problems with vehicles or obstruct pedestrian traffic.

L. **Temporary Signs.**

M. **Historic Symbols:** Historic symbols, identification emblems or commemorative plaques of recognized historical agencies, provided that no such symbol, plaque or identification emblem shall exceed six (6) square feet.

N. **Religious Symbols:** Religious symbols or identification emblems of a religious order.

O. **Special Displays:** Special displays used for holidays, public demonstrations, or the promotion of civic welfare or charitable purposes, provided they are approved by the village board after submission of a written application, they contain no noncharitable advertising, and they are removed by the deadline established by the board in their approval.

P. **Warning Signs:** No trespassing or no dumping signs, not exceeding one and one-half (1 1/2) square feet per sign, and not exceeding four (4) in number per lot.

Q. **Signs On Athletic Field Fences, Walls And Scoreboards:** Signs are allowed to be placed on the athletic field fences, walls and scoreboards on property within the P-1 public lands district where athletic fields are installed for the purposes of playing league games. Signs placed on athletic field fences and walls are limited to temporary or seasonal banner type signs not to exceed thirty two (32) square feet in size. Signs mounted on any scoreboard on property zoned P-1 public lands district shall not exceed thirty two (32) square feet in size and must be preapproved by the village board. A sign permit issued by the community development department shall be required for any sign mounted or affixed to any scoreboard.

R. **Political Signs:** Political signs on residential property.

(Ord. 2014-55, 6-17-2014; amd. Ord. 2022-120, 12-20-2022)

10-12-5: ADMINISTRATION:

A. **Zoning Administrator:** The zoning administrator is designated to administer this chapter.

B. **Conformance Survey:** After the adoption of this chapter the zoning administrator shall, as soon as practicable, survey the village for signs which do not conform to its requirements. Upon determination that a sign is legal nonconforming, the zoning administrator shall use reasonable efforts to so notify in writing the user or owner of the property on which the sign is located.

C. **Unsafe Or Illegal Signs:** If the zoning administrator shall at any time find that any sign is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this chapter he or she shall give written notice to the sign contractor (if the sign erection is incomplete or improper), to the person to whom the sign permit had been issued, or if the permittee cannot be located, to the owner of the premises on which the sign is located. If the notified party fails to remove or alter the sign so as to comply with the standards herein set forth within forty eight (48) hours after notice, such sign may be removed, or altered to comply, by the village in accordance with applicable law. Notwithstanding the foregoing however, any sign reasonably determined by the zoning administrator to be an immediate peril to persons and/or property may be removed pursuant to subsection 10-12-6H1 of this chapter without such prior notice in order to protect persons and/or property from imminent harm.

D. **Financial Liability:** The cost of sign repair or removal performed on privately owned signs at the order of the zoning administrator in conformance with the provisions of this chapter shall be the joint and several liability of the following:

1. The sign contractor, if the sign erection was improper or not complete at the time notice of violation was given, and shall be collected from his or her bond, or

2. The sign owner, or

3. If the sign owner cannot be located by the zoning administrator within thirty (30) days, the premises owner.

E. **Lien To Recover Costs:** In the event of failure by any party to reimburse the village within sixty (60) days for costs incurred for repair or removal ordered by the zoning administrator, the village board shall certify the charges for repair or removal to the village attorney who will be then authorized to file a notice of lien in the appropriate office of the recorder of deeds to foreclose this lien, and to

sue the owner of the real estate, or sign permittee, or their agents, in a civil action to recover the money due to the foregoing services, plus all expenses, as hereinafter more fully described, and reasonable attorney fees to be fixed by the court. Any such judgment shall be enforced in accordance with the law. Included in the expenses recoverable by the village, the village is entitled to collect the costs of filing the notice of lien, foreclosing said lien and all litigation costs, together with all office and legal expense incurred in connection with the collection of the amount due hereunder.

F. Permit Application: Application for permits shall be submitted on a form and in the manner prescribed by the zoning administrator. Each application shall be signed by the owner of the sign and the owner of the property upon which it is to be located, and shall be accompanied by such information as may be required to assure compliance with all applicable regulations. The application shall be processed in a timely manner and within five (5) days of receipt the zoning administrator shall either issue, or reject with cause, the necessary permit.

G. Permit Fee: A permit fee shall be charged for each sign as specified in the village building code.

H. Registered Sign Contractor: No person shall perform any work or service for any person for compensation, in or in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign in the village, or any work or service in connection with causing any such work to be done unless such person or firm is registered as a sign contractor by the village.

I. Certificate Of Liability: Every sign contractor shall provide or show proof of certificate of liability to indemnify the village against any form of liability to a minimum of one hundred thousand dollars (\$100,000.00), or shall be responsible through an agent or subcontractor.

J. Public Indemnification: All sign contractors engaged in the erection, alteration, relocation, maintenance of a sign or other sign work in or over or immediately adjacent to a public right of way or public property so that a portion of the public right of way or public property is used or encroached upon by the contractor, shall agree to hold harmless and indemnify the village, its officers, agents, and employees from any and all claims of negligence resulting from such work.

K. Denial Or Revocation: The zoning administrator may deny, suspend, or revoke a permit issued under provisions of this chapter whenever the permit is issued on the basis of a misstatement of fact or fraud. When a sign permit is denied by the zoning administrator, he or she shall give written notice of the denial to the applicant, together with a brief written statement of the reasons for the denial.

L. Preconstruction Inspection: The sign contractor shall schedule with the community development department and the building department a preconstruction inspection prior to installing any sign requiring a permit. Such inspection shall include a footing and electrical inspection, if applicable, and confirmation of the sign setback and location and other details of mounting.

M. Final Inspection: The sign contractor shall notify the community development department upon completion of the work for which a permit is required and to schedule a final inspection by the appropriate inspectors.

N. Six Month Deadline: If the work authorized under a sign permit has not been completed within six (6) months after the date of issuance, the permit shall become null and void.

O. Refusal Of Further Permits: The village shall refuse to issue any further sign permit to any such party or owner, or their agents or representatives, who is in violation of the requirements of this chapter, or who refuses to pay costs assessed for corrective action under the provisions of this chapter. (Ord. 2014-55, 6-17-2014)

10-12-6: GENERAL STANDARDS:

A. Messages: The following restrictions shall govern signs located within the village's corporate limits:

1. No sign shall be permitted to contain statements, words or pictures of an obscene, pornographic, or immoral character, or which contain advertising matter which is untruthful.
2. No sign shall be permitted which purports to be or is an imitation of, or resembles an official traffic sign or signal.
3. No sign shall make use of the words "Stop", "Go Slow", "Caution", "Warning", "Look", "Drive- In", "Danger" or any word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse traffic.
4. No sign shall recite that real property is zoned for land uses, or will be zoned for land uses in the future under the zoning rules and regulations of the village, when in fact such real estate is not so zoned.
5. No sign on real estate shall declare that the property is reserved for or is being held for future land use which is inconsistent with the then existing zoning classification of the village for the land, or any words of like import of a similar nature.

B. Applicable Regulations: All signs must conform to the regulations and design standards of the building code, the electrical code, and all other applicable ordinances and regulations of the municipal code of the village.

C. Location: The following restrictions shall govern sign location:

1. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window or fire escape.
2. No sign shall interfere with any opening required for ventilation.
3. Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with national electrical code specifications, depending on voltages concerned. However, in no case shall a sign be installed closer than twenty four inches (24") horizontally or vertically from any conductor or public utility guywire.
4. No sign may be so located as to obstruct the view from a public thoroughfare of any existing sign, display window, or major entrance of an adjacent lot.
5. No sign of any kind may be attached to a standpipe or fire escape or to any other fire safety related device.

6. No sign shall be maintained at any location where by reason of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device or where it may interfere with, mislead or confuse traffic.

7. All signs exceeding thirty inches (30") in height shall be located no less than ten feet (10') from the property line along the primary street and five feet (5') from the property line along the secondary street for the first forty feet (40') of the property, measured along both lot lines from the corner of the property which is located at the intersection of the streets. The "secondary street" is defined as the street with a stop sign, stoplight or yield sign. The "principal street" is defined as a street with a designation of local collector, major collector, minor arterial, or principal arterial. (Principal streets are assumed to have a higher traffic volume and higher speed traffic than a secondary street.) If both streets have the same type of traffic signal, both streets will be considered secondary streets.

8. No signs shall be nailed, tacked or otherwise affixed to trees or other vegetation in such a way as to puncture the bark.

9. No signs shall be painted directly upon the exterior walls of a structure.

10. Any projecting or hanging sign must have a vertical clearance from the bottom of the sign to the grade below of nine feet (9').

11. No sign, other than signs placed by the village or other governments or agencies of government with jurisdiction over the public right of way, may be posted on any public appurtenances or erected within, upon or hanging over any public right of way or public property.

12. No commercial sign facing the side or rear lot line of an abutting residentially zoned lot shall be located within fifty feet (50') of that residential lot line.

D. Illuminated Signs: All illuminated signs shall be subject to the following requirements:

1. All electrical work on illuminated signs and signs with electrical wiring must be covered by a valid electrical permit.

2. Relettering which requires a change of piping or sign wiring shall be subject to the approval of the village's electrical inspector.

3. The voltage of any electrical apparatus used in connection with the sign shall be conspicuously placed on that apparatus.

4. Illuminated signs shall not have any flashing, scintillating, traveling, or blinking lights or rotating beacons, nor shall any beam of light be projected through a mechanism which periodically changes the color of the light reaching the sign. A sign on which the current time or temperature, or both, is indicated by intermittent lighting changes shall not be deemed to be a flashing sign if the lights do not exceed forty (40) watts per lamp, the changes are limited to the numerals indicating the time or temperature, and the sign is in conformance with the other regulations for such signs in this chapter.

5. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residence district or upon any public street or park. Any illuminated sign located on a lot adjacent to or across the street from any residence district, which sign is visible from such residence district, shall not be illuminated between the hours of eleven o'clock (11:00) P.M. and seven o'clock (7:00) A.M.

6. Internally illuminated signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The background for such lettering and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the lettering and graphics.

E. Movable Sign Parts: No sign or its parts shall be permitted to be movable or rotating. Nor shall any sign have illuminated effects which convey the illusion of movement.

1. With the exception of approved changeable message center signs, theater signs and certain temporary signs, no sign may contain movable letters or other changeable copy.

2. All manually movable items on a sign, such as covers to service openings, shall be secured by chains or hinges.

F. Maintenance: All signs (including those for which no permit is required) and their supports shall be kept in a safe, presentable, and good structural condition in accordance with the following requirements and with the applicable codes and ordinances of the village:

1. The owner of any sign shall keep the sign and support structure clean and properly treated so as to prevent rust, peeling, flaking or fading.

2. Broken panels, missing letters, flaking or peeling paint and other damage to a sign or support structure shall be repaired within twenty (20) days of its occurrence.

3. The area surrounding all signs shall be maintained free of any debris or nuisance and any related grassed area or landscaping shall be kept trimmed and in a healthy condition.

G. Temporary Signs:

1. For the purposes of this section, the term "temporary sign" shall refer to all temporary signs as defined in this chapter 12, except no reference to "temporary sign" shall be construed to include any political sign that is erected on residential property.

2. Temporary signs shall be allowed for a period not to exceed ninety (90) days. Time extensions may be granted by the zoning administrator based on his or her inspection of the sign and determination that the sign is in good repair and constructed in such a manner as to remain in good repair for the duration of the extended period.

3. All temporary signs shall be anchored and supported in a manner which reasonably prevents the possibility of the signs becoming hazards to the public health and safety as determined by the zoning administrator.

4. No temporary sign shall cover more than ten percent (10%) of any wall nor more than twenty five percent (25%) of any window.

5. Temporary signs shall be kept in reasonable size relationship to permanent signs permitted on the premises and in no case shall be larger than six (6) square feet in area in residential districts and twenty four (24) square feet in area in commercial, office

and/or industrial districts.

6. Not more than four (4) temporary signs, none of which shall exceed six (6) square feet per sign, or twenty four (24) square feet in the aggregate, shall be allowed on each residential lot, except on residential lots with more than eighty (80) linear feet of street frontage there shall be allowed an additional six (6) square feet of temporary signage for every forty (40) linear feet of street frontage above eighty (80) linear feet per residential lot.

7. Not more than four (4) temporary signs, none of which shall exceed twenty four (24) square feet per sign or forty eight (48) square feet in the aggregate, shall be allowed on any commercial, office and/or industrial lot with one hundred (100) linear feet or less of street frontage. On commercial, office and/or industrial lots with over one hundred (100) linear feet of street frontage there shall be allowed up to four (4) temporary signs for every one hundred (100) linear feet of street frontage none of which temporary signs shall exceed twenty four (24) square feet per sign, or the lesser of forty eight (48) square feet per one hundred (100) linear feet of street frontage, or ninety six (96) square feet in the aggregate on any commercial, office and/or industrial lot.

H. Removal Of Signs:

1. The village may cause any sign which is an immediate peril to persons or property to be removed summarily and without notice.

2. Any sign posted in violation of subsection C11 of this section may be removed by the village, summarily without notice, and may be disposed of in a manner deemed appropriate by the village.

a. The zoning administrator shall keep a record of the location from which any such sign was removed and shall store said sign in a safe location for a period of fourteen (14) days.

b. Signs posted in violation of subsection C11 of this section may be disposed of in any manner deemed appropriate by the village after the sign has been stored for fourteen (14) days after its removal. Prior to disposing of such sign, the zoning administrator shall make a reasonable effort to provide telephonic notice to the owner, or other person responsible for posting the sign, provided, however, that such information is reasonably ascertainable.

c. In the event any sign posted in violation of subsection C11 of this section, and the village causes said sign to be removed, a storage fee of one dollar (\$1.00) per day per sign, beginning on the day such sign is removed, shall be paid to the village before any such sign will be returned.

d. In cases where unusual effort is needed to remove a sign, such as the cutting or removal of supporting structures, use of aerial devices, towing of "trailer signs" or other unusual situations, such as the posting of numerous signs in violation of subsection C11 of this section, after having been given notice of a prior violation of such subsection, the village shall collect from the person responsible a sum sufficient to cover the costs and hourly wages of employees so utilized in the removal of the sign.

(Ord. 2014-55, 6-17-2014; amd. Ord. 2022-120, 12-20-2022)

10-12-7: PERMITTED SIGN TYPES:

A. Awning And Canopy Signs:

1. No awning or canopy signs may project above or beyond the awning or canopy to which they are mounted, however signs may be hung beneath canopies.

2. Awning signs may be painted with weather resistant paint directly on the awning material.

3. No awning or canopy sign may exceed the dimensions outlined in the maximum sign limit chart.

4. All awning signs constructed of materials other than paint or the material with which the awning is covered shall be permanently attached to the frame of the awning.

5. No awnings with signs shall contain any lighting or illuminating apparatus nor have any electrical wiring attached or connected thereto in any way.

B. Ground Signs:

1. The ground sign shall contain architectural features and materials utilized in the buildings on the site.

2. No part of a ground sign or related structure shall be higher than that height indicated for the use and street identified in the appropriate chart within subsection 10-12-9B of this chapter.

3. Masonry, wooden bases and landscaping incorporated as part of a ground sign shall not be counted as part of the permitted sign area as long as the masonry or wooden base does not contain lettering or graphic symbols.

4. No ground sign shall contain more than two (2) faces.

5. The faces of a ground sign shall be parallel and located no more than one and one-half feet (1 1/2') apart.

6. The landscaped base shall include a minimum of two (2) conifers among the plant materials.

7. No ground sign shall be located closer than two hundred feet (200') from another ground or pole sign on the same premises.

8. No ground sign shall be located closer than five feet (5') from any property line.

9. If the ground sign is located within any type of village or public utility or drainage easement, approval of the sign location by the village engineer shall be required.

C. Permanent Window Signs:

1. All permanent window signs shall be hung, painted, metal leafed, or in some other manner permanently applied to either side of the glass of an exterior building window or door. No application using an adhesive shall be permitted unless the zoning administrator determines that the application is safe and will be permanent.

4. No signs may be painted directly on any wall.
 5. All mounting brackets and other hardware used to affix a sign to a wall shall be concealed by the sign or integrated into the design of the sign.
 6. The maximum permitted area for a wall sign is one square foot for each one foot (1') of display frontage.
- I. Subdivision Identification Signs:
1. The sign contains only the name of the subdivision or multiple-family residential complex and appropriate logo, but does not advertise the availability of lots and residential dwelling units, or any of them, for sale or rent; and
 2. Only one sign shall be erected on each side of each street leading into such subdivision or complex ("entrance"), for a total of two (2) signs per entrance; and
 3. If there is more than one street leading into such subdivision or complex, the distance between entrance signs along the perimeter of such subdivision or complex shall be at least five hundred feet (500'); and
 4. All signs shall be located at least ten feet (10') from the nearest right of way line of the street on which it is located and the street from which it is to be viewed and shall be so placed as to conform to the requirements of subsection 10-12-6C7 of this chapter regulating vision clearance; and
 5. The sign shall be located at least fifty feet (50') from any dwelling unit; and
 6. All subdivision identification signs shall be located in a sign easement and no signs shall be located on public right of way or other public property; and
 7. If the subdivision identification sign is located within any type of village or public utility or drainage easement, approval of the sign location by the village engineer shall be required; and
 8. A homeowners' association shall be responsible for the maintenance of every such sign; and
 9. The sign area of an individual sign face shall not exceed twelve (12) square feet; and
 10. The maximum height of the sign shall not exceed six feet (6'); and
 11. The sign shall have a landscaped base with a minimum of two (2) conifers among the plant materials.
- J. Mixed Business Park/Industrial Subdivision Identification Signs:
1. The sign contains only the name of the subdivision and appropriate logo, management or developer name, address or location, but does not advertise the availability of lots for sale or lease; and
 2. The development shall be a minimum of ten (10) acres; and
 3. Only one sign shall be erected on each side of each street leading into such subdivision or complex ("entrance"), for a total of two (2) signs per entrance, however, each set of entrance signs must be spaced a minimum of five hundred feet (500') apart in instances where there is more than one entrance to the subdivision; and
 4. All mixed business park/industrial subdivision identification signs shall be located at least ten feet (10') from the property line and shall be so placed as to conform to the requirements of section 9-16-3 of the Bartlett municipal code regulating vision clearance; and
 5. All mixed business park/industrial subdivision identification signs placed at each entrance must be uniform in appearance; and
 6. All mixed business park/industrial subdivision identification signs shall be located in a sign easement and no signs shall be located on public right of way or other public property (if the sign is located within a village, public, drainage, or utility easement, the village engineer's approval of its location shall be required); and
 7. If not previously included in the subdivision's covenants or final plat of subdivision, provisions for private ownership and maintenance of both the sign easement area and signage contained within the easement shall be furnished and recorded; and
 8. No sign shall contain more than two (2) faces and the sign area of each sign face shall not exceed one hundred fifty (150) square feet as calculated in accordance with section 10-12-9, "Allowable Sign Area", of this chapter; and
 9. The maximum overall height of the sign shall be ten feet (10'); and
 10. The sign and base shall be made of masonry or stone materials only, but may include individual channel lettering and symbols of other materials (i.e., metal, acrylic, etc.) which shall be affixed directly to the sign structure; and
 11. A landscape plan that meets the standards established below shall be provided:
 - a. A landscaped area shall be provided; sodded or seeded areas shall not qualify as such a landscaped area;
 - b. Forty percent (40%) of the provided landscaped area must be comprised of evergreen trees and/or shrubs;
 - c. The landscaped area shall be comprised predominately of shrubs, perennial and annual flowers, ornamental grasses, ground cover plants, and mulch in accordance with subsection 10-11A-6D of this title, recommended trees, shrubs and ground cover;
 - d. Mulch materials shall be shredded bark and shall be spread a minimum of two inches (2") over landscaped area; and
 12. Fees for mixed business park/industrial subdivision identification signs shall be as follows:
 - a. Nonilluminated sign: One hundred dollars (\$100.00).
 - b. Illuminated sign: One hundred fifty dollars (\$150.00). (Ord. 2014-55, 6-17-2014)

10-12-8: PERMITTED EXTRA SIGNS:

A. Criteria: Certain business operations are hereby found to be unique with respect to their sign requirements and therefore justified to be permitted to have extra signs as specified below. These include:

1. Gasoline Stations: Gasoline stations are unique because their primary functions are performed out of doors in a manner prescribed by state statutes.
2. Movie And Live Entertainment Theaters: These theaters are unique because of the rapid turnover of the name of their entertainment product.
3. Unified Business Centers: Unified business centers are unique because of the concentrated development and their centralized ownership characteristics.

B. Gasoline Stations: In addition to the signs permitted by other sections of this chapter, the following signs are permitted uniquely to gasoline stations:

1. Two (2) signs per pump island which designate the function of the island as "self-service" or "full-service". Such signs shall not have more than two (2) faces and shall not exceed three (3) square feet per face.
2. One sign per type of fuel sold which designates the price of that fuel. Such signs shall not have more than two (2) faces and shall not exceed six (6) square feet per face. The sign area for more than one type of fuel may be combined into one sign.
3. One nonilluminated sign identifying the service performed in each service bay may be placed over the opening to each bay. Such signs shall have one face and shall not exceed three (3) square feet each.
4. One nonilluminated nameplate identifying the owner or operator is permitted adjacent to the doorway of the station. Such nameplate shall have one face and shall not exceed two (2) square feet in area.
5. Temporary signs advertising batteries, tires, oil or other products directly related to motor vehicles, if the signs are located directly adjacent to a display of the product(s) described. Such signs may have two (2) faces, however, their total area shall not exceed ten (10) square feet.
6. Any signs required by state or federal government.
7. Safety shall be encouraged through a fifteen percent (15%) bonus applied to the aggregate area of ground signs in gasoline stations (service stations) if the station's price information sign is incorporated into the principal identification sign.

C. Movie And Live Entertainment Theaters: In addition to the signs permitted by other sections of this chapter, the following sign is permitted uniquely to theaters:

1. Each theater may have one sign of up to fifty (50) square feet which will accommodate changeable lettering copy for theaters located in commercial or industrial districts.
2. A theater's changeable copy sign may have two (2) faces if it is freestanding, but both faces must be parallel and located no more than two feet (2') apart.
3. A theater's changeable copy sign may be located on a marquee, provided it does not project above or beyond the structural limits of such marquee, nor does it project closer than two feet (2') from the curb line.
4. Otherwise, a theater's changeable copy sign shall conform to the regulations for the sign type to which it most nearly resembles.

D. Unified Business Center Sign Plan: No permit shall be issued for a sign to be located in a unified business center until a comprehensive sign plan has been approved for the center and the sign complies with the provisions thereof.

1. Application: Application for approval of a unified business center sign plan shall be made in writing to the community development department on an appropriate application form.
2. Application Content: The application shall include a written description and a to scale graphic depiction of all signs to be used in the center, including their maximum size, color, location, illumination details, lettering type, mounting details, and (if any) landscaping details.
3. Approval: A unified business center sign plan application or amendment shall be reviewed and approved by the community development department.
4. Criteria: The criteria for approval of a unified business center sign plan shall be the following:
 - a. Every sign shall have good scale and proportion in its design and in its visual relationship to the other signs, buildings and surroundings.
 - b. The signs in the plan shall be designed as an integral architectural element of the building and site to which they principally relate and shall not appear as "add ons" or intrusions.
 - c. The colors, materials and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
 - d. The number of graphic elements and letters shall be held to the minimum needed to convey each sign's major message and shall be composed in proportion to the area of the sign's face.
 - e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
5. Permitted Signs: In addition to the signs permitted by other sections of this chapter, the following signs are permitted uniquely to unified business centers:

a. A unified business center may have one identification sign for the center in addition to the signs permitted for each separate business.

b. Such identification signs may only include the name and graphic logo of the center, address of the center, and also may include a time and/or temperature sign.

c. The permitted area of such identification sign shall be based upon a ratio of four (4) square feet per one acre of the center's site, up to a maximum of seventy five (75) square feet. Every unified business center is permitted an identification sign of four (4) square feet.

d. Otherwise, unified business center identification signs shall conform to the regulations of the sign type to which they most closely resemble.

e. Unified business centers may have one common directory sign not to exceed seventy five (75) square feet, advertising individual businesses on the site. Such signs shall be limited to three (3) square feet per business listed on the sign. (Ord. 2014-55, 6-17-2014)

10-12-9: ALLOWABLE SIGN AREA:

A. Aggregate Sign Area: The aggregate area of all signs, other than temporary signs, for each premises shall not exceed one and twenty five one-hundredths (1.25) square feet for each linear foot of display frontage of that premises. The total aggregate sign area may be distributed between one or more signs of one or more sign types, so long as no individual sign exceeds the maximum allowable area for that individual sign as set forth in the table of maximum sign area as set forth in subsection B of this section.

The table illustrates the maximum height, area, and percentage of window or wall coverage for any individual sign or combination of signs.

B. Maximum Sign Limits:

SIGNS FOR INSTITUTIONAL OR OFFICE USES

	Category Of The Adjoining Street ¹	Maximum Area	Maximum Height	Maximum Wall Coverage
	Category Of The Adjoining Street ¹	Maximum Area	Maximum Height	Maximum Wall Coverage
Awning and canopy signs	Local or collector	Lesser of 0.6 sq. ft./l.f. of awning or 50 sq. ft.	Height of building	10% of wall area
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Ground signs	Local or collector	Lesser of 0.7 sq. ft./l.f. of display front or 50 sq. ft.	5.5 ft.	n/a
	Minor arterial	Lesser of 0.7 sq. ft./l.f. of display front or 75 sq. ft.	10 ft.	n/a
	Major arterial	Lesser of 0.7 sq. ft./l.f. of display front or 75 sq. ft.	10 ft.	n/a
Permanent window signs	Local or collector	25% of window area	Window height	Max. allowed as wall sign
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Pole signs	Local or collector	Sign type not permitted for these uses on a local or collector street		
	Minor arterial	50 sq. ft.	12 ft.	n/a
	Major arterial	50 sq. ft.	15 ft.	n/a
Projecting signs	Local or collector	10 sq. ft. per face	Height of wall	n/a
	Minor arterial	Not permitted		
	Major arterial	Not permitted		
Roof signs	Local or collector	1 sq. ft./l.f. of display frontage	Lesser of 4 ft. or top of roof	n/a
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Wall signs	Local or collector	1 sq. ft./l.f. of display frontage	85% of wall height	10%
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"

Note:

1. As identified in the Bartlett comprehensive plan and the Bartlett thoroughfare map.

SIGNS FOR INDUSTRIAL USES

	Category Of The Adjoining Street¹	Maximum Area	Maximum Height	Maximum Wall Coverage
	Category Of The Adjoining Street¹	Maximum Area	Maximum Height	Maximum Wall Coverage
Awning and canopy signs	Local or collector	Lesser of 0.6 sq. ft./l.f. of awning or 50 sq. ft.	Height of building	10% of wall area
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Ground signs	Local or collector	Lesser of 0.7 sq. ft./l.f. of display front or 50 sq. ft.	5 ft.	n/a
	Minor arterial	Lesser of 0.7 sq. ft./l.f. of display front or 100 sq. ft.	5 ft.	n/a
	Major arterial	Lesser of 0.7 sq. ft./l.f. of display front or 150 sq. ft.	12 ft.	n/a
Permanent window signs	Local or collector	25% of window area	Window height	Max. allowed as wall sign
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Pole signs	Local or collector	Sign type not permitted for these uses on a local or collector street		
	Minor arterial	50 sq. ft.	12 ft.	n/a
	Major arterial	75 sq. ft.	15 ft.	n/a
Projecting signs	Local or collector	Not permitted		
	Minor arterial	Not permitted		
	Major arterial	Not permitted		
Roof signs	Local or collector	1 sq. ft./l.f. of display frontage	Lesser of 4 ft. or top of roof	n/a
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Wall signs	Local or collector	1 sq. ft./l.f. of display frontage	85% of wall height	5%
	Minor arterial	" "	" "	5%
	Major arterial	" "	" "	10%

Note:

1. As identified in the Bartlett comprehensive plan and the Bartlett thoroughfare map.

SIGNS FOR COMMERCIAL USES

	Category Of The Adjoining Street¹	Maximum Area	Maximum Height	Maximum Wall Coverage
	Category Of The Adjoining Street¹	Maximum Area	Maximum Height	Maximum Wall Coverage
Awning and canopy signs	Local or collector	Lesser of 0.6 sq. ft./l.f. of awning or 50 sq. ft.	Height of building	10% of wall area
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Ground signs	Local or collector	Lesser of 0.7 sq. ft./l.f. of display front or 50 sq. ft.	5 ft.	n/a
	Minor arterial	Lesser of 0.7 sq. ft./l.f. of display front or 100 sq. ft.	10 ft.	n/a

	Major arterial	Lesser of 0.7 sq. ft./l.f. of display front or 150 sq. ft.	12 ft.	n/a
Permanent window signs	Local or collector	25% of window area	Window height	Max. allowed as wall sign
	Minor arterial	25% of window area	" "	"
	Major arterial	25% of window area	" "	"
Pole signs	Local or collector	Sign type not permitted for these uses on a local or collector street		
	Minor arterial	80 sq. ft.	12 ft.	n/a
	Major arterial	100 sq. ft.	15 ft.	n/a
Projecting signs	Local or collector	10 sq. ft. per face	Height of wall	n/a
	Minor arterial	Not permitted		
	Major arterial	Not permitted		
Roof signs	Local or collector	1 sq. ft./l.f. of display frontage	Lesser of 4 ft. or top of roof	n/a
	Minor arterial	" "	" "	"
	Major arterial	" "	" "	"
Wall signs	Local or collector	1 sq. ft./l.f. of display frontage	85% of wall height	10%
	Minor arterial	" "	" "	15%
	Major arterial	" "	" "	15%

Note:

1. As identified in the Bartlett comprehensive plan and the Bartlett thoroughfare map.

C. Sign Area Calculation: The following methods shall be used to calculate the sign area of various types of signs:

1. For ground signs, pole signs, projecting signs and roof signs, the sign area shall be calculated by measuring the entire area enclosed within the smallest regular geometric form, or combination of regular geometric forms, which may be inscribed within the perimeter of the sign structure, excluding structural support members extending beyond the frame or background border of the sign. In the case of signs with more than one face the area shall be computed only for the maximum single display surface which is visible from any one ground position.

2. For wall signs, awning and canopy signs, and window signs, the sign area shall be calculated by measuring the entire area enclosed within the smallest regular geometric form, or combination of regular geometric forms, which may be inscribed to encompass all letters and graphic symbols of the sign, including horizontal spacings between such letters and symbols plus any additional portion of the background which is framed by a border, internally illuminated, consisting of a color or tone different than the wall to which the sign is attached, or projects more than three inches (3") beyond the plane of the wall to which it is attached.

3. For temporary signs, the sign area shall be calculated by measuring one side of the sign surface area, even though said sign may be double faced, not including the area or dimensions of any metal, wood or other type of support.

D. Multiple Frontages: When a business has more than one display frontage the restrictions on the number of signs and sign area shall apply to each frontage, subject to the following limitations:

1. The maximum permitted sign area shall apply to both display frontages.
2. Double faced signs erected on or near the corner of a building or parcel so as to be equally visible from each frontage shall be counted as part of the permitted sign area for each frontage.

E. Multiple Floors: When a business premises contains more than one floor above ground the display frontage level may be used to calculate permissible sign area for each floor, subject to the following limitations:

1. If the operations of a single business cover more than one floor, then twenty five percent (25%) of the display frontage at the ground level may be added to calculate permissible sign area.
2. If a building contains one or more businesses different from the business(es) occupying the ground floor, and if the aggregate area occupied by such business(es) equals at least seventy five percent (75%) of the upper floor(s), then one hundred percent (100%) of the display frontage of the upper floor(s) may be used to calculate permissible sign area.

F. Multiple Occupants: In buildings with multiple business occupants, each occupant shall be allotted a sign area based upon the display frontage proportional to the ratio of total floor area in the building. Common areas shall not be included in this calculation. Every occupant shall be allowed a minimum sign area of three (3) square feet.

G. Business Premises Without Buildings: For business premises which do not contain buildings larger than four hundred (400) square feet, and which lawfully store their merchandise outside, the permitted sign area shall be calculated on the basis of five one-thousandths (0.005) of a square foot of sign area for each one square foot of the subject parcel, up to a maximum of eighty (80) square feet of sign area. (Ord. 2014-55, 6-17-2014)

10-12-10: NONCONFORMING SIGNS:

A. Compliance: Any sign made nonconforming by the passage of this chapter shall be removed, modified, or altered to comply with this chapter no later than seven (7) years from the date of the passage of this chapter.

B. Change In Condition: Every nonconforming sign must come into compliance with this chapter or must be removed within fourteen (14) days if any of the following occurs to the sign:

1. It is damaged, deteriorated or destroyed and the cost of reconstruction, repair or maintenance is sixty percent (60%) or more of its depreciated value at the time it is damaged, deteriorated or destroyed; or
2. It has not been used for a period of six (6) months or longer; or
3. It is substantially modified; or
4. It is relocated on the same or different premises; or
5. Fifty percent (50%) of the building display frontage to which the sign relates is remodeled; or
6. The ownership, tenancy or activity for the premises on which the nonconforming sign is located requires a new occupancy permit.

C. Continuing Obligation: Nothing in this section shall relieve the owner or user of a nonconforming sign or owner of the property on which the nonconforming sign is located from the provisions of this chapter regarding safety, maintenance and repair of signs, provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure or copy in any way which makes it more nonconforming. (Ord. 2014-55, 6-17-2014)

10-12-11: PROHIBITED SIGNS:

The following signs and graphic structures are prohibited from erection or placement within the village:

- A. Signs, attention gathering devices or graphics which by color, location, or design resemble or conflict with traffic control signs or signals.
- B. Graphics or signs attached to power poles or light standards.
- C. Billboards. (Ord. 2014-55, 6-17-2014)

10-12-12: NONCOMMERCIAL SIGNS:

The purpose of this chapter is to guarantee that noncommercial speech receives protection at least as great as that provided for commercial speech. Accordingly, notwithstanding any provision contained herein to the contrary, noncommercial messages may be contained on any sign authorized hereunder. (Ord. 2014-55, 6-17-2014)

10-12-13: PENALTY:

Any person violating any provision of this chapter shall be fined not less than fifty dollars (\$50.00) nor more than seven hundred fifty dollars (\$750.00), and each day a violation continues shall be considered a separate violation. (Ord. 2014-55, 6-17-2014)

2. Permanent window signs must be confined to the glass of the window, shall not encroach upon the frame, mullions or other supporting features and shall not cover more than twenty five percent (25%) of the window area.

D. Pole Signs:

1. The bottom of the sign face structure on a pole sign must be at least seven feet (7') from the ground.
2. No pole sign shall contain more than two (2) faces.
3. The faces of a pole sign shall be parallel and located no more than two feet (2') apart.
4. No pole sign shall have more than two (2) poles nor shall any pole have a cross sectional area at any point greater than one square foot.
5. No pole sign shall be located closer than two hundred feet (200') from another pole or ground sign on the same premises.
6. No pole sign is permitted on frontage in the B-1 zoning district unless the business building(s) are located more than forty feet (40') back from the street side property line.
7. The maximum height of a pole sign shall be equal to the average height of the building to which the sign relates but not to exceed the maximum sign height for the use and location as indicated on the maximum sign limit chart.
8. The minimum setback for a pole sign shall be equal to the height of the sign, except for pole signs which were lawfully erected prior to the adoption of this chapter and are otherwise in conformance with this chapter. These later signs shall be permitted to stand at the setback distance originally permitted by the village.
9. The landscaped base shall include a minimum of two (2) conifers among the plant material.

E. Projecting Signs:

1. No projecting sign shall project more than six feet (6') from the plane of the wall nor closer than two feet (2') from the curb line.
2. The innermost point of a projecting sign face shall be no more than one foot (1') from the plane of the wall.
3. No projecting sign shall contain more than two (2) faces.
4. The faces of a projecting sign shall be parallel and located no more than one foot (1') apart.
5. Projecting signs may swing, but all projecting signs must be permanently mounted.
6. No projecting signs are permitted in the O-R, I-1 or I-2 EDA zoning district.

F. Roof Signs:

1. No roof sign shall be erected or maintained with the sign face or any part of the sign structure projecting beyond the plane of the outside walls.
2. No roof sign may exceed four feet (4') in height nor may the sign structure's highest point exceed the highest point of the roof to which it is attached.
3. No roof sign shall be placed on the roof of any building so as to interfere with any openings in the roof or as to prevent free passage from one part of the roof to another, or to an adjacent roof.
4. Roof signs shall have one face only.
5. No signs may be painted directly on a roof.
6. All mounting brackets and other hardware used to mount a sign on a roof shall be concealed by the sign or integrated into the design of the sign.
7. No roof signs are permitted in the B-1 zoning district.

G. Time And Temperature Signs:

1. Time and temperature signs shall conform to the regulations of the sign type to which they most clearly resemble.
2. Time and temperature signs shall have a display area for numbers of a minimum of two feet (2') in one dimension and a maximum of four feet (4') in the largest dimension.
3. Time and temperature signs must be adjusted to present accurate readings.
4. Temperature signs shall not change except when the temperature changes one degree (1°), unless the display face is used for alternate time readings.
5. With the exception of a second hand, time signs shall be permitted to change no more frequently than one minute intervals, unless the display face is used for alternate temperature readings.
6. If the same display face is used for alternating time and temperature readings, the frequency of change shall be no more than once every seven (7) seconds.

H. Wall Signs:

1. No wall sign shall extend above or beyond the wall to which it is attached.
2. No wall sign shall be located higher than eighty five percent (85%) of the average height of the total building elevation parallel to and adjacent to the sign.
3. No wall sign shall project more than twelve inches (12") beyond the plane of the wall to which it is attached.



Agenda Item Executive Summary

Item Name Boss's Signature BEDA Application

Committee
or Board Committee

BUDGET IMPACT

Amount: \$50,000

Budgeted

Yes

List what
fund

Economic Incentives

EXECUTIVE SUMMARY

Staff has been working with Gino Matello, who purchased the north end of Main Street Plaza as well as the Still Bar & Grill late last year. Mr. Matello has been working on updating and upgrading both the property and the restaurant into an attractive and more welcoming venue to attract new customers.

We worked with him for months on his plan and application, and he has submitted the attached BEDA application detailing his business plan and \$276,000 worth of expenditures. Because some of the costs are associated with the conversion of the former barber shop space into a gaming café, those expenditures are not considered eligible.

Staff has determined that Mr. Matello plans to spend \$252,568 on eligible expenses including gutting the interior and remodeling, electrical upgrades, masonry, furniture, a brick pizza oven, a draft system, lighting improvements, plumbing, and more.

Mr. Matello appeared before the EDC at its August 14th meeting, at which time the EDC recommended in favor of a maximum \$50,000 grant, which amounts to twenty percent (20%) of overall eligible project costs. He is applying under the new guidelines requiring a background check and recapture agreement among other items.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Boss's Signature BEDA grant application, DRAFT minutes from the August 14, 2023 Economic Development Commission meeting.

ACTION REQUESTED



Request: Economic Development staff requests that the COW review this BEDA application and the DRAFT EDC minutes, and then forward this item to the next Village Board meeting for a final vote.

Staff: Tony Fradin, E.D. Coordinator

Date: August 28, 2023

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 28, 2023
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: The Boss's Signature BEDA Application

APPLICANT: Gino Matello

BACKGROUND: Gino Matello recently purchased the property located at 326 S. Main Street. It is the north end Main Street Plaza. The south end of the plaza, 332-350 S. Main Street, is under different ownership.

Mr. Matello also purchased the existing restaurant, the Still Bar & Grill, and has spent the last several months planning out and subsequently renovating the space into a more attractive and modernized establishment called the Boss's Signature.

Staff met with and encouraged Mr. Matello to purchase, renovate, and improve both the existing business and his portion of Main Street Plaza several times to boost this area in the middle of Main Street and to help the business attract more customers.



Economic development staff and staff from Planning and Development Services have been working closely with him as this project has progressed from concept to near completion.

BEDA APPLICATION:

The attached application details \$276,000 worth of expenditures associated with upgrading the former restaurant and barber shop space into a modern, attractive, Code-compliant eating and drinking establishment.

Mr. Matello has also included some additional expenditures regarding improvements to the parking area, which would increase the investment in this property to over \$300,000 but are not eligible per the BEDA program.

Mr. Matello's application includes costs associated with the expansion that the former owners of the building and restaurant had applied for but never completed. That area is being renovated into a gaming area; thus, those expenditures will not be considered eligible.

Because some of the costs submitted are not BEDA-eligible expenses, staff has determined that the eligible amount for all other costs including plumbing, electrical, new kitchen equipment (including a brick pizza oven), signage, and more amounts to \$252,568.

This includes, but is not limited to:

- \$50,000 to ADS Remodeling for gutting the business and general remodeling
- \$18,000 to ADS Remodeling for electrical upgrades
- \$11,900 for masonry work on the exterior
- \$26,147 for furniture
- \$38,008 for a brick pizza oven
- \$26,150 for awnings
- \$7,947 for a new draft system
- \$4,970 for a new sign
- \$5,672 for lighting improvements

We have apprised Mr. Matello about the recently approved revisions to the BEDA program, which now includes an Economic Incentive Agreement that must be signed in order to receive grant funds. He is following the updated regulations including completion of a background check.

RECOMMENDATION:

Staff is recommending a maximum BEDA grant in the amount of **\$50,000**, which equates to 20% of the build-out costs for this new restaurant.

Please note that the applicant has requested more than that amount, noting that he is both the owner of the strip center and the restaurant and would like to receive grants for both entities.

Viewing this as primarily a restaurant renovation with the costs similar to other comparable build-out projects, staff views this as one BEDA application.

AUGUST 14, 2023 ECONOMIC DEVELOPMENT COMMISSION MEETING:

Mr. Matello appeared before the EDC at its August meeting, at which time he responded to several questions. He noted that his goal is to ultimately get between 16 to 24

employees and to possibly add breakfast service. He would also like to pursue outdoor seating if possible.

Following the question-and-answer period, the EDC recommended in favor of a maximum BEDA grant of **\$50,000**, which amounts to approximately one-fifth, or twenty percent (20%) of the total expenditures for this project.

REQUEST:

Economic development staff requests that this BEDA application be forwarded to the next Village Board meeting for a final vote.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name The Boss's Signature, Inc

Applicant(s) Address: 326 S. Main Street Bartlett, IL 60103

E-Mail Address: gmetallo@comcast.net

Primary Contact for Project: Gino Metallo or GC Don Donnelly

Cell Phone Number and/or Home Number: 630-

Applicant is or will be (check all that apply) Tenant Property Owner

Number of Years in Business: First Year Number of Years in Bartlett: First Year

Contact Name and Information for Applicant's Agent or Architect (if any):

Architect Mark Lindstrom 630-204-0252 General Contractor Don Donnelly 630-202-9712

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

Property Information:

Project Property Location/Address: 326 S. Main Street Bartlett, IL 60103

This Property is (check all that apply): Retail Restaurant Office

Other (explain)

Number of Businesses on Site: 3

Names of Other Businesses on Site: The Boss's Signature / JDN Systems/ Preferred Dental

Size of Building (dimensions or total square feet) Approximately 3,600sqft

Stories in building: 1 Parking spaces on property: 21

Last Real Estate Taxes Paid: First Half of 2021 \$22,000.00

Property Tax Index Number(s) (PIN): 06-34-414-068-0000

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 275,000 to 300,000

Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

Exterior: Remove Upper Front Facade and Shake Shingles. Replace with Stucco, Awnings, and New Sign

Interior: Remove Dividing wall, Remove tile ceiling, Remove Tile Floor, Add Brick and shiplac, replace floor with epoxy, update lighting fixtures, update, replace air ducts

Open into the Next unit Put Slot Machines, remodel the bar, update dining furniture, purchase brick oven pizza, 6 burner stove, griddle, new refrigerations.

If approved, estimated project completion date: August 14, 2023

Business Plan: For new business ventures, please include a two- to five-page business plan. Contact Tony Fradin with questions about the seven elements of a strong plan.

Please Attach: Contractor Estimates, Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien

Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project

I further acknowledge that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

Gino Metallo

Applicant Signature

July 5, 2023

Date



Return this completed application with attachments to:
Tony Fradin, Economic Development Coordinator
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

BEDA PROGRAM APPLICATION ADDENDUM:

Name: GINO METALLO Date: 7/3/23 Business: THE BOSS'S SIGNATURE

I acknowledge that the project is to be completed within 12 months, and that an extension request must be made in writing by the applicant and presented for approval to the Grant Administrator, EDC, or Village Board if necessary.

Signature: _____

Date: 7/3/23

I acknowledge acknowledges that if the final costs come in less than what was estimated to determine the reimbursement amount, then the grant amount would be reduced accordingly.

Signature: _____

Date: 7/3/23

FOR INTERNAL USE ONLY

- | | | |
|---|--------------------------------------|---------------------|
| 1. Applicant Completed Background Check: | <input checked="" type="radio"/> Y/N | Initials: <u>77</u> |
| 2. Applicant Signed Clawback Agreement: | <input type="radio"/> Y/N | Initials: _____ |
| 3. Applicant is current on all payments to the village: | <input checked="" type="radio"/> Y/N | Initials: <u>77</u> |
| 4. Applicant has a valid Business License: BL #: <u>22-2911</u> | <input checked="" type="radio"/> Y/N | Initials: <u>77</u> |
| 5. Applicant has provided a copy of a lease (if renting) | <input type="radio"/> Y/N | Initials: _____ |





My Name is Gino Metallo, owner of the Boss's Signature Restaurant and the owner of Top Investment Strategy which owns The Strip Center located at 326 S. Main Street in Downtown Bartlett.

Two Different Entities submitting a proposal request for a \$150,000 Bartlett BEDA Program.

For decades this center is been a part of what I have nicknamed "The Dead Zone" of Bartlett's Downtown. The Tired, Out-Dated, Uninviting Look of the Center is in Desperate Need of an Overhaul.

My Goal is to change the personification of the Strip Center from Unappealing to Destination

My Business Plan begins by attracting people to the Center by changing the Esthetics of the Center and by Enhancing the Restaurant. Top Investment Strategy and The Boss's Signature both play a significant roll to enhance and attract people to the center. But we can't do this alone without the financial help of Bartlett's Program.

Historically, Owners of Strip Centers have requested BEDA Grants to enhance their real estate to attract tenants.

Historically, Restaurant Tenants have requested BEDA Grants to enhance their restaurants to attract sales.

I am both owner of the Strip Center and owner of the Restaurant. Both entities are in need of BEDA Grants for both different and alike reasons.

High Real Estate Taxes, Cost of Materials, Labor, has impacted the strip center from investing in itself. I am willing to do so but I am in need of your financial support.

The Proposed Changes Include the Following:

1. Remove the Old Cedar Shakes Awning. Replace with Black Stucco
2. Purchase the Sign.
3. White Wash Paint of the Building to lighten up and make it more inviting.
4. Remove the Main Window and Replace with Either Accordion Glass Doors or a Overhead Garage Door.
5. Add an Awning to the Main Entrance
6. Repair the Parking Lot that has not been maintained in over 30 years.
7. To compete with the other restaurants, The Boss's Signature is in need of an Outdoor Patio in the front of the building, a backyard beer garden and or a rooftop deck. Renderings to come.
8. The Interior Space that The Boss's Signature resides in needs updating to making it more inviting to the Bartlett Residents.
9. Expanding into the Next Unit to the North for Gaming by Opening the Wall between the units.
10. Per Bartlett Building Department Adding a Fire Rated Garage Door Safety System.

11. Adding Fire Alarm for Safety in the Gaming Unit
12. Updating Walls by removing dark paneling and replace with white brick and shiplap
13. Updating the Bar; Adding more refrigeration coolers
14. Removing a wall that divides the bar from the dining room to provide for more tables
15. Removing ceiling tiles, updating duct work, adding and updating LED Lighting and Fans to preserve and reduce energy costs.
16. Update Old Seating booths and outdated tables and chairs with a more modern look of tables and chairs.
17. Adding Gourmet Coffee Equipment
18. Expand and update the Kitchen by adding a Brick Oven for Pizzas, Pizza Refrigeration Preparation Station, 6 Burner Stove and a 42" Griddle to be able to Offer Breakfast.
19. Update flooring from dark, worn and broken tiles to light bright epoxy flooring

Both Entities require the BEDA Grant to Compete, Enhance and Attract Sales to this location.

I hope the Village of Bartlett can understand that the residents of Bartlett have been longing for such an update to this unique real estate and restaurant. Please Consider, with this BEDA Grant Funding we can help make this a destination instead of a deadzone.

Costs:

1. Promasonry	\$11,900
2. Mark Your Space Sign	\$5,400
3. ADS Paint of the Building	\$8,500
4. Accordion Doors	\$35,000
5. Thatcher Oaks Awnings & Doors	\$7,150
6. Repave the parking lot	\$21,744
7. The Boss's Signature Build-Out	
A. ADS Remodeling	\$50,000
B. General Contractor Don Donnelly	\$2,000
C. Electric	\$18,000
D. HVAC – On the Mark HVAC	\$9,400
E. Invoices	
a. 2 nd Dumpster	\$740
b. 3 rd Dumpster, Piping, concrete	\$12,000
c. Bathroom vent/fans, Permit, 1 st Dumpster	\$1,823.12
F. Bathrooms	\$15,200
G. Bathroom Doors	\$1,752.17
H. DuPage Lighting	\$6,969.68
I. Permit Fees	\$2,332.05
J. Epoxy Flooring	\$15,000.00
8. Building Out the Game Room	
A. Fire Rated Roll Up Door	\$4,269.65
B. Install Fire Safety System	
C. Bartlett Fire District Review	\$310
D. Bathroom Build Out – Crawford Supply	\$1,138.23
9. Adding New Appliances	
A. Pizza Brick Oven and Prep Cooler	\$38,008.21
B. Bar Back Refrigerator Cooler (2)	\$5,148.00

C. Wine Cooler	
D. Ice Maker	
E. 6 Burner Stove	\$861.00
F. 36" Griddle	
G. Chef Base Coolers (2)	\$3,660.00
H. Cappuccino/Coffee System	\$12,000.00
I. Beer Tapper System	\$7,500.65
10. Television's Sound System Speakers POS System	\$10,778.25
A. POS CAT6 Cable	\$218.60
B. TV Brackets	\$86.76
C. Speaker Wire	\$438.00
11. Furniture	\$26,148.00
A. Tables	
B. Table Bases	
C. Chairs	
D. Banquettes	
12. Smallware	\$10,000.00
A. Dishes	
B. Utensils	
C. Glasses	
 Total:	 \$276,732.37

ADS Kitchen, Bathrooms & Home Improvements

DON DONNELLY

1236 Shawford Way,

Elgin, IL 60120

630 202 9712 CELL 630 547-4008 FAX

TO: Gino Metello

Boss's signature

JOB ADDRESS: 322 S. Main St.

Bartlett IL 60103

WORK TO BE DONE: gut and remodel:	AMOUNT
ADS will tarp and protect all areas needed, Boss's signature	
To provide dumpsters as needed. Will demo and remove and trim, casing or base moldings where needed. will close off the 2 openings going into kitchen drywall and seal kitchen side of openings for dust control. Will cut and demo an opening into next unit, size per design for an extended game room. Will proceed to remove entire existing drop ceiling from restaurant into game room, will demo and remove sitting and bar dividing wall and vestibule. All debris going into dumpsters. Will remove and discontinue any of hvac ducting, trunks and brackets where needed. Will discontinue any electric cans, whips and boxes not needed preparing for electrician. Hang drywall from ceiling height to extending new ceiling height, repair rest of drywall where needed, then will prime where needed. Once electric is roughed in and hvac is completed will paint 2 coats of a black color customers choice on ceiling and in all game room walls. Game room walls painted only.	
Will install white brick panels and white wood and shiplap from floor to ceiling approx. 920 sqft. with brick outside matching corners, casing, and base where needed, color customers choice.	
Bar area:	
In bar area we will remove and discontinue any sinks, fridges and storage not needed, move and redesign sink, tables and shelving for mixing and glasses to be stored. On opposite side of counter will remove existing shelves, racks and wood backing, repair walls install support plywood for new piped wine racks and glass shelves per design. Will install 2 tv. Mounts on sides and install TV's (TV's and mount brackets to be supplied by owner). Bar top to be replaced with LED lighting per design, face of bar to have face stone, step removed and replaced with 2" bar customer to paint Will be adding ambient lighting on shelving wall and bar front.	
Will do any finishing touches needed and do any cleaning.	
This quote is labor and most materials included as described	
Electric and hvac is not included and to be quoted out.	
Permits and fees are also not included	43,750.00



QUOTE

ADS KITCHEN AND BATH BOSS'S SIGNATURE

COMPANY NAME: **Crawford Supply**
 QUOTED BY: **Itasca Showroom**
 E-MAIL: **Itasca@crawfordsupply.com**

CUSTOMER NAME / NUMBER: **Corey Ross /**
 CUSTOMER E-MAIL: **cross@crawfordsupply.com**
 CUSTOMER PHONE: **6302851274**
 QUOTE NUMBER / SPECBOOK: **2174512**
 ISSUED ON: **May 12th, 2023**

ADS KITCHEN AND BATH BOSS'S SIGNATURE

TOILETS

ITEM DESCRIPTION	QTY	LIST PRICE	SALE PRICE
 K-4352-0 Anglesey Accuflush Comfort Height Bowl, 1.28 Gpf White	1	\$649.55	\$441.69
 K-95053-0 Wellcome Ultra Bowl White	2	\$412.20 (\$206.10 per.)	\$280.30 (\$140.15 per.)
 3910212 Royal Manual Flushometer Polished Brass	3	\$3,056.55 (\$1,018.85 per.)	\$2,139.57 (\$713.19 per.)
CATEGORY TOTAL		\$4,118.30	\$2,861.56

URINAL

ITEM DESCRIPTION	QTY	LIST PRICE	SALE PRICE
 K-4989-1-0 Freshman Life Urinal-top Spud White	1	\$538.10	\$365.91



3912737
Royal Manual Finchometer - Polished Brass

1

\$1,018.85

\$713.19

CATEGORY TOTAL

\$1,556.95

\$1,079.10

LAVS

ITEM DESCRIPTION	QTY	LIST PRICE	SALE PRICE
5232-01-001 AquaSol Wall Mount, Vanity Top Or Self Rimming Porcelain Bathroom Sink With An Overflow, One Faucet Hole - White	2	\$1,650.00 (\$825.00 per.)	\$1,237.50 (\$618.75 per.)

5231-01-001 AquaSol Wall Mount, Vanity Top Or Self Rimming Porcelain Bathroom Sink With An Overflow, One Faucet Hole - White	1	\$595.00	\$446.25
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3335117 Optima Sensor Faucet - Polished Brass	3	\$4,050.45 (\$1,350.15 per.)	\$2,754.30 (\$918.10 per.)
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493/01 Lavatory Supply Kit, 1/2" Compression - Forever Brass	3	\$1,317.00 (\$439.00 per.)	\$895.56 (\$298.52 per.)
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CATEGORY TOTAL

\$7,612.45

\$5,333.61

TAX \$696.50 (7.51%)

SUBTOTAL \$9,274.27

LIST PRICE TOTAL
\$14,285.60

SALE PRICE TOTAL
\$9,970.77

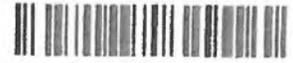
TERMS AND CONDITIONS

- 1) Quote prices valid for 5 business days.
- 2) Open order price is valid for 30 days once items are in stock.
- 3) Prices subject to change based on manufacturer price increases.
- 4) Cancelled orders may incur a restock fee.
- 5) Storage fees may apply.
- 6) State & local taxes apply.



336 CRAWFORD SUPPLY
751 N. ROHLWING ROAD
ITASCA, IL 60143-1348
Phone 800-542-5550
Fax 847-967-1434

*PAID
in Full*



Acknowledgement

ORDER DATE	ORDER NUMBER
05/12/2023	S1056628
336 CRAWFORD SUPPLY 751 N. ROHLWING ROAD ITASCA, IL 60143-1348 Phone 800-542-5550 Fax 847-967-1434	
PAGE NO.	1 of 2

SOLD TO:

SHIP TO:

ADS KITCHEN & BATH*
1236 SHAWFORD WAY
ELGIN, IL 60120

ADS KITCHEN & BATH*
1236 SHAWFORD WAY
ELGIN, IL 60120
630-202-9712

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
71792	BOSSES SIGNATURE		ILL HOUSE ACCOUNT	
WRITER	SHIP VIA	TERMS	SHIP DATE	WAREHOUSE
COREY ROSS 12-1911	OT OUR TRUCK	COD-Collect On Delivery!	06/01/2023	SH 12 PR 112
ORDER QTY	DESCRIPTION		UNIT PRICE	EXT PRICE
	<p align="center">SHIPPING INSTRUCTIONS</p> <p align="center">****COD*****COD*****COD*****</p> <p align="center">CALL DON BEFORE ANY ORDERS PUT THROUGH*****</p>			
	<p align="center">@GAME ROOM</p>			
1ea	LACAVA 5231-01-001 AQUASEI WHITE 1 HOLE LAV NONSTOCK-MIN 30% RESTOCK APPLIES Pn: 1818402		386.750/ea	386.75
1ea	K4305-0 WHITE BARRINGTON ELONGATED TOILET BOWL Pn: 1651183		335.640/ea	335.64
1ea	K4484-0 WHITE PRESSURE TANK W/SLOAN Pn: 1338251		246.240/ea	246.24
1ea	K4636-RL-0 WHITE CACHET READYLATCH QUIET-CLOSE ELONGATED TOILET SEAT Pn: 2000621		39.600/ea	39.60
1ea	K9481-L-PB TRIP LEVER POLISHED BRASS NONSTOCK-MIN 30% RESTOCK APPLIES Pn: 1830320		50.580/ea	50.58
	<p align="center">@MENS AND WOMENS WIDESPREAD FAUCET</p>			

** Continued on Next Page **



Acknowledgement

ORDER DATE	ORDER NUMBER	PAGE NO.
05/12/2023	S1056628	2 of 2

ORDER QTY	DESCRIPTION	UNIT PRICE	EXT PRICE
Credit Card Information			
Card Type:	Visa	Merchant ID:	4445065569865
Card Number:	XXXXXXXXXXXX9308	Card Holder:	ADS KITCHEN & BATH*
Charge Amount:	\$1138.23	Response Code:	0/00
Time/Date:	04:51pm 06/01/2023	Approved	Auth Code: 85054G
Signature: _____ I agree to pay above total amount according to card issuer agreement.			
Less Amount Paid:		-1138.23	
ORDER SUMMARY			
Total Sales for Order		4548.60	
Payments to Date		-1138.23	
Discount Taken		0.00	
Balance		3410.37	
06/01/23	1138.23	Credit Card XXXXXXXXXX9308	
		Subtotal	1058.81
		S&H Charges	0.00
		Tax	79.42
		Pymt & Disc	-1138.23
		Amount Due	0.00

DUPAGE LIGHTING INC.



(630) 208-7300

3990 Commerce Drive St. Charles, IL 60174
 dupageltg@gmail.com
 www.dupagelighting.com

Invoice

Date	Invoice #
5/31/2023	73649

PAID
IN
FULL

Bill To
Metallo, Geno & Nicole 630-806-5241 The Boss's Signature

Ship To

Quantity	Description	Location	Unit Price	Total
2	MIN A F729-CL		192.51	385.02
2	MIN A DR512-CL		17.91	35.82
6	MET N6775-293		699.95	4,199.70
2	VCS AEW1032MBK		249.98	499.96
1	FRA T1003-BG		1,190.00	1,190.00
2	CRY SLO-A3601-VG-BF		228.00	456.00
	Discount		-1,555.65	-1,555.65
	Sales Tax		8.00%	416.87

DUPAGE LIGHTING
 878850033593
 3990 COMMERCE DR
 ST. CHARLES, IL 60174
 630-208-7300
 05/31/2023 13:46
 Sale
 Trans #: 4 Batch #: 800
 CREDIT CARD CHIP READ
 VISA Entry Type: CONTACT
 *****5171 **/**
 TOTAL AMT: USD 55627.72
 Resp: AP
 Code: 056165
 Trap ID: 30315167739831
 Validation Code: 2F30
 Visa Rewards: 774629
 AID Name: CAPITAL ONE
 AID: 000000031010
 TUR: 0080000000
 ERM: 0000
 ATC: 0006
 TC: D38A0EFB29C6003F

THANK YOU
PLEASE COME AGAIN
CUSTOMER COPY

No returns or exchanges unless returned in its original carton within 7 days in resaleable condition and accompanied by a sales receipt. No returns on special orders. Returns are subject to a 25% restock charge. Interest of 1.5% per month will be charged on any unpaid balance over 60 days.

Total	\$5,627.72
Payments/Credits	\$0.00
Balance Due	\$5,627.72



ROLL UP DOORS DIRECT

www.rollupdoorsdirect.com

Tel: 877-753-6677

Fax: 352-557-8331

Date 6/14/2023

Estimate # 23-55317

PAID IN FULL

Name / Address

Gino Matallo
3004 Wayland Ave
Elgin, IL 60124

Ship To

Don Donalley
Ontarioville, IL 60103

Tel: 630-202-9712

Email:

Terms Payment with order

Rep MC-R

DOORS ARE MANUFACTURED BASED ON YOUR ROUGH OPENING SIZE

Description	Qty	Rate	Total
Model F-45 S-10, 20 gauge non-Insulated, 3 hours Fire rated rolling steel door, fuseable Left-hand or Right-hand chain hoist, Motor or Push-Up/Pull-Down. 4' wide x 9' high opening. Round Hood. Door mounting to inside face of wall. Mounting to wood. Exterior color: gray Headroom 20', sideroom 10'	1	3,327.00	3,327.00
Discount		-166.35	-166.35
Crate	1	225.00	225.00
Freight by enclosed truck. XPO FOB BD-MI NO LIFTGATE OR INSIDE DELIVERY (It is your responsibility to unload. Delivery times set by freight company are estimates only)	1	884.00	884.00

4,269.65
roll up door

ANY DAMAGE OR SHORTAGE MUST BE REPORTED WITHIN 3 DAYS. The Buyer is responsible for off-loading Roll Up doors from an enclosed truck.

Anyone who has above average mechanical skills and is able to follow detailed yet easy to read instructions should be able to safely install one of our roll up doors. Since we have no way of knowing your skills, we recommend all roll up doors be installed by a professional.

ALL SALES ARE FINAL. As doors are custom built we do not accept returns. Acknowledgement of the quotation or by sending payment will be deemed as agreement to the product description along with our Terms and Conditions, a copy can be found on our web site.

Subtotal \$4,269.65

Sales Tax (0.0%) \$0.00

Total \$4,269.65

ROLL UP DOORS DIRECT

7064 SAMPEY ROAD, UNIT 5
GROVELAND, FL 34736

All prices are subject to change and are not guaranteed



05/10/2023 09:39:1
 DeviceId: 391340
 UserName: 119463761

INVOICE #1027293

Credit Sale
 Transaction #: 3
 Card Type: MasterCard
 Account: *****7444
 Entry: Manual
 Clerk:

Amount: USD\$1,213.68
 Ref. Number: 313038691295
 HREF: 1574940274
 Global UID: 1850528646202305100939137033
 Auth. Code: 038565
 Batch #: 400413201
 Response: APPROVAL
 CVD Response: M - Match.
 AVS Response: Zip and address match.

<p>Bill to</p> <p>Projects Unlimited Niles, IL</p> <p>ATTN: John Ridgway</p> <p>Phone: 331-216-8905 Fax: Tax ID:</p>	<p>Metal Options Ex independent franc SUPERMARKETS</p> <p><i>See remit to a</i></p> <p>6285 West Howard Niles, IL 60714 Phone: (847) 647-242... E-Mail: niles@metalsupermarket.com Sales Tax # ?</p>
<p>Ship to</p> <p>ATTN: John Ridgway Projects Unlimited Niles, IL</p> <p>Contact Phone: 331-216-8905</p>	<p>Customer Purchase Order # Sales Order: 1046335 Invoice Date: May-10-2023 Shipment Date: May-10-2023 Payment Method: Physical Device (Credit & Debit Cards) Terms: Immediate Customer Rep: Mike Pucci Delivery Method: Delivery</p>

CUSTOMER COPY

Product	Qty	Length	Unit	Unit Price	Dimension	Total
HTSQ/11120	14	144	IN	0.29615	14 @ 144 IN	597.04
					Note: 11ga. (.120") is the thickest gauge available for 1.0" sq. tube. Item Avail. from whse. Cutting Services	10.23
CTR1018D/2188	1	240	IN	1.64746	1 @ 240 IN	395.39
					Avail. from whse.	
HF/1882	1	48	IN	0.12646	1 @ 48 IN	6.07
					mild steel Cutting Services Delivery Services	1.41
					Delivery Method: Delivery Our Truck , Deliver to: Boss's Signature Restaurant, 326 S. Main St., Bartlett, IL	100.00



INVOICE #1027293

<p>Bill to</p> <p>Projects Unlimited Niles, IL</p> <p>ATTN: John Ridgway</p> <p>Phone: 331-216-8905 Fax:</p> <p>Tax ID:</p>	<p>Metal Options Exchange Corp., an independent franchisee dba METAL SUPERMARKETS NILES (022506)</p> <p><i>See remit to address at bottom of invoice</i></p> <p>6285 West Howard Niles, IL 60714 Phone: (847) 647-2423 Fax: (847) 647-2458 E-Mail: niles@metalsupermarkets.com Sales Tax # ?</p>
<p>Ship to</p> <p>ATTN: John Ridgway</p> <p>Projects Unlimited Niles, IL</p> <p>Contact Phone: 331-216-8905</p>	<p>Customer Purchase Order # Sales Order: 1046335 Invoice Date: May-10-2023 Shipment Date: May-10-2023 Payment Method: Physical Device (Credit & Debit Cards) Terms: Immediate Customer Rep: Mike Pucci Delivery Method: Delivery</p>

Product	Qty	Length	Unit	Unit Price	Dimension	Total
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Description (Special Comments) :

SUB-TOTAL	1,110.14
Sales Tax 10.25%	103.54
TOTAL	1,213.68

Remit to Address: 6285 West Howard, Niles, IL 60714, Phone: (847) 647-2423, Fax: (847) 647-2458

For a 1 minute customer service survey, please go to feedback.metalsupermarkets.com

For full terms and conditions of sales please refer to <http://metalsupermarkets.com/terms-of-sale/>



Quote

06/26/2023

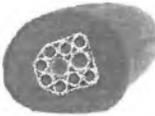
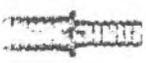
Project:
 The Bosses Signature - 8P Rehab
 (V2)
 326 S Main Street
 Bartlett, IL 60103

From:
 Stuever & Sons
 John Raines
 1001 N Lombard Rd
 Lombard, IL 60148
 630-307-8787

Job Reference Number: GLNAQ2058

Item	Qty	Description	Sell	Sell Total
1	2 ea	DRAFT BEER / WINE DISPENSING TOWER  Micro Matic USA Model No. KRONOS-8SSKR Kronos Draft Tower, wall mount, 24"W x 20-1/4"H, glycol cooled (Kool-Rite™ integrated module), (8) polished stainless steel faucets (handles not included), 3" OC, 13" faucet clearance, integrated drip tray with removable perforated insert, stainless steel product lines & copper coolant lines, front skirt included, brushed stainless steel, NSF	1,719.91	3,439.82
2	16 ea	DRAFT BEER SYSTEM PARTS  Micro Matic USA Model No. 4933GSS PVD Brass (Stainless Steel Body) Faucet	46.22	739.52
3	16 ea	DRAFT BEER SYSTEM PARTS Micro Matic USA Model No. 4301-GP Gold Tap Handle, Plastic	7.90	126.40
4	1 ea	TUBING HOSE FITTING  Micro Matic USA Model No. 705 Stainless Steel Screw Clamp - Size Range 3/8" Vinyl & Poly	1.00	1.00
5	10 ft	TUBING  Micro Matic USA Model No. 551C Packed 1 ft Vinyl Hose, 1/2" I.D., clear (priced per foot)	3.57	35.70



Item	Qty	Description	Sell	Sell Total
6	25 ea	BEVERAGE TRUNK HOUSING Micro Matic USA Model No. CDI842-BF Barriermaster Flavorlock Trunk Line, 1/4" I.D., (8) products with (2) glycol lines, color-coded tubing, aluminum foil cold transfer wrap, NSF	16.97	424.25
				
7	1 ea	DRAFT BEER SYSTEM PARTS Micro Matic USA Model No. 60703 Polar Flo Propylene Glycol - 1 Gallon	46.22	46.22
				
8	8 ea	TUBING HOSE FITTING Micro Matic USA Model No. SSS-ED Splicer, vinyl hose I.D, 1/4" x 3/8", stainless steel	1.70	13.60
				
9	1 ea	WAIVER Stuever & Sons Model No. REHAB WAIVER Customer acknowledges that Stuever & Sons is not responsible for future draft system performance issues that are a direct result of old or non-replaced equipment parts.		
				
		Signed _____		
		Date _____		
10	1 ea	LABOR - DEMO Stuever & Sons Model No. DEMO LABOR Includes labor required to remove existing draft beer system. Stuever & Sons will dispose of old equipment in on-site waste receptacle only. Stuever & Sons is not responsible for carting old equipment off site.	299.00	299.00
				



Item	Qty	Description	Sell	Sell Total
11	1 ea	HARDWARE INSTALL KIT Stuever & Sons Model No. HARDWARE KIT Install Kit includes, but is not limited to, drill bits, nuts, bolts, zip ties, custom fabrication materials, and any additional hardware necessary for completion of the job.	390.00	390.00

12	1 ea	SHIPPING Stuever & Sons Model No. SHIPPING WAIVER Freight cost is an estimate of shipping from the manufacture. Actual shipping cost will be reconciled by either a credit or debit on at the final payment.		
----	------	---	--	--

Signed _____

Date _____

Merchandise	5,515.51
Freight	300.00
Installation	1,610.00
Tax 10%	521.65
Total	7,947.16

IMPORTANT: Please Read

This quote is compiled with the understanding that the Installer will make 3 site visits:

1. *Pre-Installation Site Survey to verify trunk line run lengths and other details*
2. *Date for Installation (date to be agreed upon prior to arrival for installation)*
3. *Start Up and Adjustment Visit Post-Installation*

Any additional visits may incur charges from the Installer. This will be at the Installer's discretion.

- Prices are valid for 30 days from the date of this quote. *Equipment is valid for 5 days
- **CUSTOMER RESPONSIBILITIES:**
 - **Electrical** requirements necessary for the power packs (glycol units) are the responsibility of the client. We will be happy to answer any questions your electrician might have regarding those requirements.
 - **Plumbing** requirements, including plumbing and shut-offs to 3/8" NPT fittings on water-cooled power packs, and those necessary for connecting glass rinsers are the responsibility of the client.
 - Vinyl drain lines (6 feet MAX distance) are included in the price. **PVC or hard drain lines** are the responsibility of the general contractor.
 - **Core drilling, cutting, or shadow box construction** required for the mounting of the beer towers, drip trays, beer shanks, or trunk line is the responsibility of the client.
 - **Under Bar or Back Bar Equipment** purchased from Stuever & Sons is to be installed by the general contractor.
- **TRUNK LINE REQUIREMENTS:**
 - **Chases:** All beer chases/conduit should be 8" in diameter and must employ electrical sweeps for all bends. Pull boxes are required every 75 feet or 3 bends. **EACH TRUNK LINE REQUIRES ITS OWN CHASE.**
 - Trunk Line can render space below draft towers unusable and non-functional. Check with installer before ordering under bar equipment.



○ Any chases that contain liquid, mud or debris will need to be the responsibility of the client prior to new trunk being installed.

- DELAYS: Project delays, including, but not limited to, chases or conduit not installed, incomplete or non-operational coolers, counter tops awaiting installation or drilling, and any plumbing or electrical requirements needing completion are subject to billing at overtime rates.
- Buyer's sole remedy is for Stuever & Sons to repair defective goods and replace the same. If reasonable repair efforts fail, or, otherwise at Stuever & Sons option, to refund the purchase price. Buyer also agrees that Stuever & Sons shall not be responsible for buyer's consequential or incidental damages, including by way of example only, repair or replacement costs through anyone other than Stuever & Sons, loss of anticipated profits, loss of product, punitive / exemplary damages or non-economic damages.
- Tennessee law shall govern any dispute between the parties pertaining to this document or the Goods. Any dispute between the parties involving this document or the goods shall be filed in Davidson County, Tennessee.
- Permitting, drawings, blue prints are not the responsibility of Stuever & Sons and should be handled by client
- Waivers- Stuever & Sons is not responsible for 3rd party vendors/suppliers of equipment such as walk in coolers, HVAC, electrical, plumbing even if the agreement is ran through Stuever & Sons
- Used equipment- If a client decides to reuse used equipment as part of the beer system. Stuever & Sons can not be held accountable for a system that doesn't pour perfectly.
- WARRANTY: Installation of the draft system by a company other than an approved Micro Matic installer voids the warranty.
- PAYMENT: Final Payment is due upon completion of installation. This payment is required before the draft installation team will balance and enable operation of your beer system.
 - Stuever & Sons will not be responsible for any third party delays or work stoppages which are out of our control as it pertains to the operation of the draft system and final payment. INITIAL_____
 - All equipment shall remain the property of Stuever & Sons until payment has been received in full. INITIAL_____

BY SIGNING THIS PAGE, YOU AGREE TO ALL TERMS AND CONDITIONS ABOVE:

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: 7,947.16

North American Pizza & Culinary Academy LLC
1970 University Lane
Lisle, IL 60532 US
+1 6303959958

PAID IN FULL



Receipt

Received From
Gino Metallo
The Boss's Signature
326 S. Main Street
Bartlett, IL 60103 USA

Date: 05/11/2023

Reference No: 3193

Invoice Number	Invoice Date	Due Date	Original Amount	Balance	Payment
1229	05/08/2023	05/08/2023	38008.21	38008.21	38008.21
Memo:			Amount Credited:		\$0.00
			Total:		\$38,008.21



Quote

03/16/2023

PAID IN FULL

Project:
Gino Bambino

From:
Smoki USA
Customer Service
601 North Main Street
Brewster, NY 10509
8444676654
8444676654 (Contact)

Job Reference Number: 447

Item	Qty	Description	Sell	Sell Total
1	1 ea	ROTARY OVEN Fiero (Formerly Forza Forni) Model No. BAMBINO90 Pavesi Bambino Rotary Oven, gas, 35-2/5" dia. round refractory floor, 23"W steel arch opening, dial operated gas burner, (5) 12" pizza capacity, legs, 120v/60/1-ph, 3 amps, 80,000 BTU, cETLus	\$21,049.20	\$21,049.20
	1 ea	10 year limited warranty on internal refractory parts, 1 year limited warranty on electrical, gas & other components, standard		
	1 ea	Natural gas		
	1 ea	QUICK DISCONNECT GAS CONNECTOR KIT 48" Long 3/4" NPT Moveable Gas Connector Kit, one-handed quick disconnect for easy maintenance, antimicrobial coating, includes (2) elbows, full port valve, restraining cable, necessary hardware for installation, Made in USA, NSF listed, CSA_C_US listed	\$333.79	\$333.79
	1 ea	TRADITIONAL OVEN FREIGHT CRATE Heavy-Duty Custom Wooden Freight Crate for Traditional Oven, weather protected, secured with commercial freight straps (4,000 lb break strength rating), IMPORTANT: Delivery and appliance installation requires min. 6,000 lb capacity forklift with 6' forks or fork extenders; appointed project manager and licensed forklift/forklift operator must be on site on the day of delivery; visually inspect for damage upon delivery, if damaged, call	\$652.05	\$652.05





Quote

03/16/2023

PAID IN FULL

To:
 North American Pizza & Culinary
 Academy dba The Pizza Project
 Shawn Nork
 1970 University Lane
 Lisle, IL 60532
 6305413906
 6303959958 (Contact)

Project:
 Gino

From:
 Illinois Culinary Equipment
 Michael Palombo
 1738 North Rockwell Street
 Chicago, IL 60618
 773-661-2898
 773-661-2898 (Contact)

Item	Qty	Description	Sell	Sell Total
1	1 ea	PIZZA PREPARATION REFRIGERATOR Infrico USA Model No. IRT-MR93-GTCOMBO Worktop Pizza Prep Table, Refrigerated, granite top, three-section, 27.0 cu. ft. capacity, side-mounted self-contained refrigeration (slide-out), (3) self-closing solid doors with locks, (4) plastic coated wire shelves, universal stainless steel tray slides included, digital controller, auto defrost, 304 stainless steel top, 430 stainless steel interior & exterior, prep table: R290 refrigerant, 1/2 HP, VIP top case: R134a refrigerant, 1/6 HP, CE, cETLus, ETL-Sanitation	\$9,724.04	\$9,724.04
	1 ea	Standard warranty: 2 year parts & labor warranty, standard		
	1 ea	Compressor warranty: Additional 4 year compressor warranty, standard		
	1 ea	115v/60/1-ph, 6.2 amps (lower), 1.82 amps (upper), cord with NEMA 5-15P, standard		
	1 ea	ICT-VIP2300GLASS Ingredient Display Case, refrigerated, countertop, 90-9/16" long, 2.86 cu. ft. capacity, lift up glass lid, includes (10) 1/3 stainless steel pans, self-contained refrigeration, digital controller, 300 series stainless steel interior & exterior, 1/6 HP, cETLus, ETL-Sanitation		
	1 ea	4" casters (2 with locks) standard		
			ITEM TOTAL:	\$9,724.04

PAID IN FULL



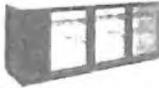
Aceland Corp.
118 Viking Ave, Brea, CA 92821
626-362-2567/909-908-8170
accounting@aceland.store

INVOICE

Invoice #	62847
Date	06202023

BILL TO
Gino Metallo 3004 Wayland Ave Elgin, IL 60124

SHIP TO
The Boss's signature 326 S Main St Bartlett, IL 60103 Gino 630-688-2345 Gmetallo@comcast.net

ITEM CODE	DESCRIPTION	QTY	RATE	AMOUNT
DBB72-H3	72" Three Door Hinged Glass Door Bar Cooler	2	\$2574/ea	\$5148
				
DCB36-D2	36" Chef Base	2	\$1830/ea	\$3660
				
DCHPA36	36" Hotplate Six Lift-Off Burner	1	\$861/ea	\$861
				

Warranty	DBB72-H3: 2 year parts & labor, 5 year compressor warranty DCB36-D2: 3 year parts & labor, 5 year compressor warranty DCHPA36: 1 year parts & labor warranty
Shipping	Free curbside & liftgate delivery *call before delivery/10-5pm

Discount	\$1469
Subtotal	\$8200
Freight	\$0
Total	\$8200
Due	\$0.00

THANK YOU!

Please contact Victoria/ (626)362-2567/ info@aceland.store with any questions.

Aceland Corporation offers free curbside shipping for all items, unless additionally specified, to all US states, except Hawaii and Alaska. Shipping normally takes 2-8 business days, inapplicable to unexpected special occasions that might delay the shipments. Please note our shipments are not guaranteed delivery, as we cannot control the carrier service once the order has been shipped. The exception to this is orders are placed and shipped using methods that include a guaranteed delivery date. Please note that if an order is canceled or refused (unless refused as damaged shipment) after it has been shipped, a 25% restocking fee and the full freight cost will be charged to the customer. Please visit www.aceland.store for more store policies.



Aceland Corp.
118 Viking Ave, Brea, CA 92821
626-362-2567
accounting@aceland.store

PURCHASE ORDER

Date: 06212023

PO#621-Gino

Bill To	Aceland Corp. 118 Viking Ave, Brea, CA 92821	Ship To	The Boss's signature 326 S Main St Bartlett, IL 60103 Gino 630-688-2345
----------------	---	----------------	--

ITEM NO	DESCRIPTION	QTY
DBB72-H3	72" Hinged Door Bar Cooler	2
DCB36-D2	36" Chef Base	2
DCHPA36	36" Hotplate	1

Remarks *Liftgate delivery required
 *Business hours: call before delivery/10-5pm

THANK YOU!

Please contact Victoria/ (626)362-2567/ info@aceland.store with any questions.

Hotel Eastland
135 West 10th Ave
New York, NY 10011
212-200-2500

DATE: 08-13-13
TIME: 7:07 PM

Hotel Eastland Sales:

Transaction #: 1
Card Type: Visa
Amount: 200.00
Manual: 1

Amount: 200.00

Hotel Eastland
135 West 10th Ave
New York, NY 10011
212-200-2500



How doers
get more done.

950 IL ROUTE 59, BARTLETT, IL 60103
(630)289-6247

1964 00062 18556 05/28/23 03:48 PM
SALE SELF CHECKOUT

885612949790 SUNDAE SINGL <A> 139.00
SUNDAE 4" 1HDL BATH FAUCET GLD
885612949813 SUNDAE 8 IN. <A> 189.00
SUNDAE 8" 2HDL BATH FAUCET GLD

SUBTOTAL 328.00
SALES TAX 26.24
TOTAL \$354.24

XXXXXXXXXXXX5142 VISA USD\$ 354.24
AUTH CODE 75303G/4622948 TA
Chip Read
AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2345 SUMMARY
THIS RECEIPT PO/JOB NAME: BOSS

2023 PRO XTRA SPEND 05/27: \$2,094.85

As of 05/28/2023 your Paint Rewards level is Member; Spend 1000.00 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

1964 05/28/23 03:48 PM



1964 62 18556 05/28/2023 1236

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/26/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 39365 37463
PASSWORD: 23278 37401

Entries must be completed within 14 days.

of purchase. Entrants must be 18 or older to enter. See complete rules on website. No purchase necessary.

*PAID IN FULL
x 3*

website. No purchase necessary.



How doers
get more done.

440 RANDALL ROAD
SOUTH ELGIN, IL 60177 (847)2148718

6923 00011 72352 05/27/23 07:39 AM
SALE CASHIER AMANDA

885612949790 SUNDAE SINGL <A> 139.00
SUNDAE 4" 1HDL BATH FAUCET GLD

SUBTOTAL 139.00
SALES TAX 10.43
TOTAL \$149.43

XXXXXXXXXXXXX5142 VISA USD\$ 149.43

AUTH CODE 47484G/5111822 TA

Chip Read

AID A0000000031010 VISA CREDIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2345 SUMMARY
THIS RECEIPT PO/JOB NAME: boss

2023 PRO XTRA SPEND 05/26: \$1,614.90

As of 05/27/2023 your Paint Rewards level is Member; Spend 1000.00 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6923 05/27/23 07:39 AM



6923 11 72352 05/27/2023 8499

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	08/25/2023

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: WCZ 151916 145004
PASSWORD: 23277 144993

Entries must be completed within 14 days of purchase. Entrants must be 18 or older to enter. See complete rules on



SPECIAL SERVICES CUSTOMER INVOICE

Store 1934 ELGIN
955 N RANDALL RD
ELGIN, IL 60123

Phone: (847) 622-9441
Salesperson: DCF986
Reviewer: DCF986

Page 1 of 2 **NO. H1934-160908**
VALIDATION AREA

This is only a QUOTE for the merchandise and services printed below. This becomes an Agreement upon payment and an endorsement by a Home Depot register validation.

SOLD TO	
Name	METALLO GINO
Address	3004 WAYLAND AVE
City	ELGIN
State	IL
Zip	60124
County	KANE
Job Description	bathroom doors
Company Name	
Phone 1	(630) 688-2345
Phone 2	(224) 927-9393

PAID IN FULL

QUOTE is valid for this date: 05/22/2023

CUSTOMER PICKUP #1

MERCHANDISE AND SERVICE SUMMARY

We reserve the right to limit the quantities of merchandise sold to customers

S.O. MERCHANDISE TO BE PICKED UP: REF # W03 SKU # 0000-515-664 Customer Pickup / Will Call
 S/O JELD-WEN DOOR SYSTEMS REF # S01 ESTIMATED ARRIVAL DATE: 05/19/2023

REF #	SKU	QTY	UM	DESCRIPTION	PLANT	TAX	PRICE EACH	EXTENSION
S0101	1001-646-420	2.00	EA	NA / 37.5625x81.6875 MODA Single Door Unit Le / 37.5625x81.6875 MODA Single Door Unit Left(#1)	A	Y	\$538.30	\$1,076.60
S0102	1001-646-420	1.00	EA	NA / 37.5625x81.6875 MODA Single Door Unit Ri / 37.5625x81.6875 MODA Single Door Unit Right(#2)	A	Y	\$538.30	\$538.30

SCHEDULED PICKUP DATE: Will be scheduled upon arrival of all S/O Merchandise
 MERCHANDISE TOTAL: \$1,614.90
 END OF CUSTOMER PICKUP - REF #W03

TOTAL CHARGES OF ALL MERCHANDISE & SERVICES

ORDER TOTAL	\$1,614.90
SALES TAX	\$137.27
TOTAL	\$1,752.17
BALANCE DUE	\$1,752.17

Policy Id (PI): A: 90 DAYS DEFAULT POLICY:
 'The Home Depot reserves the right to limit the quantity of merchandise returned. Please see the return policy sign in stores for details.'

WILL CALL MERCHANDISE PICK-UP
 Will-Call Items will be held in the store for 7 days only.
 Check your current order status online at www.homedepot.com/orderstatus

END OF ORDER NO. H1934-160908

FOR WILL CALL MERCHANDISE PICK-UP
 PROCEED TO WILL CALL OR SERVICE DESK AREA
 (Pro Customers, Proceed To The Pro Desk)



(9801) 0100610581



How doers
get more done™

955 NORTH RANDALL ROAD
ELGIN, IL 60123 (847) 622-9441

1934 00097 50571 05/22/23 10:31 AM
SALE CASHIER

ORDER ID: H1934-160908
RECALL AMOUNT 1614.90

SUBTOTAL 1,614.90
SALES TAX 137.27
TOTAL \$1,752.17

XXXXXXXXXXXX5142 VISA
USD\$ 1,752.17

AUTH CODE 69774G/0973834 TA
Chip Read
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: bathroom doors



1934 97 50571 05/22/2023 7109

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en espa ol

www.homedepot.com/survey

User ID: GVM3 103365 101528
PASSWORD: 23272 101431

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

amazon.com

(48) DINING CHAIRS

Details for Order #113-1955245-4835453

PAID IN FULL

Order Placed: June 27, 2023
Amazon.com order number: 113-1955245-4835453
Order Total: \$1,836.44

Not Yet Shipped

Items Ordered

12 Of: Yaheetech 4pcs Metal Dining Chairs with PU Leather Seat High Back Soft Cushioned Industrial Classic Iron Chairs Chic Dining Bistro Cafe Coffee Chair 18 Inch Black Sold by: Yaheetech (seller profile) Condition: New	Price \$149.98
--	--------------------------

Shipping Address:

Gino Metallo
3004 WAYLAND AVE
ELGIN, IL 60124-8935
United States

Shipping Speed:

Two-Day Shipping

Payment Information

Payment Method:

Gift Card
American Express | Last digits: 1004

Billing address

Gino Metallo
3004 WAYLAND AVE
ELGIN, IL 60124
United States

Item(s) Subtotal:	\$1,799.76
Shipping & Handling:	\$0.00
Promotion applied:	-\$15.00

Total before tax:	\$1,784.76
Estimated Tax:	\$151.68
Gift Card Amount:	-\$100.00

Grand Total:	\$1,836.44

To view the status of your order, return to [Order Summary](#).

Gino Metallo

From: WebstaurantStore <orders@webstaurantstore.com>
Sent: Tuesday, June 27, 2023 1:09 PM
To: gmetallo@comcast.net
Subject: Thanks for your order #87311694

6/27/23
PAID IN FULL
Gino CC

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WebstaurantStore®

RESTAURANT SUPPLIES & EQUIPMENT

[Shop Now](#) [Equipment](#) [Food & Beverage](#) [Tabletop](#) [Disposables](#)

Order confirmed!

Thanks for shopping at WebstaurantStore. Your order is being processed.

Ship to:
Gino Metallo
The Boss's Signature
326 S. Main Street
Bartlett, IL 60103-4423
(630) 855-9400

Order Number: 87311694
Order Date: June 27, 2023 at 02:08 PM
Shipping Type: Ground

ITEM	QTY	TOTAL
 FLAT Tech PX23 22 7/8" x 22 7/8" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4201 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	2	\$268.98
 FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Standard Height Table Base 357CT4205 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	2	\$316.98
 FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Bar Height Table Base (Special Order) 357CT4206	2	\$353.98
 FLAT Tech PX23 22 7/8" x 22 7/8" Self-Stabilizing Dining Height Black Table Base 357CT4200 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	15	\$1,171.20
	Subtotal	\$2,111.14
	Shipping	\$389.05
	Estimated Tax	\$250.02
	Total (USD)	\$2,750.21

Gino Metallo - Order Confirmation**Order Number:** 87311694**Order Placed:** 06/27/2023 at 2:08 PM**Status:** Hold - Pending Processing**Shipping:** \$389.05**Order Details:**

Item	Price	Qty	Total
FLAT Tech PX23 22 7/8" x 22 7/8" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4201 EA	\$134.49	2	\$268.98
FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Standard Height Table Base 357CT4205 EA	\$158.49	2	\$316.98
FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4206 EA	\$176.99	2	\$353.98
FLAT Tech PX23 22 7/8" x 22 7/8" Self-Stabilizing Dining Height Black Table Base 357CT4200 EA	\$78.08	15	\$1,171.20

Sub Total: \$2,111.14**Shipping:** \$389.05**Estimated Tax:** \$250.02

Total: \$2,750.21

Thank you again for shopping at WebstaurantStore!



**RESTAURANT
FURNITURE PLUS**

Quote
#36322845

2714 Sheridan Road
Highland Park IL 60035
United States
(844) 480-0855
sales@rfplus.com

Bill To:
Nicole Metallo
The Boss's Signature
326 S MAIN ST
BARTLETT IL 60103-4423
United States
+16306882345
gmetallo@comcast.net

Ship To:
Nicole Metallo
The Boss's Signature
326 S MAIN ST
BARTLETT IL 60103-4423
United States
+16306882345
gmetallo@comcast.net

Oppty #:	PO#:	Employee:	Created Date:	Terms:
1021966		Jeffrey Gaydos	6/22/2023	Prepaid

Line	SKU	Description	Qty	UM	Price	Extension
1	 40022577905749	Custom Diamond Tufted Fully Upholstered Booth Single Booth (Price per Linear Foot) / 42" Tall Espirit Black vinyl 42"Hx 240"L Back panel not finished	1		\$5,875.15	\$5,875.15
2	 40540640968789	Flat White Marble Pattern Sintered Stone Outdoor Table Top 24" x 30"	2		\$169.60	\$339.20
3	 40540637102165	Black Marble Pattern Sintered Stone Outdoor Table Top 24" x 30"	13		\$163.42	\$2,124.42
4	 40540641034325	Flat White Marble Pattern Sintered Stone Outdoor Table Top 30" x 48"	2		\$317.12	\$634.23
5	 40540637167701	Black Marble Pattern Sintered Stone Outdoor Table Top 30" x 48"	2		\$309.17	\$618.33

Line	SKU	Description	Qty	UM	Price	Extension
6	 40540637266005	Black Marble Pattern Sintered Stone Outdoor Table Top 36" x 36"	4		\$245.57	\$982.27
7	 8411763969	AUTO-ADJUST PX23 Black Ornamental Dining Height X Table Base	21		\$165.88	\$3,483.48
8	 8614749953	AUTO-ADJUST PX23 Black Ornamental Bar Height X Table Base	6		\$178.31	\$1,069.86
9	 40466278711381	Wright Upholstered Dining Chair with 500 LB. Capacity Boomerang Back Walnut / Black	43		\$107.77	\$4,634.11
10	 40522474160213	Wright Bar Stool with 500 LB. Capacity Boomerang Back Walnut / Black	12		\$148.19	\$1,778.28
11	 39745778974805	Dale Solid Wood Back Swivel Bar Stool Walnut Back / Grade 1 Black Vinyl Seat	10		\$171.35	\$1,713.50
12		Shipping Charges	1		\$3,941.54	\$3,941.54
13		Customer Discount			\$-2,500.00	\$-2,500.00

Signature: _____

Sub Total:	\$24,694.37
Tax:	\$1,453.31
Shipping:	
Total:	\$26,147.68

*6/27/23
PAID IN FULL
SSR CC*

THANK YOU FOR YOUR PAYMENT!



**RESTAURANT
FURNITURE PLUS**

Order #:	S8130
Date:	06/27/2023
Due:	
Deposit Amount:	\$2,238.76

Nicole Metallo
The Boss's Signature
326 S MAIN ST

The Boss's Signature
gmetallo@comcast.net

Item	Qty	Price	Total
✓ Indoor Laminate Table Top in White Granite Print : LAM-1-3048	2.00	\$125.27	\$250.54
✓ Indoor Laminate Table Top in White Granite Print : LAM-1-2430	2.00	\$63.60	\$127.20
✓ Indoor Laminate Table Top in Black Granite Print : LAM-2-2430	11.00	\$63.60	\$699.60
✓ Indoor Laminate Table Top in Black Granite Print : LAM-2-3048	2.00	\$125.27	\$250.54
✓ Indoor Laminate Table Top in Black Granite Print : LAM-2-3636	4.00	\$130.09	\$520.36
Shipping.RFPLUS	1.00	\$425.00	\$425.00
10171	.00	\$-150.00	\$-150.00
		SubTotal:	\$2,123.24
		Tax:	\$115.52
		Processing Fee:	\$71.86
		Total:	\$2,310.62

Payment Confirmation

Payment Date: 06/27/2023

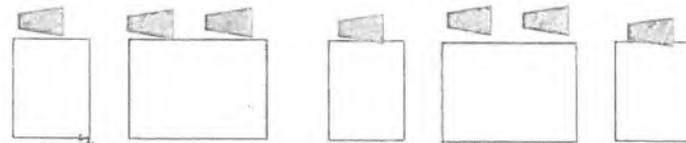
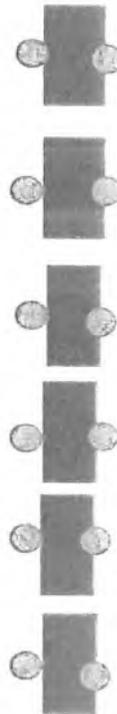
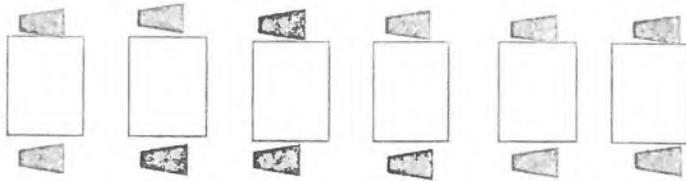
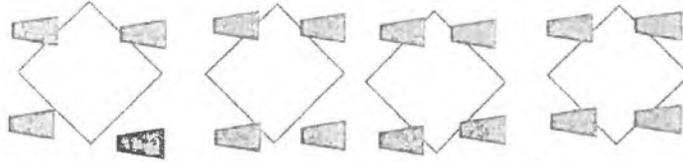
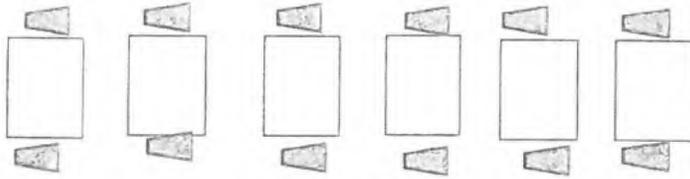
Payment Amount: \$2,310.62

Transaction Id: 8478321712

Authorization Code: 080848

Print

B a r



B a n q u e t t e

1

Gino Metallo

From: WebstaurantStore <orders@webstaurantstore.com>
Sent: Tuesday, June 27, 2023 1:09 PM
To: gmetallo@comcast.net
Subject: Thanks for your order #87311694

6/27/23
PAID IN FULL
Gino CC

 Sign up for Fast & Free Shipping! [Learn More](#)

WebstaurantStore®

RESTAURANT SUPPLIES & EQUIPMENT

[Shop Now](#) [Equipment](#) [Food & Beverage](#) [Tabletop](#) [Disposables](#)

Order confirmed!

Thanks for shopping at WebstaurantStore. Your order is being processed.

Ship to:
Gino Metallo
The Boss's Signature
326 S. Main Street
Bartlett, IL 60103-4423
(630) 855-9400

Order Number: 37311694
Order Date: June 27, 2023 at 02:08 PM
Shipping Type: Ground

ITEM	QTY	TOTAL
 FLAT Tech PX23 22 7/8" x 22 7/8" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4201 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	2	\$268.98
 FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Standard Height Table Base 357CT4205 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	2	\$316.98
 FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Bar Height Table Base (Special Order) 357CT4206	2	\$353.98
 FLAT Tech PX23 22 7/8" x 22 7/8" Self-Stabilizing Dining Height Black Table Base 357CT4200 <i>Estimated Delivery: Fri, Jun 30 - Wed, Jul 05</i>	15	\$1,171.20

Subtotal	\$2,111.14
Shipping	\$389.05
Estimated Tax	\$250.02
Total (USD)	\$2,750.21

Gino Metallo - Order Confirmation

Order Number: 87311694
Order Placed: 06/27/2023 at 2:08 PM
Status: Hold - Pending Processing
Shipping: \$389.05

Order Details:

Item	Price	Qty	Total
FLAT Tech PX23 22 7/8" x 22 7/8" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4201 EA	\$134.49	2	\$268.98
FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Standard Height Table Base 357CT4205 EA	\$158.49	2	\$316.98
FLAT Tech PT23 22 5/8" x 6 1/2" Black Self-Stabilizing Cast Iron Bar Height Table Base 357CT4206 EA	\$176.99	2	\$353.98
FLAT Tech PX23 22 7/8" x 22 7/8" Self-Stabilizing Dining Height Black Table Base 357CT4200 EA	\$78.08	15	\$1,171.20

Sub Total: \$2,111.14

Shipping: \$389.05

Estimated Tax: \$250.02

Total: \$2,750.21

Thank you again for shopping at WebstaurantStore!

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1245 Humbracht Circle, Suite C
 Bartlett, IL 60103
 (630) 289-7082

INVOICE

INV-9201

www.MarkYourSpaceInc.com

Payment Terms: Cash Customer

Created Date: 6/23/2023

DESCRIPTION: 2" Fabricated Aluminum Lettering (Painted Gold) - Non-Illuminated - Installed

Bill To: The Boss's Signature
 322 S Main St
 Bartlett, IL 60103
 US

Installed: The Boss's Signature
 322 S Main St
 Bartlett, IL 60103
 US

Ordered By: Gino Metallo
 Email: gmetallo@comcast.net
 Cell Phone: (630) 688-2345

Salesperson: Diana Cusumano

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	2" Fabricated Aluminum Lettering (Painted Gold) - Non-Illuminated (Overall 275"W x 24"H) - Installed	1	\$5,220.00	\$2,918.20	\$5,220.00
2	Permit Acquisition	1	\$175.00	\$0.00	\$175.00
3	Actual Permit Fees/Bonds/Licenses - TBD	1	\$0.00	\$0.00	\$0.00

THANK YOU FOR YOUR BUSINESS, WE APPRECIATE IT!

Base Subtotal:	\$5,395.00
Discount:	(\$250.00)
Subtotal:	\$5,145.00
Taxable Amount:	\$2,918.20
Taxes:	\$233.46
Grand Total:	\$5,378.46
Amount Paid:	\$2,690.00
BALANCE DUE:	\$2,688.46

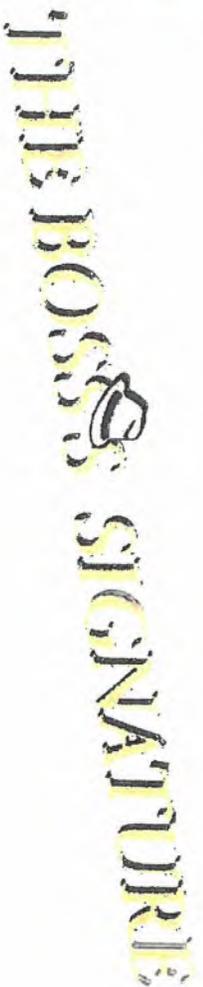
TRANSACTIONS		
Date	Type	Amount
6/23/2023	Visa (Online) - 9308	\$2,690.00

Client: **The Boss's Signature** Project: **Exterior Sign** Revision: **13**
 Address: **322 S. Main Street Bartlett IL 60103** Date: **06/23/2023**

Artwork:



Dimensional:



Mockup:



Dimensions

Allowance: **24" Max letter height**
 Size: **275"W x 24"H**

Location



Sign Description

Sided: **Single-Sided**
 Illumination: **Nonlit**
 Fabrication: **2" Fabricated Aluminum Lettering**
 Depth: **2"**
 Face Color: **Painted gold, Fedora is vinyl print**
 Site Modifications: **No**
 Remove Existing: **No**
 Access to Rear: **Yes**
 Notes: **-Client planning to use gooseneck lighting for sign**

MARK YOUR SPACE
 1245 Humbrecht Circle, Unit C
 Bartlett, IL 60103
 (630) 289-7082

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Closely review the artwork above. With your approval, you are approving the artwork as shown, and it will be fabricated as such. Colors may vary. Color samples can be provided upon request. Additional fees may apply.

ADS Kitchen, Bathrooms & Home Improvements

DON DONNELLY
 1236 Shawford Way,
 Elgin, IL 60120
 630 202 9712 CELL 630 547-4008 FAX

TO: Gino Matello
 Boss's Signature
 JOB ADDRESS:
 Bartlett

WORK TO BE DONE: -Invoice:	AMOUNT
1) partial payment on electric Balance =	13,000.00
Payment due =	8,000.00
New balance after payment =	5,000.00
2) 3 rd dumpster total due =	650.00
3) piping for fire total due labor and materials =	2,800.00
4) pouring concrete where was were located labor and materials =	650.00
Total due =	12,100.00

- THIS IS A LEGAL AND BINDING CONTRACT BETWEEN ADS KITCHEN, BATHROOMS AND HOME IMPROVEMENTS (ADS) AND HOMEOWNER/AGENT (BUYER).
- ADS WILL PERFORM WORK AS DESCRIBED ABOVE FOR THE AMOUNT STATED ABOVE.
- IT SHOULD BE KNOWN THAT OCCSIONALLY ONCE A JOB IS STARTED THAT ADDITIONAL WORK MADE BE NECESSARY. THIS WILL BE ADVISED BEFORE WORK IS DONE AND WILL BE QUOTED AND CHARGED AS EXTRAS.
- ADS WILL DO ALL WORK TO CURRENT CODES AND STANDARDS.
- ADS WILL ACCOMPANY BUYER TO ASSIST IN PICKING OUT MATERIALS IF REQUESTED AT A RATE OF \$30 PER HOUR.
- ADS WILL NOT BE LIABLE FOR ANY DELAYS IN WORK OUTSIDE OF THEIR CONTROL, SUCH AS BUT NOT LIMITED TO DELAYS IN OBTAINING MATERIALS, WEATHER, ETC.
- AFTER CONTRACT IS SIGNED A DEPOSIT PREDETERMINED AND WRITTEN ON CONTRACT WILL BE DUE IMMEDIATELY AND NOT REFUNDABLE. OTHER PAYMENTS MAY BE SCHEDULED IN. FINAL PAYMENT IS DUE UPON COMPLETION.
- BUYER SIGNING CONTRACT HEREBY STATES THAT THEY ARE EITHER LEGAL OWNER OR LEGAL AGENT OF PROPERTY, ARE LEGALLY ABLE TO ENTER INTO SAID CONTRACT, AND LEGALLY RESPONSIBLE FOR PAYMENT OF SUCH.
- ADS SHALL NOT HAVE ANY REPOSIBILITY OTHER THAN TO COMPLETE WORK AS DESCRIBED. THERE WILL BE NO FINANCIAL RESPONSIBILITY ON ADS FOR DELAYS, QUALITY OF MATERIALS, ETC.
- PLEASE BE ADVISED OF YOUR HOMEOWNER RIGHTS. ALL DETAILS CAN BE FOUND HERE.
http://www.illinoisattorneygeneral.gov/consumers/homerepair_construction.html

TOTAL FOR JOB 12,100.00 6/13/23 CK# 3200 \$12,100⁰⁰
 INITIAL DEPOSIT _____ IF R 6/24/23 BUSINESS NOW IS \$2300 gy
 BALANCE _____

BUYER _____
 HOME OWNER / LEGAL AGENT

SELLER _____
 ADS KITCHEN, BATHROOMS AND HOME
 IMPROVEMENTS/AGENTFOR HOMEOWNER

ADS Kitchen, Bathrooms & Home Improvements

DON DONNELLY
 1236 Shawford Way,
 Elgin, IL 60120
 630 202 9712 CELL 630 547-4008 FAX

TO: Gino Matello
 Boss's signature
 JOB ADDRESS:
 Bartlett

WORK TO BE DONE: —electric invoice	AMOUNT
1) Balance of original contract <i>ELECTRIC</i>	5,000.00
Payment due =	2,500.00 <i>pd</i>
Balance after payment =	2,500.00 <i>due</i>
Extra's	
1) 20 hrs. labor on pos system and speaker cable	1,000.00 <i>pd</i>
2) added sconces on entry of game room	350.00 <i>pd</i>
Total due =	3,850.00 <i>pd</i>
<i>6/26/23</i>	
<i>OK # 3202</i>	
<i>PAID in full</i>	

- THIS IS A LEGAL AND BINDING CONTRACT BETWEEN ADS KITCHEN, BATHROOMS AND HOME IMPROVEMENTS (ADS) AND HOMEOWNER/AGENT (BUYER).
- ADS WILL PERFORM WORK AS DESCRIBED ABOVE FOR THE AMOUNT STATED ABOVE.
- IT SHOULD BE KNOWN THAT OCCSIONALLY ONCE A JOB IS STARTED THAT ADDITIONAL WORK MADE BE NECESSARY. THIS WILL BE ADVISED BEFORE WORK IS DONE AND WILL BE QUOTED AND CHARGED AS EXTRAS.
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- PLEASE BE ADVISED OF YOUR HOMEOWNER RIGHTS. ALL DETAILS CAN BE FOUND HERE.
http://www.illinoisattorneygeneral.gov/consumers/homerepair_construction.html

TOTAL FOR JOB 3,850.00
 INITIAL DEPOSIT _____
 BALANCE 5,250.00

BUYER _____
 HOME OWNER / LEGAL AGENT

SELLER Don Donnelly
 ADS KITCHEN, BATHROOMS AND HOME
 IMPROVEMENTS/AGENTFOR HOMEOWNER

Store front -stucco sills ,brick repair

From: Marcin Mrugala (promasonry@ymail.com)
 To: madnailer99@yahoo.com
 Date: Sunday, June 11, 2023 at 05:56 PM CDT

Hello

322 S. Main St.Bartlett

Stucco - top
 Labor and materials

\$11,900.00

Limestone sills - windows
 Labor and materials

\$4,200.00

Brick repairs - front bottom
 Labor and materials

\$800.00

Thank you
 Marcin

773 343 1371

\$11,900
6/13 PD TO ADS \$5950 *← M ACCT*
CK# 3201

FROM DRAFT OF August 14, 2023 EDC MINUTES:

THE BOSS'S SIGNATURE BEDA APPLICATION

Mr. Fradin presented the BEDA Application from the Boss's Signature.

He described \$276,000 worth of BEDA- eligible improvements being made to the building and restaurant including remodeling, plumbing, electrical, seating, façade, signage, restaurant equipment and more. The applicant, Gino Matello, is making a significant investment in the property to beautify it and make it more attractive to existing and new customers.

Staff is recommending a maximum \$50,000 BEDA Grant for the restaurant buildout.

Commissioner Perri thanked Mr. Matello for choosing Bartlett. What kind of restaurant experience do you have?

Mr. Matello stated that his family has been in the restaurant business, and that he views this as a business venture as he is in the real estate business. I view this as a very attractive investment for me. We looked at Bartlett as an opportunity, where the community is investing in its businesses. Since moving to Bartlett, other communities have reached out about what it would take to start something in their communities. This is going to be my last endeavor before I retire. What I see here is what I call a dead zone, you've got establishments that attract in the Streets of Bartlett, and by the tracks. A lot of people drive between those areas, and the reason they aren't walking is because we haven't given them a reason to walk from one end of the downtown to the other. With us establishing this restaurant, and updating it, and giving it the look that is more inviting to the general public, that was my goal.

Commissioner Perri asked how many square feet the building is, and about his cost per square foot, and the value of that metric.

The dining room itself was 1,400 square feet, the entire restaurant is 2,600 square feet. In terms of cost per square foot, that is not something I am looking at. We bought it at a good price, and I believe this will be something lucrative once we make these investments in the property. I don't know much about what it would sell for in regard to square footage. I don't base my investments off of that, I look at what I put in, I invest in myself and what this business can be.

Commissioner Perri asked if the petitioner has any idea of how many pizza businesses are in Bartlett.

Mr. Matello stated that he does not but articulated that a pizza business and brick oven pizza are completely different things. Pasta Mia is different from Marco's, which is different from V&V. Brick oven pizza is different. We took a business that was failing and we brought it to life. He emphasized that it is a much different dining experience than other pizza restaurants.

Commissioner Erickson asked about the consistency versus changes from The Still to The Boss's Signature, in terms of menu, staff, etc.

Mr. Matello stated that when he purchased the business, he made some tweaks, and wanted to support the existing customer base, and find what they want. As we were going through that, I kept the kitchen staff given their success. The issues with the business before were managerial, and dining room staff, which comes from ownership. We made changes there immediately. He shared some ideas of his vision for the future, and the atmosphere he is looking to create. He added that the barbecue will stay, but with other dishes added to complement the menu.

Commissioner Erickson asked Mr. Matello to elaborate on his vision. Where do you see "The Boss" in a year or two, why should we support this?

Mr. Matello stated that the Boss's Signature is the beginning. The property is overlooked because of its aesthetics. However, there is a ton of opportunity there. Under the dining room there is another thousand or so square feet that we can have a speakeasy. It wouldn't be marketed, it's found. The entire center needs improvement, hopefully the neighborhood can follow up. I don't view our neighbors as competition, I view them as neighbors. We can all be successful. The goal is to bridge both ends of the downtown area and attract residents from outside of Bartlett.

Commissioner Erickson asked how the timeline was coming along.

Mr. Matello stated we think in a couple weeks or hopefully by the end of the month. Regarding how we are doing now, our carry out business is doing very well; we have cars lining up. Our goal is to get this open soon and be done in a couple of weeks. He added they are getting special doors for the carry out portion and accordion windows. He added that down the road the goal is to have outdoor seating. He attributes a lot of MORE's success to their rooftop seating, and he is looking into that as a possibility.

Commissioner Perri supported the idea of outdoor seating. He also asked about the number of employees he has.

Mr. Matello stated that realistically the goal is between 16-24. He stated that he understands the challenges and fluctuations of staffing needs. He added that down the road they would like to add a breakfast component and described the atmosphere that would have.

Commissioner Erickson moved to recommend a BEDA grant in the amount of \$50,000 to the Village Board. Seconded by Commissioner Lewensky.

AYES: Commissioners Densford, Erickson, Gorski, Ohlsen, Lewensky, Perri, Suffern

NAYS: None

MOTION CARRIED



Agenda Item Executive Summary

Item Name Video Gaming Analysis Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

At the August 15 Village Board Meeting, staff was asked to provide an update on video gaming. The memo provides an overview of video gaming activity in Bartlett, starting from November 2012 through July 2023 with 19 businesses operating 108 gaming machines. It outlines the revenue generated since then, as well as a history of the number of terminals and establishments with the highest monthly revenue of \$37,016.46 in May 2022 and a total revenue of \$2,151,913.00. The memo also discusses the history of regulation changes, including shifts in fees and restrictions, as well as disruptions due to the COVID-19 pandemic. Additionally, the memo presents a comparison of Bartlett's gaming revenue and terminal counts with neighboring municipalities up to July 2023.

ATTACHMENTS (PLEASE LIST)

- Video Gaming Revenue Analysis Memo
- Excerpt from June 5, 2018, Committee of the Whole Meeting Minutes
- BEDA Funding Memo
- BEDA Totals Chart
- Video Gaming Locations Map

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Joey Dienberg, Management Analyst

Date: August 29, 2023

Memorandum

To: Paula Schumacher, Village Administrator
From: Joey Dienberg, Management Analyst
Date: 8/29/2023
Re: Video Gaming Revenue Analysis

Background:

Video gaming in Bartlett started in November 2012. Currently the Village has nineteen (19) businesses with video gaming and a total of 108 video gaming machines. *Not included in these estimates is (1) Yummy Poke in Streets of Bartlett, which started gaming in August of 2023; (2) The Boss's Signature which is pending IGB approval; and (3) On the Rock's by Bobby, which is also pending IGB approval.*

Since 2012, video gaming machines have generated \$2,151,913.00 for the Village. May 2022 was the highest revenue month for the Village (\$37,016.46). Fiscal Year 2022-2023 has been the highest revenue year so far for video gaming with a total of \$398,627.44. The average revenue made per month in Fiscal Year 2022-23 was \$33,196.69. The businesses below were inspected by staff to ensure that the same number of terminals were there as claimed by the business. Staff will continue to monitor these monthly and update the list accordingly.

In March of 2020, Governor JB Pritzker ordered all bars and restaurants to close to dine-in customers due to the COVID-19 pandemic. The Governor's order also halted all Bartlett video gaming from March 16, 2020 – July 2020. Video gaming was suspended again on November 17th, 2020, through mid-January 2021 as a part of Tier 3 Resurgence Mitigations.

Village Regulation History:

When video gaming first started in the Village of Bartlett in late 2012, the state minimum of \$25 per terminal was put in place. In Fall of 2017 after surveying other communities, the village increased the terminal fee to \$250 per machine in the first year of gaming and \$500 per machine every year after that, and that fee was charged to the establishment. This put the Village of Bartlett closer in range to similar sized municipalities in the region with similar gaming revenues. Non-home rule communities are capped by the state at \$250 per machine.

In June of 2018, the Committee of the Whole discussed the topic of video gaming and potential regulations. At that time, it was discussed that there had been an absence of

complaints or police issues and that video gaming provided benefits to business owners. The Board also discussed the ability of the village to control the number of establishments with video gaming by limiting the number of on-premises liquor licenses. After a straw poll was taken, the Board decided not to pursue any additional regulations or limitations on video gaming. (minutes attached)

In June of 2021, after researching and surveying other communities, a new ordinance was passed raising the video gaming license fee to \$1,000, divided between the terminal operator (\$750) and the establishment (\$250). This shift was aimed at easing the burden on establishments that share their revenues equally with terminal operators. The previous structure charged \$250 per machine for the first year and \$500 annually thereafter to establishments, with no fee for terminal operators.

Shortly thereafter, the Video Gaming Act was amended to require a 50/50 split of video gaming terminal license fees between the establishment and the terminal operator, requiring each to pay \$500 per terminal, which maintained parity with the 2021 Business License payments, where the establishment fee per machine was \$500. This went into effect in February 2022.

Businesses and machine counts:

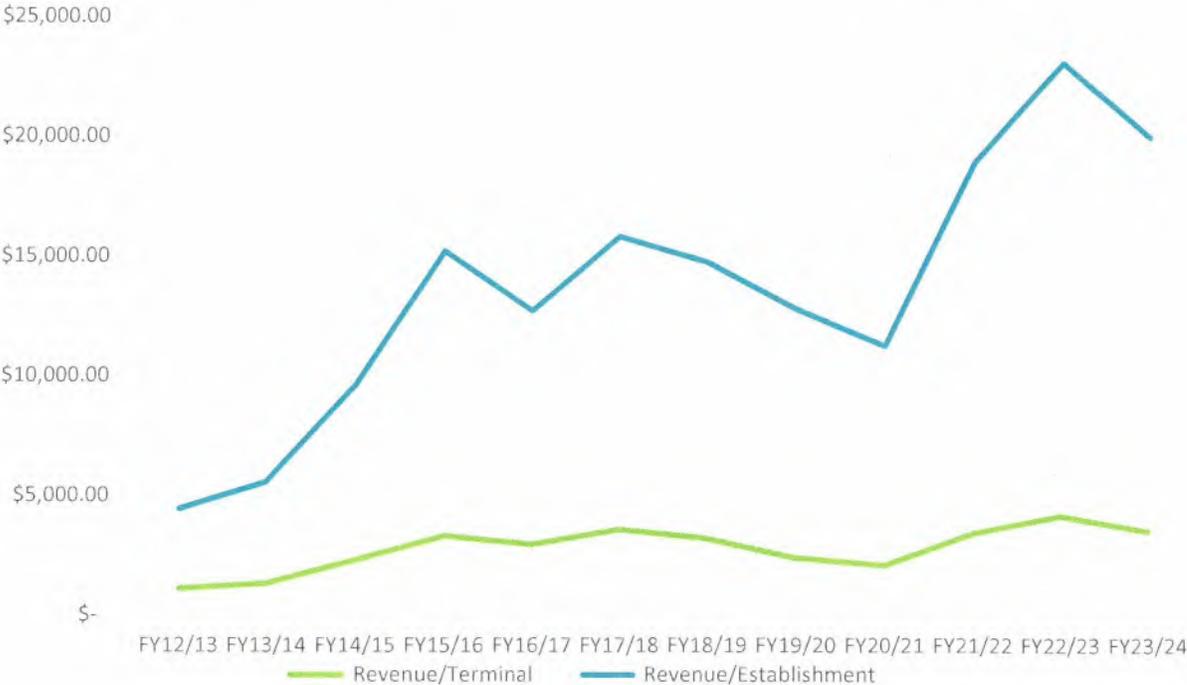
Bannerman's-----	6	Straight Flush-----	6
Betty's Bistro-----	6	Mila's-----	6
Bracht's Place-----	6	Dorothy's-----	6
Cadillac Ranch Texas BBQ and Boot Bar-----	6	True North Trucking-----	6
McMae's Tavern and Grill-----	4	Papa Pacino's-----	4
O'Hare Pub and Restaurant-----	6	Platform 18-----	1
Pasta Mia-----	6	Sheep and Fiddle-----	3
Shelby's-----	6	Smokin' Pit BBQ-----	5
Stella's Place-----	6	Tipsi Monkey-----	5
TL's Four Seasons-----	4	Tokyo Steakhouse II-----	5
Wee-Dee's-----	6	Bartlett Tap-----	5
Ambrosia-----	4	Olivia's Place-----	6
May's Lounge-----	6	The Still-----	3
120 Live-----	6	Gambits-----	6
One Taco Dos Tequilas-----	6		

Total Village Gaming Revenue by Fiscal Year

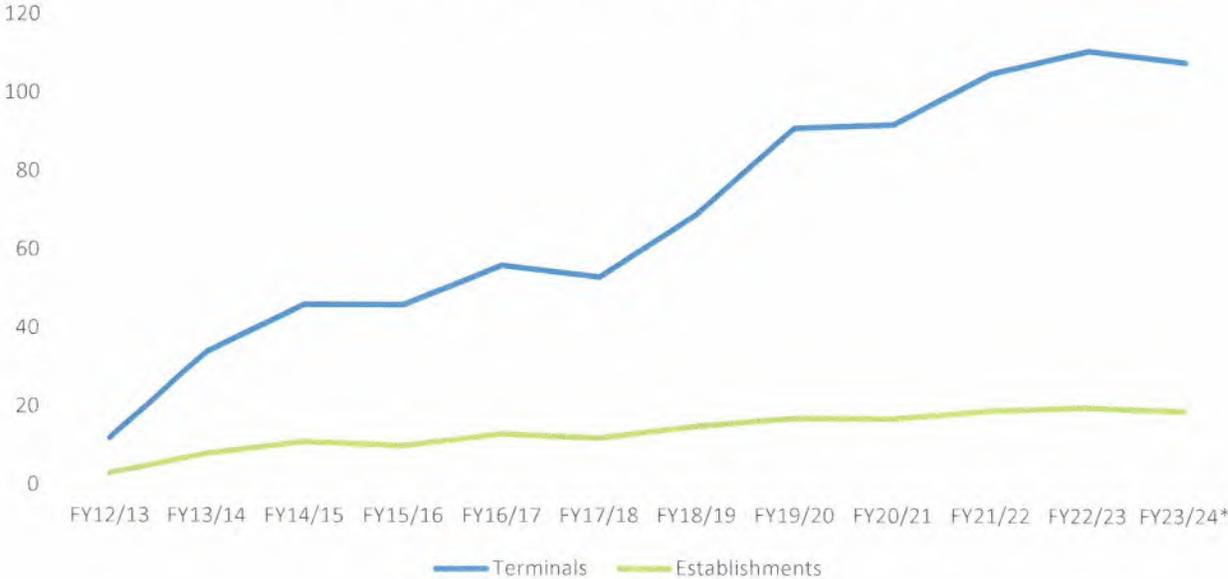
Fiscal Year	Terminals	Annual Revenue	Establishments	Revenue/ Terminal	Revenue/ Establishment
FY12/13	12	\$13,304.79	3	\$1,108.73	\$4,434.93
FY13/14	34	\$44,400.34	8	\$1,305.89	\$5,550.04
FY14/15	46	\$105,451.10	11	\$2,292.42	\$9,586.46
FY15/16	46	\$151,994.67	10	\$3,304.23	\$15,199.47
FY16/17	56	\$165,044.16	13	\$2,947.22	\$12,695.70
FY17/18	53	\$189,588.58	12	\$3,577.14	\$15,799.05
FY18/19	69	\$221,171.77	15	\$3,205.39	\$14,744.78
FY19/20	91	\$217,438.45	17	\$2,389.43	\$12,790.50
FY20/21	92	\$191,290.61	17	\$2,079.25	\$11,252.39
FY21/22	105	\$358,984.59	19	\$3,418.90	\$18,893.93
FY22/23	111	\$461,533.78	20	\$4,157.96	\$23,076.69
FY23/24*	108	\$379,550.08	19	\$3,514.35	\$19,976.32

**Estimates based on May, June, and July 2023 Numbers*

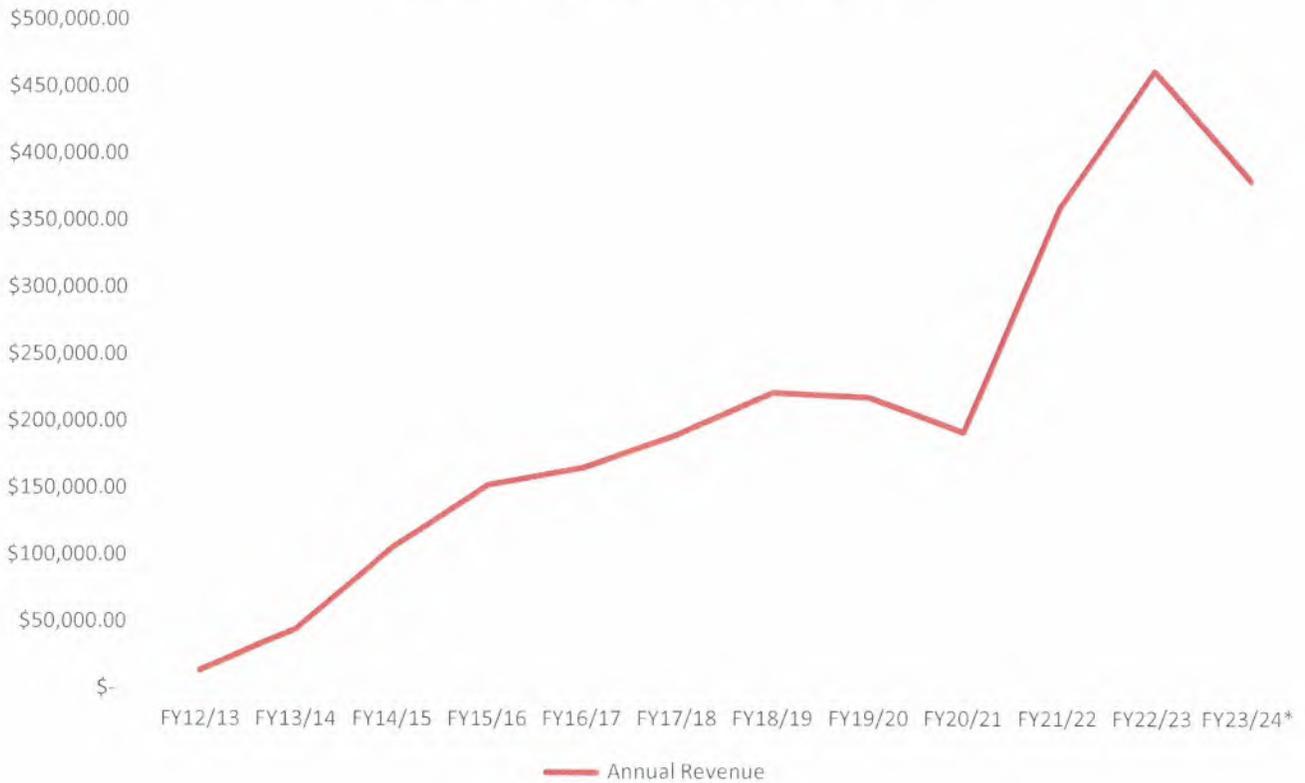
Gaming Revenue Per Terminal/Establishment by Fiscal Year



Terminals/Establishments by Fiscal Year



Overall Annual Revenue by Fiscal Year



Neighboring Municipalities Gaming Revenue through July 2023

Municipality	Revenue Total	Number of Terminals	Average Monthly Revenue	Monthly Revenue Per Terminal
Hoffman Estates	\$3,809,389.37	164	\$30,475.11	\$200.49
South Elgin	\$3,073,604.48	143	\$27,442.90	\$191.91
Carol Stream	\$2,525,612.24	122	\$20,872.83	\$172.50
Bartlett	\$2,151,913.00	108	\$17,215.30	\$159.40
Hanover Park	\$1,562,993.46	47	\$13,955.30	\$348.88
Streamwood	\$2,210,012.99	105	\$20,275.35	\$204.80
Roselle	\$1,816,321.59	98	\$16,817.79	\$171.61
Bloomington	\$613,623.52	43	\$6,136.24	\$165.84



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
JUNE 5, 2018**

Ron DeRosa stated that he is the developer of the project. The primary business and focus is retail development and they own and develop approximately thirty-two developments. They have signed commitments from a restaurant called Beef Schack which is owned by the Rosati Group as well as a chiropractor.

Trustee Hopkins stated that this would go before the Zoning Board of Appeals and the Plan Commission.

President Wallace stated that this seems like a long process and asked staff to expedite any of these stages if possible.

Mr. Plonczynski stated that it could be moved to the Board for a final vote and skip the second Committee meeting. There was a consensus of the Board to skip the second Committee of the Whole meeting and bring the matter back to the Village Board for a final vote after the conclusion of the public hearings before the ZBA, the Plan Commission and the Village Board.

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GABRENYA

Video Gaming Discussion

Chairman Gabrenya stated that the Board has asked staff for a review on the current status of video gaming. The Village has a total of twelve locations and fifty-three machines within these locations. Total revenue for the Village since November, 2012 is \$669,779.79. April, 2018 was the last recorded month of revenue for video gaming and the total was \$17,282.20.

Assistant Village Administrator Scott Skrycki provided a memo that showed revenues from video gaming which included restaurants and gaming cafés.

Village Attorney Bryan Mraz stated that the Board had a desire to look at further ways of restricting video gaming and he was not talking about any particular applicant or petitioner. He stated that Trustee Camerer has been consistent about his objection to video gaming since day one from a moral standpoint. This Board inherited the decision to allow video gaming in Bartlett from a prior Board shortly after the Video Gaming Act was passed. When the Video Gaming Act was passed, it created the State Gaming Board and administrative rules and a process. There is some argument as to whether the issuance of video gaming licenses is the sole jurisdiction of the Gaming Board or whether municipalities have concurrent jurisdiction as well. There is a process where the State looks at applicants and checks the criminal background of applicants and other statutory prerequisites. Under the Act an applicant has to have a State liquor license and a local liquor license for a sit-down facility where alcohol is served on the premises. The Act also



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
JUNE 5, 2018**

provides for truck stops to get video gaming licenses, but that is not relevant for this discussion.

There were concerns raised by the prior Board that they did not want Bartlett to be a mini Las Vegas. Certain loopholes in the Act have been closed by existing amendments to the requirements of the Bartlett Liquor Control Ordinance where applicants for a liquor license must disclose whether they intend to apply for video gaming. The Board has considered requiring a commercial kitchen to avoid the types of businesses where meals amount to prepackaged items heated up in a microwave oven, and have video gaming. Like any other regulations, the Board has to treat existing businesses the same as it treats a new business that comes into town. There were some existing bars with liquor licenses, and many of them applied for video gaming licenses from the State and the Village. The extra revenue has helped businesses that were struggling. Once a business has a liquor license, the requisite zoning, and State and local video gaming licenses, it has vested rights in those licenses that cannot be taken away without affording the licensee Due Process, subjecting the Village to liability for damages. The Village has been diligent in the issuance and cancellation of liquor licenses so if a licensee closes, its liquor license is surrendered and that license is eliminated. If the Board feels there is a problem with the amount of video gaming licenses, other towns have amended their ordinance to provide that there cannot be an undue concentration of video gaming licenses within certain areas of their town. That standard alone would be too ambiguous without some administrative rules or regulations to spell out what is an undue concentration. Sometimes the devil is in the details. For example, a requirement that there cannot be two within one or two thousand feet of each other. Lastly, the Board could require a prospective licensee to have the Village liquor license for one year before it would be eligible to get a local video gaming license. He stated that he would expect that there would be some pushback from prospective video gaming applicants. Such a requirement would apply not only to video cafes, but if adopted would apply to all bars and restaurants in town.

Village Administrator Paula Schumacher stated that over the seven years that they have had video gaming, there have been no concerns with police calls, crime, or complaints from the neighbors. She thought it would be beneficial to monitor these factors as video gaming facilities expand. She stated that the number of terminals we have in Bartlett are right in the middle and in perspective with surrounding towns. She thought they were doing a good job balancing between our restaurants, bars, and existing businesses who use this as another revenue source.

President Wallace asked if they knew the guideline that the terminal owner/managers have about pulling machines that are not performing?

Ms. Schumacher stated that they have had one instance (Tokyo Steakhouse), where machines were removed because they were underperforming.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
JUNE 5, 2018**

President Wallace suggested a quick straw pull with the Board. The question is: Are you interested in pursuing changes to the video gaming ordinance?

In favor of further restrictions on video gaming and further amendments to the current video gaming regulations: Trustees Camerer, Carbonaro, Deyne

Opposed to further restrictions on video gaming and amending the current video gaming regulations: Gabrenya, Hopkins, Reinke, President Wallace

Trustee Reinke stated that he feels like they have invested a lot of attorney time on this and have the same discussion time and time again. He does think it is important to evaluate this periodically but if we are going to do it again we should have some specific things for the Board to consider.

President Wallace concurred that it is a very difficult topic because it was hard to imagine how desirable this product is in communities. His objective is to see upscale establishments that apply for video gaming licenses.

Trustee Gabrenya disagreed with his comment and felt that this was a difficult topic that the residents are concerned about. She felt it was useful for residents to know that there have not been any complaints or any police involvement and she thought the residents really needed to hear that. If the Village is developing revenue from these machines, so are the business owners. As a business owner herself, she knows that it is hard, as a small business, to stay afloat. If we can have that opportunity and not cause trouble for the neighbors, she felt it was something to discuss and appreciated staff for helping them go through this.

President Wallace stated that he agreed with Trustee Gabrenya.

Trustee Carbonaro stated that the reason he voted "yes" was because the conversations that they had were reserving our right to limit the amount of permits and that is why he was going with that. These establishments are not causing any problems and are creating revenue for the Village, do we want to have a thousand of them in town? He would like to see some restrictions as far as how many of the establishments are allowed.

Attorney Mraz stated that a municipality does not have the right to limit video gaming licenses per se because it cannot put a limit on them; however, a municipality can do so indirectly by limiting the number of local on premises liquor licenses that are available.

Trustee Gabrenya stated that at some point they will become self-remedying. At some point there will not be enough business to support them.

Attorney Mraz stated that there was a "run" on video gaming establishments initially, including a number of video cafés. Some of the measures he is talking about have another side to them and the applicants could challenge them. It could involve the Village being a party to litigation. The Board at any particular point in time cannot just limit the number of video gaming licenses, but the Board can limit the number of consumption on premises liquor licenses, and the Local Liquor Commissioner has limited discretion as to



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whether or not to issue a liquor license, which is necessary to get both a State and a local video gaming license.

Rana Pasta Incentive Request

Chairman Gabrenya stated that Rana Pasta is expanding their facility and investing a significant amount in this new expansion.

Village Administrator Paula Schumacher stated that they are requesting a \$50,000 reduction in the building permit fee for their expansion building located west of the existing facility located at 550 Spitzer Road in the Brewster Creek Business Park. This is different from the incentive program of which they are not eligible since they are in a TIF district. The existing building permit fees is in excess of \$250,000. The expansion building is 326,000 s.f. and is where Rana will produce its fresh lasagna and related products. Rana has estimated that the cost of construction, purchasing and installing the equipment and set up cost to prepare the pasta and related products will cost in excess of \$50 million. They are asking the Village to waive the base permit fee. It is a very reasonable request and still have plans to continue in the park and expand that business.

President Wallace stated that they are also building another building for cold storage. They are also moving their corporate offices from Oak Brook to Bartlett.

FINANCE & GOLF, CHAIRMAN DEYNE

Presentation of Responses to Requests for Proposals for Broker/Consultant Services for the Village's Health, Dental and Life Insurance

Chairman Deyne stated that they have three brokers to present this evening.

Human Resources Director Janelle Terrance stated that the first presentation is from the Horton Group.

Horton Group, Sr. Vice President Michael Wojcik stated that they are a privately held company headquartered out of Orland Park, Illinois and have been in existence for 46 years. He stated that today they are one of the top fifty brokers in the country. They have a very prominent involvement in public sector practice. They are a multi-line shop and also do commercial, personal, auto and home. They grew from twelve employees in 1989 to over four hundred today. The attached presentation was made to the Board.

GCG Financial, Vice President Benefits Consulting, Catherine Loney stated that she has been in the industry for twenty-five years. She spoke about employee engagement and strategies to keep the same level of benefits for the employees. Her firm does the analysis, wellness screenings, affordable care act and most importantly, getting to know

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 28, 2023
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: BEDA Funding from Gaming Revenue

Mayor Wallace and the Village Board created the Bartlett Economic Development Assistance (BEDA) grant program in spring of 2018 as an incentive program to encourage private investment from new businesses and developers that the village wants to attract, as well as assisting existing businesses with their expansions.

The program encourages investing in improvements that have a positive impact on the village's business mix, workforce, infrastructure, and underutilized areas for business attraction. Examples are plentiful, but the conversion of the former Bartlett Plaza to Streets of Bartlett (with an Aldi coming soon) and the former Lucky Jack's location to MORE Brewing are two recent ones.

Funding for the BEDA program has been provided by the village's share of revenue from video gaming. Since the program's inception five years ago, \$571,000 worth of grants has been approved, leveraging over \$7 million in private investment.

It should be noted that besides the BEDA grants for signage and minor improvements, all the applicants' invested amounts have been more than the BEDA-eligible expenses. Some by several hundreds of thousands of dollars, thus the amount of private investment made by the BEDA recipients well exceeds \$8 million.

Recirculating the village's share of video gambling revenues into a business grant program has yielded significant economic benefits, injecting vitality and prosperity into the community. By channeling these funds towards supporting local enterprises, the Mayor and Board have fostered a dynamic environment for entrepreneurial growth and innovation.

Following is the most current list of BEDA grants, with two more applications going through the approval process – Boss's Signature (\$50,000) and Issa's Venezuelan Restaurant (\$17,000). Two grants have been approved but not yet paid – MORE Brewing (\$50,000) and Savoury Restaurant (\$29,893).

Bartlett Economic Development Assistance (BEDA) Program

Applicant	BEDA Grant	Total Amt Spent	%	status	date paid
Indian Express	\$ 25,000.00	\$ 119,000	21%	paid	Jan-19
Bartlett Tap	\$ 35,000.00	\$ 132,500	26%	paid, business closed	May-19
Siri Indian Grocery	\$ 15,000.00	\$ 75,000	20%	paid	Nov-20
Streets of Bartlett (2)	\$ 100,000.00	\$ 2,000,000	5%	paid	2019&2020
The Still	\$ 25,000.00	\$ 72,000	35%	paid phase 1 \$13,786.38	May-21
120 Live	\$ 50,000.00	\$ 375,000	13%	paid	Jun-20
O'Hare's Pub	\$ 50,000.00	\$ 300,000	16%	paid	Apr-21
Rebecca's Cakes	\$ 7,000.00	\$ 25,000	28%	paid	Mar-21
Tekkie's	\$ 1,000.00	\$ 3,700	27%	expired	
Trackside Diner	\$ 2,000.00	\$ 5,394	37%	expired, business closed	
Hoelterhoff's Nursery	\$ 903.00	\$ 1,806	50%	paid	Apr-22
Banbury Fair	\$ 50,000.00	\$ 242,548	21%	paid	Dec-22
The Dogfather	\$ 2,021.00	\$ 4,042	50%	expired	
Geek Inc	\$ 1,992.50	\$ 3,985	50%	paid	22-Sep
Rebecca's Cakes	\$ 23,480.12	\$ 46,960	50%	paid	Oct-22
Banbury Barn	\$ 41,000.00	\$ 82,000	50%	paid	23-Mar
Pasta Mia	\$ 20,825.00	\$ 41,650	50%	paid	23-Jan
MORE Brewing	\$ 50,000.00	\$ 4,407,151	1%	pending	
Taylor St Pizza	\$ 6,170.21	\$ 3,085	50%	paid	Jun-23
Yummy Poke	\$ 35,000.00	\$ 145,670	24%	paid	Aug-23
Savoury Restaurant	\$ 29,893.00	\$ 49,586	50%	pending	
	\$ 571,284.83	\$ 8,136,077			