

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**BOARD MEETING AGENDA**  
**August 19, 2025**  
**7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **TOWN HALL:** (Note: Three (3) minute time limit per person)
5. **\*CONSENT AGENDA\***  
*All items listed with an asterisk\* are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*
- \*6. **MINUTES:** Board – July 1, July 15, Committee – July 1, July 15, 2025, Public Hearing – July 15, 2025
- \*7. **BILL LIST:** August 19, 2025
8. **TREASURER'S REPORT:** June 2025  
Sales Tax Report, June 2025  
Motor Fuel Tax Report, June 2025
9. **PRESIDENT'S REPORT:** Police Officer Appointments  
National Night Out Citizen and Business Award Presentation
10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
11. **STANDING COMMITTEE REPORTS:**
  - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
    1. Replacement of Resolution Approving the Service Station Demolition Project Agreement between the Village of Bartlett and Fowler Enterprises LLC
  - B. **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**
    1. None
  - C. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
    1. None
  - D. **LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN**
    - \*1. St. Peter Damian Class D License
    - \*2. Hanover Township Class D License
    - \*3. Ordinance Amending Section 3-3-2-1 of the Bartlett Liquor Control Ordinance regarding the Number of Class A Licenses – The Boss's Signature
    - \*4. An Ordinance Amending Section 3-3-2-21 of the Bartlett Liquor Control Ordinance Regarding the number of Class V Licenses – The Boss's Signature
    - \*5. Resolution Approving the Extension of an Agreement between the Village of Bartlett and OpenGov, Inc., and Corresponding Order Form for Software Services
  - E. **POLICE AND HEALTH COMMITTEE, CHAIRMAN SUWANSKI**
    1. Replacement of 2025 Ford Utility Interceptor Vehicle
  - F. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
    - \*1. Resolution Approving Tree Removal in the Heritage Oaks Tree Preservation Easement at 370 S. Oak Avenue
    - \*2. Resolution Approving of the First Amendment to the Fire Hydrant Sandblasting and Painting Project Agreement between the Village of Bartlett and Go Painters Inc.
12. **NEW BUSINESS**
13. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
14. **ADJOURNMENT**



## VILLAGE OF BARTLETT BOARD MINUTES JULY 1, 2025

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### 1. CALL TO ORDER

President Gunsteen, called the regular meeting of July 1, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

### 2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Human Resources Director Janelle Terrance, Economic and Development Coordinator Tony Fradin, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Deputy Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giless.

### 3. PLEDGE OF ALLEGIANCE

### 4. TOWN HALL

#### **Rodney Craig-Mayor of Hanover Park**

Mayor Craig was present to state that each year as part of the Conference of Mayors, Hanover Park has participated in a baseball playoff game where police and first come out to support one another. He stated that he would like to extend that invitation to Mayor Gunsteen to join them. He went on to say that it is a collaborative commitment to support the youth in the community.

Mayor Craig also discussed a meeting he had earlier today with the caucus. He stated that they discussed a bill out of the Senate that impacts Municipalities on a transfer tax, which is to help pay off the pension on the CTA. He went on to say that they are working together to work with the mayor's caucus to make sure that we have their support on these revenue streams that are impactful to municipal government. Mayor Craig concluded by stating the impact of working together to build relationships and quality work that benefits the community.

### 5. CONSENT AGENDA

President Gunsteen stated that all items marked with an asterisk on the agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the agenda. He asked if there were any items a board member wished to remove from the Consent Agenda, or any items a board member wished to add to the Consent Agenda.



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Trustee Gandsey stated that she would like to add item B. 1 to the Consent Agenda-TL's Four Seasons BEDA Request.

Trustee Suwanski stated that he would like to add item E. 2 to the Consent Agenda-Resolution Approving the School Resource Officer Agreement between the Village of Bartlett and School District U-46.

Trustee Suwanski stated that she had some concerns about the Bill List, specifically pertaining to Oktoberfest and Arts in Bartlett. She went on to say that back in March, it was discussed that the board would have the opportunity to review some of these before they hit the Bill List especially since they were over the Matrix. Trustee Suwanski stated that she feels those people should come before the board to let the board know why they are over and ask for those funds. Trustee LaPorte agreed and stated that it was a good point. President Gunsteen asked if Trustee Suwanski was in agreement to move forward with these but moving forward to have them come before the board for review and approval. She stated that she was in agreement with that.

Trustee Suwanski also asked if we were having any issues with Beavers in our stormwater facilities since there was a line item for a beaver trap. Public Works Director Dan Dinges stated that they do deal with beavers at one stretch or another. He stated that residents will inform them that their pond is high and when they investigate, they find beaver dams. He went on to say that the only real way to get rid of them is to have them trapped in order to bring the water level back down.

Trustee Suwanski also asked about the notation for undercover funds used for investigations. Village Administrator Paula Schumacher stated that those funds were in relation to Q-Spa on Lake Street.

President Gunsteen then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Amend the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

**AYES:** Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee LaPorte.



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ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT – None
9. PRESIDENT'S REPORT – None
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized commissioners on their anniversaries. He also recognized staff for their birthdays. Trustee Deyne also recognized President Gunsteen on his upcoming birthday. The board and staff then sang Happy Birthday to President Gunsteen.

Trustee Battermann asked Public Works to provide an update regarding the buckling of concrete in this heat, specifically on W. Bartlett Road. Public Works Director Dan Dinges stated that they've contacted Cook County since W. Bartlett Road is in their jurisdiction. He went on to say that he doesn't specifically know what their solution would be but usually they try to trim off the bump and then come back to patch it up.

Trustee Suwanski asked if there were any updates regarding Harbor Terrace Commercial Parking complaints. Planning and Development Services Director Kristy Stone stated that Code Enforcement has been out there and that the Code Enforcement Officers gave residents their work cell numbers that if they saw a commercial vehicle on private property, they could make their way out there. She stated that they did catch one commercial vehicle that was parked on the grass that was filling their landscape truck using their domestic water line. She went on to say that the initial thought was that it was connected to the fire hydrant, which was not the case. Ms. Stone stated that they have been informed that they are not allowed to park on the grass, and the police are also doing extra patrols for the commercial parking overnight.

Trustee Gandsey asked about truck traffic on North Avenue stating that it doesn't seem to be changing very much. Deputy Chief Will Naydenoff stated that the sign on West Bartlett Road has not been installed yet by Cook County. He stated that once that's in, that's where they'll do their targeted enforcement. He went on to say that right now the traffic unit is putting a proposal together looking at different options for the fee structure as well as changing the Ordinance and giving the department some additional opportunities for either a local adjudication or local



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ordinance. Deputy Chief Naydenoff stated that once that sign is installed, it'll give the department an opportunity to increase enforcement and hope to change some of those behaviors.

11. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was nothing to report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that TL's Four Seasons BEDA Request, was covered and approved under the Consent Agenda.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that Resolution 2025-66-R, A Resolution Approving a Memorandum of Understanding between the Clerk of the Circuit Court of Cook County and the Village of Bartlett, and Resolution 2025-67-R, A Resolution Approving the School Resource Officer Agreement between the Village of Bartlett and School District U-46, were covered and approved under the Consent Agenda.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that the Purchase of (1) Ford F350 Pickup Truck, Ordinance 2025-69 An Ordinance Accepting the Public Improvements at 1250 Hardt Circle, Ordinance 2025-70, An Ordinance Accepting the Public Improvements at 1228 Humbracht Circle, and the Purchase of Service Agreement for the Atlas Copco Blowers were covered and approved under the Consent Agenda.

Trustee Deyne presented Resolution 2025-68-R, a Resolution Approving Change Order Number 6 to the Contract Between Joseph J. Henderson & Son, Inc., and the Village of Bartlett for the



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Bittersweet Water Reclamation Facility Improvements. Public Works Director Dan Dinges stated that they worked with the consultant and contractor and worked together to get things done with the least amount of cost options. He stated that were able to bring everything done at about \$700,000 below the contract amount. He went on to say that JJ Henderson and their supervisor get the credit for being able to get this completed a minimum cost.

ROLL CALL VOTE TO APPROVE RESOLUTION 2025-68-R, A RESOLUTION APPROVING CHANGE ORDER NUMBER 6 TO THE CONTRACT BETWEEN JOSEPH J. HENDERSON & SON, INC., AND THE VILLAGE OF BARTLETT FOR THE BITTERSWEET WATER RECLAMATION FACILITY IMPROVEMENTS

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

13. NEW BUSINESS

Trustee Deyne wanted to wish everyone a Happy Fourth of July. He also announced that his granddaughter was at the hospital about to give birth tonight.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

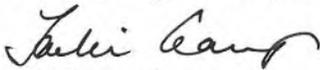
15. ADJOURNMENT

President Gunsteen stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

The meeting was adjourned at 7:23 p.m.

  
Jackie Cardoza  
Executive Assistant



# VILLAGE OF BARTLETT COMMITTEE MINUTES July 1, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of July 1, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:24 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Human Resources Director Janelle Terrance, Economic and Development Coordinator Tony Fradin, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Deputy Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

## 3. TOWN HALL: None

## 4. STANDING COMMITTEE REPORTS

### A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

#### 1. CP #2025-03 Pulte

Trustee Hopkins stated that the petitioner is requesting a concept plan review for the single-family development on 19.75 acres located at the southwest corner of Route 59 and Lake Street. The concept plan identifies 28 single family lots. The four plans will range in size from 2300 square feet to 3826 square feet with three to four bedrooms. He went on to say that the development of the 19.75-acre property is subject to a consent decree entered in 1997. Town and country homes had previously submitted a preliminary PUD plan for Eagle Ridge subdivision that proposed the townhouses on this parcel. As part of the agreement, the parcel was to be rezoned and marketed for commercial use for 15 years before the village would consider an application for residential development.

Planning and Development Services Director Kristy Stone stated that this site is located at the Southwest corner of Lake Street and 59, and that there are some wetlands on both the West and East sides of the site, limiting some development potential. She stated that the petitioner is proposing to have an access point to the South for a future roadway stub and that there is a connection to Horizon Drive which is part of what this lot was originally designed for. She went on to say that the petitioner is proposing SR4 zoning with a reduced rear yard setback increasing the maximum impervious surface coverage from 40-45%.



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President Gunsteen stated that he sees a park lot, he asked if that was a stormwater management area. Ms. Stone confirmed that it is a stormwater area and that once a project has gone before the Committee of the Whole, they are directed to contact the Park District to determine if they would want land or cash donations. She stated that it's then up to the Park District to work with the developer to determine which site would be donated. President Gunsteen asked if the storm water management area between lot 8 and 16 was mandatory per our code or whether the detention could be used on the back area where it's wetlands. Ms. Stone stated that this was due to the grading of the site based on how they have to divide up the stormwater.

Trustee Gandsey asked how this would contribute to the bike path. Ms. Stone stated that the connection being discussed is for Grasslands which are south of the railroad tracks. She went on to say that the petitioner is proposing sidewalks along those internal roadways and that if there ever were any connections where we would ideally want a crossing, it be further south if we could get a signal by Bay Tree.

Trustee Hopkins asked if this would need a public hearing, Ms. Stone confirmed that it would. Trustee Suwanski asked if this property was actively marked as commercial for the past 15 years. Ms. Stone stated that it's been an active commercial listing for as long as she can remember. Trustee Hopkins stated that he would like to see it commercial but under the circumstances, he agrees with this development. He went on to say that he will wait to make a permanent judgement until after the public hearing, but overall, he thinks this would be a win for the residents over there making it residential. President Gunsteen stated that getting a light at Bay Tree is a very important part of the village. He went on to say that in Bartlett's long-term plan, it allows us to get commercial at the light next to the self-storage and it has the ability to connect from 59 to those neighborhoods to ease up on the Lake Street connection points at Horizon Drive. President Gunsteen stated that it's almost impossible to get access to 59 that close to the exit ramp of Lake Street, and a commercial user would need to purchase the site ER1 and B4 to get that access if they were going to do commercial there to have access to 59. Ms. Stone confirmed that was correct.

Trustee Hopkins asked if the petitioner had anything to add. Mr. Matt Brawley was present and stated that he runs entitlements for Pulte home company in the Chicagoland area. He stated that if the board agreed to this use of land, they can proceed directly to the final plat zoning approval. Trustee Hopkins stated that he feels this is pretty straightforward and if there's anything we can do to expedite it for them, combing preliminary and final we should do it. Ms. Stone agreed that was the plan. Trustee Hopkins asked what the timeframe is on a development like this. Mr. Brawley stated that typically under a contract such as this, they would close in April. He went on to say that they could speed that up if things went well, but that April would be the tentative closing date of next year. Trustee Hopkins asked when they would start construction. Mr. Brawley stated they start the day after they close. Trustee Deyne asked about the storage facility and if there were any plans for those parcels north of the storage facility. Ms. Stone stated that the 10-acre parcel north of the self-storage is unincorporated. She went on to say that last year she objected to a plan for a self-storage facility on that property because we would never get a signal done at Bay Tree. She stated that the county listened to us and realized that's part of our plan. Trustee LaPorte asked if we would have to incorporate that space in order to develop it. Ms. Stone stated that ideally someone would have to come in and do an annexation agreement with us so that we'd be able to negotiate the terms of the agreement for that development. She went on to say that just one of those



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parcels was unincorporated. President Gunsteen wanted to confirm that the 23 acres directly South is incorporated into the Village of Bartlett is currently being listed or marketed. She stated that there's an additional 10 acres which is right up against the self-storage unit and that space is unincorporated. Trustee LaPorte asked what the other space South of Pulte is being marketed as. Ms. Stone stated that it's being marketed for commercial use and that if a light goes there, it will make it a great commercial corner. Trustee Hopkins asked Mr. Brawley what the last development they did in Bartlett was. He stated it was Eastfield that entailed 27 lots which they completed in 2022. He stated that they are capable of completed larger spaces than 27 or 28 lot subdivisions in Bartlett. Trustee Hopkins thanked him for being here to answer questions and stated that this would be sent back to the committee and then to a Public Hearing.

### B. FINANCE COMMITTEE, CHAIRMAN LAPORTE

1. Presentation and Discussion of Compensation, Classification, and Benefits Study Conducted by MGT

Trustee LaPorte stated that this item This agenda item presents a recommendation for the Village Board of Trustees to direct staff to implement a new Classification and Compensation Plan, developed in partnership with MGT Consulting Group. The plan is the outcome of a comprehensive study designed to address internal equity and external market competitiveness, with the goal of enhancing the Village's ability to attract, retain, and motivate a high-performing workforce.

Trustee LaPorte stated that the proposed plan recommends an Open Range Merit Pay System, which allows for a performance-driven model that offers greater flexibility and aligns compensation with individual achievement. This plan also supports the goal of recruiting, rewarding and retaining motivated, high-performing employees. The new compensation plan restructures job classifications into 13 pay grades across four bands, aligning salaries with the 60th percentile of the market, ensuring competitiveness while maintaining fiscal responsibility.

Trustee LaPorte stated that implementation will be phased to ensure fairness and minimize disruption, with annual performance evaluations driving salary progression. The plan also includes a framework for ongoing administration, market alignment, and performance management to sustain its effectiveness over time.

He stated that staff recommends approval of the proposed plan and authorization to begin the phased implementation. Human Resources Director Janelle Terrance stated this item was presented back in May and that the board asked for time to review the plan and ask any questions. Trustee Hopkins asked what would be changing once this gets implemented. Ms. Terrance stated that currently our plan is 25 ranges which will be compressed down to 13 ranges. She went on to say that there is also a plan to implement paid time off benefits for the part time employees. She stated that in the survey that was conducted by MGT, the other communities that were looked at were all over the place, which is why we've come up with a plan to formulate these changes. Ms. Terrance stated this was a very thorough process which will provide us with a classification and compensation manual which is in the packet that the board currently has in front of them. Village Administrator Paula Schumacher stated that the employees that were placed



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under the salary ranges for their positions would be brought up to the new ranges and those that were over the salary ranges will be held where they are currently. She went on to say that those employees would still be eligible to receive a merit lump sum but that they would not receive a COLA increase.

Trustee Hopkins asked how many people would actually get a pay raise right away. Ms. Terrance stated that the Records clerk Staff along with two positions at the golf course (Events Coordinator and Assistant Grounds) fell within that range. Trustee Hopkins asked if any directors were within that range, Ms. Terrance stated they were not. President Gunsteen wanted to clarify that if an employee is at their cap whether they would just be getting their annual cost of living expense. Ms. Terrance verified that under the current pay structure, if someone is capped or at the top of their pay range, they're eligible for their performance merit bonus which is a lump sum bonus depending on the overall rating that they received. Trustee Suwanski asked what that range was. Ms. Terrance confirmed that if they receive an exemplary it's \$1,000 and if they receive a superior, it's \$1,250. President Gunsteen asked what the annual increase in cost would be to implement this for the Village. Ms. Terrance stated that cost would be \$60,000. President Gunsteen wanted to confirm if that amount also included cost of benefits or just the cost of salary. Ms. Terrance confirmed that it was just salary. Trustee Gandsey stated that this is a great tool to have in order to stay competitive and stay in line with what anyone is looking for at our village. Trustee LaPorte asked how long we have had the current pay scale. Ms. Terrance stated that it's been in place for as long as she's worked here, which is 24 years. Ms. Terrance stated that she was looking for a recommendation and that if the board is good with what's been presented, they can start implementing the paid time off benefits for part-time employees. President Gunsteen stated that if the board had no issues with that, Ms. Terrance has her directive to move forward with what's proposed.

### 2. Discussion of Addition of a Building Facilities Manager

Trustee LaPorte stated that this agenda item presents a staff recommendation for the Village Board to authorize the hiring of a Building Facilities Manager, a position previously introduced during the FY25 budget discussions. The role has now been evaluated and classified as Grade 5 within the Village's new compensation structure developed through the recent Classification and Compensation Study. He stated that staff has recognized the need for this position in experiencing operational block logs where routine maintenance tasks such as trash removal, minor repairs, and facility upkeep are being delayed or overlooked, creating inefficiencies, safety concerns, and a deteriorated public image.

Trustee LaPorte stated that there is a lack of accountability and oversight gaps. With no centralized facilities management, responsibilities are informally distributed across departments, resulting in delayed responses, deferred maintenance, and increased long-term costs. He stated that there is concern about staff displacement, where employees from administrative and public works departments are routinely diverted from their core responsibilities to handle custodial or maintenance duties, negatively affecting morale and productivity. A 2024 facility inspective by the Intergovernmental Risk Management Agency (IRMA) identified the need for regular inspections and strongly recommended appointing a dedicated facilities administrator to improve oversight, safety, and compliance.

Trustee LaPorte stated that some strategic benefits of the position include the following: proactive building and grounds maintenance, improved safety and code compliance, streamlined vendor



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management and service tracking, enhanced appearance and functionality of municipal space, and protection of capital assets and reduction of long-term repair costs. He stated that staff recommend moving forward with this hire to restore operational efficiency, improve facility conditions, and comply with risk management best practices.

Ms. Terrance stated that the reason for this position is staff have to take turns completing these tasks around the building. She stated that most recently, Tracy Hrubec the Benefits Coordinator spent three hours taking out the garbage and recycling along with switching out light bulbs in the breakroom that weren't working. Ms. Terrance stated that this is not centralized or consistent and based on the recommendation from IRMA, it is a safety and risk management issue. She went on to say that they are supposed to have monthly building inspections, but we don't have those due to a lack with this position. Ms. Terrance stated that she knows it's a big request to want this position to handle general maintenance along with managing contracts as well, but she's spoken with Public Works Director Dan Dinges regarding this position.

Mr. Dinges stated that when he first started in 2014, they had a dedicated public works employee that worked at Village Hall and did the maintenance for both Village Hall and the Police Department. He stated that position was eliminated in 2016 due to funding cuts and that the employee ended up moving over to their water division. He went on to say that at that point they came up with a system where they have divisions rotate to handle the tasks or requests that occur at both Village Hall and Police. He stated that in addition to that, they handle contract maintenance between himself, Assistant Public Works Director Tyler Isham, and one of the administrative assistants. He stated that those contracts include the elevator contract, HVAC, fire alarms, roofs, generators, and security, which all get managed between them to keep track of the routine maintenance and inspections. Mr. Dinges went on to say that it's a lot to keep track of, especially with how much the Police Department has grown. He stated that if we can get this position, that person would do the day-to-day maintenance but then also start getting involved in the contract management side of things.

Trustee Gandsey asked if this person would also be the person to develop a process for how requests come in or if there is already a system in place. Mr. Dinges stated that they are hoping to utilize the work order system through OpenGov. Village Administrator Paula Schumacher stated that the employee that they had back in 2016 had a property management background which encompasses a lot of these skills and tasks. Trustee Battermann asked what kind of example contracts were being referenced. Mr. Dinges stated that it was mainly maintenance contracts such as the one for the rooftop unit that was just put in. Trustee Suwanski asked if this person would need a vehicle since they would be servicing all village facilities. Mr. Dinges stated that the initial goal would be to service Village Hall and Police, but eventually they would want this person to inspect all the buildings. Mr. Dinges stated that we do have vehicles available that they would be able to use one of the shared vehicles that we have on campus. Trustee Suwanski asked if this position was budgeted through the Public Works fund. Mr. Dinges confirmed that was correct. Trustee Suwanski asked what the scale for this position would be. Ms. Terrance confirmed that it was Grade 5 so the minimum range was \$77,800 and the top of that range was \$108,920. Trustee Hopkins asked what the job description was for the individual that they had back in 2015. Mr. Dinges stated that they had a cleaning crew, but the person did the routine maintenance. Trustee Hopkins asked



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why the janitorial services didn't empty the recycling like they do with garbage. It was confirmed that employees and staff empty those recycling bins into a shared space to be taken out to the dumpster.

Trustee LaPorte stated that in addition to the opportunity cost, we've got public works running around doing these tasks as well, what the dollar amount on that was. He wanted to know if this new position justified the cost. Mr. Dinges stated that if you factor in the time of the public works, employees that come out to the work as well as his time, Mr. Isham's time, as well as the administrative assistant, there are definitely hours that add up. He went on to say that he handled the rooftop unit contracts and there's quite a bit of time involved with all those contracts. Trustee Battermann asked where this employee would be located. Ms. Terrance confirmed they would be at Village Hall. Trustee Suwanski asked if we had looked at contracting this out to avoid legacy costs. Mr. Dinges stated that he was still working on trying to get that information since most people have a dedicated employee that's managing those things. Trustee Gandsey stated that she believes this is a pretty standard as the Elmhurst library had a position like that. Trustee Deyne agreed that the Bartlett library does as well.

President Gunsteen stated that the general concern is that this turns into an entire department versus just an individual. He stated that we should review this a year from now or a year after this employee is put into place to make sure that it's effective. He stated that if it's not, then we do have to look at contracting it out. Mr. Dinges stated that they don't know at this time what type of candidate they're going to get so this position will be dependent upon the type of applicants they get. He went on to say that they'll have to continue to pursue what other municipalities are doing and if they're contracting out, because if they find that's the avenue to go, then they won't pursue the permanent position but would instead come back to the board regarding a discussion on contract maintenance. Trustee LaPorte asked if there was anyone currently on staff that handled procurement and whether that person could take over the contracts. It was confirmed that we do not. President Gunsteen stated that we are only looking for someone to do contracts, it would be an entirely different job description that would also be a higher salary as well. Ms. Terrance stated that ideally the goal would be to find someone to do the day-to-day maintenance tasks that are needed but also someone who either has prior experience or the capability to learn contract management with the help of Mr. Dinges and the other Public Works staff. President Gunsteen stated that the next best step, would be to develop a scope of work and a job description to see if we can get candidates for that job that fits what we're looking for.

**C. ADJOURNMENT**

Mayor Gunsteen moved to adjourn the Committee of the Whole Meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
July 1, 2025**

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The Committee of the Whole meeting was adjourned at 9:22 p.m.

*Jackie Cardoza*

Jackie Cardoza  
Executive Assistant



**VILLAGE OF BARTLETT  
BOARD MINUTES  
JULY 15, 2025**

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1. CALL TO ORDER

President Gunsteen, called the regular meeting of July 15, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:01 p.m.

2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Economic and Development Coordinator Tony Fradin, Civil Engineer Nick Talarico, IT Director John Peebles, Head Golf Professional Phil Lenz, Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. TOWN HALL

5. CONSENT AGENDA

President Gunsteen stated that all items marked with an asterisk on the agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the agenda. He asked if there were any items a board member wished to remove from the Consent Agenda, or any items a board member wished to add to the Consent Agenda.

Trustee Battermann stated that he would like to add item D. 1. to the Consent Agenda-Ordinance Amending Section 3-3-2-1 of the Bartlett Liquor Control Ordinance Regarding the Number of Class A Licenses.

Trustee Deyne stated that he would like to add item F. 1. Resolution Approving a Construction Administration Agreement for Telecommunications Facilities with Lumos Fiber of Illinois, LLC, and item F. 2. Resolution Authorizing Participation in Clean Water Act Section 319(H) Grant Funding for Water Quality Improvement of the West Branch Tributary No. 2.

Trustee Gandsey stated that she would like to add item B. 1 to the Consent Agenda- Resolution Approving the UST and Hydraulic Lift Removal Project Agreement Between the Village of Bartlett and RW Collins Company.



**VILLAGE OF BARTLETT  
BOARD MINUTES  
JULY 15, 2025**

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Trustee Hopkins stated that he would like to add item A. 1 to the Consent Agenda- Ordinance Approving a Fifth Amendment to the Annexation Agreement for the Blue Heron Business Park, and item A. 2. Ordinance Approving an Amendment to the Blue Heron Business Park Planned Unit Development and a Site Plan for Nova 2.

President Gunsteen then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Amend the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Suwanski.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

6. MINUTES – Covered and approved under the Consent Agenda.

7. BILL LIST – Covered and approved under the Consent Agenda.

8. TREASURER'S REPORT

Finance Director Matt Coulter stated that Sales tax received in May is for the month of February and is in the amount of \$567,635, which is an increase of \$271,014 or 91% from the prior year. Motor Fuel Tax allotments for May totaled \$149,421, which is an increase of \$5769 or 4% from the prior year. He stated that shared income tax received in May, totaled \$1,286,294, which is an increase of \$186,278 or 17%.

9. PRESIDENT'S REPORT



## VILLAGE OF BARTLETT BOARD MINUTES JULY 15, 2025

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President Gunsteen read the Proclamation Letter for National Night Out.

Sergeant Milos extended his thanks and continued support on behalf of the Bartlett Police Department to the President Gunsteen, the Trustees, along with Village Administration. He stated that they are excited to once again bring together residents, local organizations, and the Police Department in the spirit of partnership and unity. He stated that they will be hosting family fun night and a pool party on Friday August 1<sup>st</sup>, the neighborhood block parties on Saturday August 2<sup>nd</sup>, followed by the chip putt family golf outing on August 3<sup>rd</sup>. He thanked everyone once again and stated they were looking forward to seeing everyone at these upcoming events.

### 10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized commissioners on their anniversaries.

Trustee Deyne had a question about the hydraulic lift removal project, he asked why we only had one bidder. Ms. Stone stated that there was another bidder that was interested but was out of town and his office staff did not mail it in time. She went on to say that we did consult with them and that we've had much more turnout at the mandatory meeting today for the building demolition.

Trustee LaPorte stated that he had a great time at Bartlett Hills on Sunday for the National Night Out event and that the event brought in 136 golfers. He thanked staff for a job well done.

Trustee Hopkins asked for an update regarding the North Avenue project. Public Works Director Dan Dinges stated that the contractor started this week and that the plan is to get the area in front of the school done before they start school. Civil Engineer Nick Talarico stated that they are working on trimming the median in front of Bartlett Elementary to get the bike lane straightened on the South side. He stated that they have started concrete removals and will continue with that as well as pouring concrete over the next couple of weeks.

Trustee Deyne asked about the Special Olympics and how many years we've had it. Head golf professional Phil Lenz stated that they've had it for at least 30-40 years. Trustee Deyne reminded everyone that it would be on Monday and that he would be present along with President Gunsteen.

Trustee Gandsey asked about the broadband service and how that would be rolled out so that residents know about this option. Mr. Dinges stated that there are several broadband options that are going to be coming. He stated that both Metronet and Lumos have informed us that as they get the fiber in the ground, they will be advertising that the service is available to residents via flyers. Trustee Gandsey asked when that would be implemented, Mr. Dinges stated that they'll be starting in August.



**VILLAGE OF BARTLETT  
BOARD MINUTES  
JULY 15, 2025**

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Trustee Hopkins wanted to thank staff collectively for all their work on the Fourth of July, especially the Police Department who worked long hours over the course of the weekend. President Gunsteen stated that he seconds that and also wanted to thank the Police Department for all their hard work over the course of the weekend which went fairly smoothly. He also thanks the Lions Club, who did a great job on the parade, along with Public Works staff and the Park District. President Gunsteen also thanked the 4<sup>th</sup> of July Committee who put a ton of hours in to make this a successful event along with all the volunteers as well. President Gunsteen asked Chief Conway how he thought the event went since it was his first 4<sup>th</sup> of July with Bartlett. Chief Conway stated that he thought it went exceptionally well, with great weather. He stated that it was great to see the community come together.

11. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2027-71, Ordinance Approving a Fifth Amendment to the Annexation Agreement for the Blue Heron Business Park, and Ordinance 2025-72, Ordinance Approving an Amendment to the Blue Heron Business Park Planned Unit Development and a Site Plan for Nova 2 were both covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated Resolution 2025-73-R, a Resolution Approving the UST and Hydraulic Lift Removal Project Agreement Between the Village of Bartlett and RW Collins Company was covered and approved under the Consent Agenda.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that Ordinance 2025-74, an Ordinance Amending Section 3-3-2-1 Of the Bartlett Liquor Control Ordinance Regarding the Number of Class A Licenses - El Ancla Morisco, and the Smoke and Irons Music Festival Class D Liquor License Application were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.



**VILLAGE OF BARTLETT  
BOARD MINUTES  
JULY 15, 2025**

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F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2025-75-R, A Resolution Approving a Construction Administration Agreement for Telecommunications Facilities with Lumos Fiber of Illinois, LLC, and Resolution 2025-76-R, A Resolution Authorizing Participation in Clean Water Act Section 319(H) Grant Funding for Water Quality Improvement of the West Branch Tributary No. 2 were covered and approved under the Consent Agenda.

13. NEW BUSINESS - None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURNMENT

President Gunsteen stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:18 p.m.

Jackie Cardoza  
Executive Assistant



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
July 15, 2025**

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1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of July 15, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:18 p.m.

2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Economic and Development Coordinator Tony Fradin, Civil Engineer Nick Talarico, IT Director John Peebles, Head Golf Professional Phil Lenz, Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

4. STANDING COMMITTEE REPORTS

A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

1. #2024-18 Kiddie Academy

Trustee Hopkins stated that the petitioner is requesting a preliminary/final plat of subdivision for the northwest corner of Fairfax Lane and Army Trail Road. The petitioner is also requesting site plan approval, variations to allow parking in the setbacks and a special use permit for height to allow the construction of a Kiddie Academy daycare facility on Lot 1. He stated that the petitioner intends to market lot 2 for future development. Stormwater detention is provided on lot 3 for both lots 1 and 2.

Ms. Stone stated that this site was previously approved for a BP gas station in the early 2000's which was never constructed. She stated that it's located at the northeast corner of Fairfax and Army Trail Road. She went on to say that it is a three lot subdivision, stating that Lot 1 is the largest of the three sites and that is where Kiddie Academy is proposed to be constructed. She stated that parking exceeds our requirements and that there is a full access point on Fairfax. Ms. Stone stated that a secondary access point is proposed on the east side of the property which abuts property owned by Hanover Park. She stated that Hanover Park has given preliminary approval that they will allow that secondary access point. She went on to say that the building is primarily constructed of stone veneer along with brick and masonry and that it does need a special use permit for building height because the average height is 31 ½ feet tall mainly due to the large center terrapit. She stated that they are proposing to have a od fence along the north property line and then there will be an additional fence as required by DCFS around the play area. Ms. Stone went



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
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on to say that there are 5 classrooms proposed for the facility. She stated that this will require a public hearing before the Planning and Zoning Committee.

President Gunsteen asked if there was a potential user for the lot 2. Ms. Stone stated not at this time, but they have been in contact with several coffee companies who have expressed their interest. President Gunsteen wanted to verify that they would need to go through the special use permit for the drive thru, Miss Stone confirmed that was correct. Trustee Hopkins stated that if there were no other questions, this would be send to the Planning and Zoning Committee for a public hearing.

**B. ADJOURNMENT**

Mayor Gunsteen moved to adjourn the Committee of the Whole Meeting to Executive Session. Trustee Suwanski moved to approve; the motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO ADJOURN**

AYES: Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

**MOTION CARRIED**

The Committee of the Whole meeting was adjourned at 7:22 p.m.

Jackie Cardoza  
Executive Assistant



**VILLAGE OF BARTLETT**  
**PUBLIC HEARING MINUTES**  
**July 15, 2025**

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1. CALL TO ORDER

President Gunsteen called Public Hearing meeting of July 15, 2025, for the Blue Heron Business Amendment to the Annexation Agreement, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Economic and Development Coordinator Tony Fradin, Civil Engineer Nick Talarico, IT Director John Peebles, Head Golf Professional Phil Lenz, Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

Planning and Development Services Director Kristy Stone stated that this is the 5<sup>th</sup> amendment to the annexation agreement for the Blue Heron Business Park. She stated that the petitioner was present, and that they had published the meeting required per state statute for any sort of amendment to annexations agreement. It's to change the development area for one parcel.

President Gunsteen asked if there were any questions for the regarding the public hearing for the Blue Heron Business Amendment to the Annexation Agreement. There were no comments.

There being no further business to discuss, President Gunsteen adjourned the Public Hearing back to the Board Meeting at 7:01pm.

Jackie Cardoza  
Executive Assistant

VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 8/19/2025

**100-GENERAL FUND REVENUES**

**420230-BUILDING PERMITS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MORENO'S IRRIGATION INC	PERMIT PROJECT REFUND	538.50
	<b>INVOICES TOTAL:</b>	<b>538.50</b>
		<b>538.50</b>

**100000-GENERAL FUND**

**210002-GROUP INSURANCE PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 FIRST STOP HEALTH LLC	TELEMEDICINE SERVICES/AUGUST 2025	957.95
** 1 IPBC	MONTHLY INSURANCE - AUGUST 2025	316,545.89
	<b>INVOICES TOTAL:</b>	<b>317,503.84</b>
		<b>317,503.84</b>

**1100-VILLAGE BOARD/ADMINISTRATION**

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A5 BRANDING & DIGITAL	VILLAGE BRANDING	5,293.75
** 1 ELAN FINANCIAL SERVICES	ICSC REGISTRATION FEE	950.00
	<b>INVOICES TOTAL:</b>	<b>6,243.75</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	E-NEWSLETTER FEE	113.05
	<b>INVOICES TOTAL:</b>	<b>113.05</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DELL COMPUTER CORP	DELL PRO 32 PLUS 4K MONITOR	359.99
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	71.33
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	121.67
	<b>INVOICES TOTAL:</b>	<b>552.99</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CP2 CONSULTING INC	PROFESSIONAL SERVICES	4,750.00
** 1 ELAN FINANCIAL SERVICES	FLIGHTS/LODGING/FOOD FOR MEETINGS	2,699.04
	<b>INVOICES TOTAL:</b>	<b>7,449.04</b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAGG PRESS INC	AUGUST/SEPTEMBER 25 BARTLETTER	4,085.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	443.90
		<u>INVOICES TOTAL: 4,528.90</u>

**543910-HISTORY MUSEUM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CATHERINE LAMBRECHT	HISTORY OF AMERICAN PIES PRESENTATION/SPEAI	256.28
		<u>INVOICES TOTAL: 256.28</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	30.21
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	200.00
		<u>INVOICES TOTAL: 230.21</u>

19,374.22

**1200-PROFESSIONAL SERVICES**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	1,192.50
		<u>INVOICES TOTAL: 1,192.50</u>

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	GRASSLANDS PHASE 1 ENGINEERING REVIEW	340.00
1 HAMPTON LENZINI AND RENWICK INC	1350 MUNGER RD STRMWATER/ENGINEERING REVI	1,235.00
1 HAMPTON LENZINI AND RENWICK INC	551 READING DR ENGINEERING REVIEW	332.50
1 HAMPTON LENZINI AND RENWICK INC	1380 W ARMY TRAIL RD STRMWATER/ENGINEERIN	1,967.50
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT-TLE DEVELOPMENT REVIEW	1,037.50
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-HANOVER TOWNSHIP EXPANSI	332.50
1 HAMPTON LENZINI AND RENWICK INC	1105 W LAKE ST ENGINEERING REVIEW	980.00
		<u>INVOICES TOTAL: 6,225.00</u>

7,417.50

**1400-FINANCE**

**523500-AUDIT SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LAUTERBACH & AMEN LLP	AUDIT SERVICES	35,380.00
		<u>INVOICES TOTAL: 35,380.00</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	TONER	177.89
		<u>INVOICES TOTAL: 177.89</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 8/19/2025**

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	658.30
		<u>INVOICES TOTAL: 658.30</u>

36,216.19

**1500-PLANNING & DEV SERVICES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUEBEAM INC	BLUEBEAM CORE LICENSES RENEWAL	1,320.00
** 1 ELAN FINANCIAL SERVICES	ADOBE	74.76
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	51.66
		<u>INVOICES TOTAL: 1,446.42</u>

**523110-LEGAL PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	165.60
		<u>INVOICES TOTAL: 165.60</u>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MYD BARTLETT SG, LLC	JULY 2025 CAR WASHES	24.00
		<u>INVOICES TOTAL: 24.00</u>

**526006-INSPECTION SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FOOD & ALCOHOL SERVICE TRAINING IN	FOOD SERVICE INSPECTIONS 07/25	1,410.00
		<u>INVOICES TOTAL: 1,410.00</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	55.63
		<u>INVOICES TOTAL: 55.63</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	ICC RENEWAL CERTIFICATE/APWA CONF REG FEE	950.00
		<u>INVOICES TOTAL: 950.00</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNO MAS LANDSCAPING	LANDSCAPING SERVICES	150.00
1 UNO MAS LANDSCAPING	LANDSCAPING SERVICES	80.00
		<u>INVOICES TOTAL: 230.00</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 8/19/2025**

4,281.65

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	410.54
1 T-MOBILE	TELEPHONE BILL	1,476.36
1 T-MOBILE	TELEPHONE BILL	1,041.60
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VERIZON WIRELESS	WIRELESS SERVICES	72.02
1 VITAL RECORDS CONTROL	DOCUMENT SHREDDING SERVICES	356.52
<b>INVOICES TOTAL:</b>		<b>4,592.04</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	147.45
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	139.90
1 GREAT LAKES CUSTOMS	VEHICLE MAINTENANCE	990.00
1 GREAT LAKES CUSTOMS	VEHICLE MAINTENANCE	990.00
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	197.64
1 MR CARWASH	CAR WASHES/MAY-JUNE 2025	875.00
1 MYD BARTLETT SG, LLC	JULY 2025 CAR WASHES	132.00
1 ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	525.00
1 ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	93.37
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	208.89
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	78.93
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	70.00
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	70.00
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	70.00
** 1 VOSS SIGNS LLC	NO PARKING SIGNS	560.00
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	6.49
<b>INVOICES TOTAL:</b>		<b>5,154.67</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	119.70
** 1 ELAN FINANCIAL SERVICES	MAVERICK GROOMING/LUNCHEONS/REG FEES	1,805.74
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	132.85
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	125.82
1 WAREHOUSE DIRECT	TONER	136.69
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	15.99
<b>INVOICES TOTAL:</b>		<b>2,336.79</b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	UNIFORM APPAREL	303.27

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 8/19/2025**

1 RAY O'HERRON CO INC	UNIFORM APPAREL	3,900.00
1 STREICHER'S INC	UNIFORM APPAREL	414.97
1 STREICHER'S INC	UNIFORM APPAREL	232.49
<b>INVOICES TOTAL:</b>		<b><u>4,850.73</u></b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	90.00
1 THOMSON REUTERS - WEST	ONLINE SOFTWARE SUBSCRIPTION	280.26
<b>INVOICES TOTAL:</b>		<b><u>370.26</u></b>

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	357.27
<b>INVOICES TOTAL:</b>		<b><u>357.27</u></b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	186.93
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	185.39
<b>INVOICES TOTAL:</b>		<b><u>372.32</u></b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AKEEL ABDELHADI	TRAINING EXPENSES	102.00
1 PATRICK CAREY	TRAINING EXPENSES	27.60
1 PATRICK CAREY	TRAINING EXPENSES	24.00
** 1 ELAN FINANCIAL SERVICES	REGISTRATION FEE/LODGING	2,253.28
1 ILLINOIS HOMICIDE INVESTIGATORS ASS	ANNUAL TRAINING CONFERENCE	1,180.00
1 COURTNEY KURTZ	TRAINING EXPENSES	102.00
1 ISAAC LEVIN	TRAINING EXPENSES	102.00
1 NORTH EAST MULTI-REGIONAL TRAININ	CLASS REGISTRATION FEE	350.00
<b>INVOICES TOTAL:</b>		<b><u>4,140.88</u></b>

**542810-SAFETY PROGRAM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AED PROFESSIONALS	REPLACEMENT BATTERY KIT FOR LIFEPAK CR2	5,452.70
** 1 PHYSICIANS IMMEDIATE CARE	PERSONNEL TESTING	790.00
<b>INVOICES TOTAL:</b>		<b><u>6,242.70</u></b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	NNO SUPPLIES	236.78
** 1 CHICAGO HIGHLANDERS PIPES AND DRU	BAGPIPE PERFORMANCE/NNO	250.00
** 1 ELAN FINANCIAL SERVICES	NNO SUPPLIES	162.02
** 1 ELAN FINANCIAL SERVICES	TOUCH A TRUCK/NNO GIVEAWAYS	367.50

\*\* Indicates pre-issue check.

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**	1 LANDINI ENTERTAINMENT PRODUCTION	FINAL PYMT/TRACKLESS TRAIN-NNO	1,572.50
**	1 PRIME TIME RACING	MINI-RACE TRACK RENTAL/NNO 2025	1,800.00
**	1 ROSE PARTY RENTALS & SERVICE INC	EQUIPMENT RENTAL/NNO	5,279.80
**	1 SAM'S CLUB	MATERIALS & SUPPLIES	801.74
**	1 PATTI ANN UMMEL	FACE PAINTING/FAMILY FUN NIGHT	650.00
**	1 PATTI ANN UMMEL	FACE PAINTING/NNO	1,450.00
<u>INVOICES TOTAL:</u>			<u>12,570.34</u>

**546900-CONTINGENCIES**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 PATRICK CAREY	FIREARM PURCHASE REFUND	500.00
**	1 ELAN FINANCIAL SERVICES	NNO DOG WALKER GIVEAWAYS	45.00
	1 REPROGRAPHICS	MAPS	17.10
<u>INVOICES TOTAL:</u>			<u>562.10</u>

**570105-EQUITABLE SHARING EXPENSE**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 FLOCK GROUP INC	SIX FLOCK LICENSE PLATE READERS (LPR)	21,000.00
<u>INVOICES TOTAL:</u>			<u>21,000.00</u>

62,550.10

**1800-STREET MAINTENANCE**

**522500-EQUIPMENT RENTALS**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 HIGH STAR TRAFFIC	BARRICADE RENTAL-SPECIAL EVENT	13,545.00
	1 T-MOBILE	TELEPHONE BILL	336.42
	1 VERIZON WIRELESS	WIRELESS SERVICES	50.45
	1 VERIZON WIRELESS	WIRELESS SERVICES	21.12
<u>INVOICES TOTAL:</u>			<u>13,952.99</u>

**524120-UTILITIES**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,922.24
	1 NICOR GAS	GAS BILL	155.31
	1 NICOR GAS	GAS BILL	65.10
	1 NICOR GAS	GAS BILL	149.16
<u>INVOICES TOTAL:</u>			<u>2,291.81</u>

**526000-SERVICE TO MAINTAIN VEHICLES**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	610.00
	1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	5,849.32
	1 PRECISE MRM LLC	VEHICLE MAINTENANCE	690.00
	1 RUNNION EQUIPMENT COMPANY	EQUIPMENT REPAIRS	1,225.00
	1 USSI RENTALS INC	EQUIPMENT REPAIRS	1,058.40

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 9,432.72

**527100-SERVICES TO MAINTAIN STREETS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ASTROBLAST INC	5 BENCH FRAMES & 3 LIGHT POLE BASES BLASTEC	1,395.00
		<u>INVOICES TOTAL: 1,395.00</u>

**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COOK COUNTY TREASURER	TRAFFIC SIGNAL MAINTENANCE	452.50
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	65.81
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	131.21
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	184.69
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	1,190.64
		<u>INVOICES TOTAL: 2,024.85</u>

**527112-SERVICE TO MAINTAIN STR LIGHTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIED PAINTING CONTRACTORS LLC	PAINTING OF LIGHT POLES AND TRAFFIC BASES	7,998.00
		<u>INVOICES TOTAL: 7,998.00</u>

**527113-SERVICES TO MAINT. GROUNDS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORNERSTONE LAND & LAWN INC	LANDSCAPE MAINTENANCE - JULY 2025	2,645.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT RD NATIVE AREA MAINTENANCE	1,000.00
1 UNO MAS LANDSCAPING	LANDSCAPE MAINTENANCE SERVICES	7,365.00
		<u>INVOICES TOTAL: 11,010.00</u>

**527130-SIDEWALK & CURB REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	1,232.00
1 ELMHURST CHICAGO STONE COMPANY	DELIVERY WAITING FEE	220.50
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	1,144.00
1 ELMHURST CHICAGO STONE COMPANY	DELIVERY WAITING FEE	81.00
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	2,904.00
1 WELCH BROS INC	GRAVEL PURCHASE	252.00
1 WELCH BROS INC	GRAVEL PURCHASE	252.00
1 WELCH BROS INC	MATERIALS & SUPPLIES	1,123.00
		<u>INVOICES TOTAL: 7,208.50</u>

**527140-TREE TRIMMING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BURKE LLC	METRA & TOWN CENTER IMPROVEMENT PROJECT	413,899.21
		<u>INVOICES TOTAL: 413,899.21</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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\*\* Indicates pre-issue check.

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1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	39.76
1 DULTMEIER SALES LLC	CREDIT MEMO FOR SALES TAX ON INVOICE 423913	-2.17
** 1 ELAN FINANCIAL SERVICES	DONUTS FOR MEETING/REG FEE-SCHOLARSHIP EV	37.19
1 JSN CONTRACTORS SUPPLY	UTILITY MARKING PAINT	436.80
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	38.59
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	301.72
	<u>INVOICES TOTAL:</u>	<u>851.89</u>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	32.49
	<u>INVOICES TOTAL:</u>	<u>32.49</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	11.23
1 AMAZON CAPITAL SERVICES INC	TONER	32.49
1 WAREHOUSE DIRECT	MAINTENANCE SUPPLIES	27.60
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	12.42
	<u>INVOICES TOTAL:</u>	<u>83.74</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADVANTAGE TRAILER AND HITCHES	MAINTENANCE SUPPLIES	27.68
1 AUTOZONE INC	MAINTENANCE SUPPLIES	369.74
1 BRISTOL HOSE & FITTING INC	MAINTENANCE SUPPLIES	283.77
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	55.69
1 FLEETPRIDE	MAINTENANCE SUPPLIES	189.98
	<u>INVOICES TOTAL:</u>	<u>926.86</u>

**534400-STREET MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	6,459.47
1 WELCH BROS INC	ASPHALT GRINDINGS	364.00
1 WELCH BROS INC	ASPHALT GRINDINGS	546.00
	<u>INVOICES TOTAL:</u>	<u>7,369.47</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE TOPSOIL INC	GRAVEL PURCHASE	1,580.00
	<u>INVOICES TOTAL:</u>	<u>1,580.00</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN DOOR AND DOCK	DOOR REPAIRS	678.00
	<u>INVOICES TOTAL:</u>	<u>678.00</u>

\*\* Indicates pre-issue check.

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**534800-STREET LIGHTS MAINT MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WEST SIDE ELECTRIC SUPPLY INC	MAINTENANCE SUPPLIES	1,428.00
	<b>INVOICES TOTAL:</b>	<b>1,428.00</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA-PWX REGISTRATION FEE	1,641.96
	<b>INVOICES TOTAL:</b>	<b>1,641.96</b>

**543800-STORMWATER FACILITIES MAINT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	COUNTRY CREEK STABILIZATION PHASE 2	42,727.50
1 WELCH BROS INC	MATERIALS & SUPPLIES	84.00
	<b>INVOICES TOTAL:</b>	<b>42,811.50</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	190.40
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	15.00
	<b>INVOICES TOTAL:</b>	<b>205.40</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 OPENGOV INC	ASSET MANAGEMENT SOFTWARE	7,145.50
	<b>INVOICES TOTAL:</b>	<b>7,145.50</b>

533,967.89

**3000-DEBT SERVICE EXPENDITURES**

**523700-AGENTS FEES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UMB BANK N.A.	AGENT FEES/SERIES 2017	318.00
	<b>INVOICES TOTAL:</b>	<b>318.00</b>

318.00

**4000-CAPITAL PROJECTS EXPENDITURES**

**582028-DEVON EXCESS FLOW PLANT REHB**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	EXCESS FLOW FACILITY LIFT STATION	55,113.75
	<b>INVOICES TOTAL:</b>	<b>55,113.75</b>

55,113.75

\*\* Indicates pre-issue check.

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**430000-DEVELOPER DEPOSITS FUND**

**262099-DEPOSIT-ORDINANCE 89-49**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DR HORTON	BOND REFUND-1132 BLUEBELL LN	1,000.00
1 DR HORTON	BOND REFUND-171 WOOD LILY CT	7,700.00
1 DR HORTON	BOND REFUND-1166 WOOD LILY LN	6,500.00
1 DR HORTON	BOND REFUND-1164 WOOD LILY LN	6,500.00
	<u>INVOICES TOTAL:</u>	<u>21,700.00</u>
		21,700.00

**4450-LAKE ST TIF EXPENDITURES**

**580001-DEMOLITION/SITE PREPARATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNO MAS LANDSCAPING	LANDSCAPING SERVICES	200.00
	<u>INVOICES TOTAL:</u>	<u>200.00</u>
		200.00

**5000-WATER OPERATING EXPENSES**

**520025-DWC WATER AGREEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JUNE 2025	697,740.00
	<u>INVOICES TOTAL:</u>	<u>697,740.00</u>

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORNERSTONE LAND & LAWN INC	LANDSCAPE MAINTENANCE - JULY 2025	1,562.00
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	38.11
1 INSOURCE SOFTWARE SOLUTIONS	SCADA MONITORING SOFTWARE	1,000.00
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-4	13,035.25
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-7	2,293.33
	<u>INVOICES TOTAL:</u>	<u>17,928.69</u>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T-MOBILE	TELEPHONE BILL	33.60
1 T-MOBILE	TELEPHONE BILL	336.43
1 VERIZON WIRELESS	WIRELESS SERVICES	50.45
	<u>INVOICES TOTAL:</u>	<u>420.48</u>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	1,550.00
	<u>INVOICES TOTAL:</u>	<u>1,550.00</u>

\*\* Indicates pre-issue check.

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**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,181.89
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,274.28
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	4,431.38
1 NICOR GAS	GAS BILL	54.31
1 NICOR GAS	GAS BILL	64.54
<b>INVOICES TOTAL:</b>		<b>9,006.40</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	161.00
<b>INVOICES TOTAL:</b>		<b>161.00</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	204.35
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	196.54
1 VULCAN CONSTRUCTION MATERIALS LI	GRAVEL PURCHASE	1,449.26
<b>INVOICES TOTAL:</b>		<b>1,850.15</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORE & MAIN LP	MATERIALS & SUPPLIES	5,051.00
** 1 ELAN FINANCIAL SERVICES	REG FEE-SCHOLARSHIP EVENT/GC FOR LEAD LINE:	625.00
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	38.59
<b>INVOICES TOTAL:</b>		<b>5,714.59</b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	32.48
<b>INVOICES TOTAL:</b>		<b>32.48</b>

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	1,078.00
1 HAWKINS INC	CHEMICAL SUPPLIES	659.50
<b>INVOICES TOTAL:</b>		<b>1,737.50</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	200.99
<b>INVOICES TOTAL:</b>		<b>200.99</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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\*\* Indicates pre-issue check.

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1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	11.23
1 AMAZON CAPITAL SERVICES INC	TONER	32.49
1 WAREHOUSE DIRECT	TONER	116.60
1 WAREHOUSE DIRECT	MAINTENANCE SUPPLIES	27.61
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	12.42
<b>INVOICES TOTAL:</b>		<b>200.35</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	LATE FEE	5.31
1 SEBIS DIRECT INC	AUGUST BILLS POSTAGE	3,414.19
<b>INVOICES TOTAL:</b>		<b>3,419.50</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	LUNCH MEETING/APWA-PWX REG FEE	1,095.75
<b>INVOICES TOTAL:</b>		<b>1,095.75</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	190.40
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	15.00
<b>INVOICES TOTAL:</b>		<b>205.40</b>

**547072-DWC CAPITAL BUY IN PRINCIPAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JUNE 2025	36,196.20
<b>INVOICES TOTAL:</b>		<b>36,196.20</b>

777,459.48

**5090-WATER CAPITAL PROJECTS EXP**

**581020-WATER METER AUTOMATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WATER RESOURCES INC	WATER METERS & SUPPLIES	117,297.03
<b>INVOICES TOTAL:</b>		<b>117,297.03</b>

**581029-WATERMAIN REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MARTAM CONSTRUCTION INC	BARTLETT TOWN CENTER	10,299.58
<b>INVOICES TOTAL:</b>		<b>10,299.58</b>

127,596.61

**5100-SEWER OPERATING EXPENSES**

\*\* Indicates pre-issue check.

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**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORNERSTONE LAND & LAWN INC	LANDSCAPE MAINTENANCE - JULY 2025	625.00
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	38.11
1 VAPEX ENVIRONMENTAL LLC	1 YEAR EXTENDED WARRANTY FOR VAPEX UNIT	15,000.00
<b>INVOICES TOTAL:</b>		<b>15,663.11</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T-MOBILE	TELEPHONE BILL	67.20
1 T-MOBILE	TELEPHONE BILL	336.43
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
<b>INVOICES TOTAL:</b>		<b>454.09</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	302.50
<b>INVOICES TOTAL:</b>		<b>302.50</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	9,545.65
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	257.23
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	12.96
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	246.49
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	0.28
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	8.06
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	11.29
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	13,294.13
1 NICOR GAS	GAS BILL	56.33
1 NICOR GAS	GAS BILL	58.39
1 NICOR GAS	GAS BILL	55.09
1 NICOR GAS	GAS BILL	57.12
1 NICOR GAS	GAS BILL	59.99
1 NICOR GAS	GAS BILL	55.84
1 NICOR GAS	GAS BILL	149.16
1 NICOR GAS	GAS BILL	55.30
1 NICOR GAS	GAS BILL	151.91
1 NICOR GAS	GAS BILL	150.69
1 NICOR GAS	GAS BILL	57.19
1 NICOR GAS	GAS BILL	55.20
<b>INVOICES TOTAL:</b>		<b>24,338.30</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	35.63
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	138.00

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 173.63

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	DONUTS FOR MEETING/REG FEE-SCHOLARSHIP EV	37.20
1 NORTH CENTRAL LABORATORIES	LAB SUPPLIES	846.43
1 REPROGRAPHICS	MAPS	17.10
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	38.60
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	10.88
<u>INVOICES TOTAL:</u>		<u>950.21</u>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	32.48
<u>INVOICES TOTAL:</u>		<u>32.48</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	11.24
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	72.70
1 AUTOZONE INC	MAINTENANCE SUPPLIES	110.96
1 WAREHOUSE DIRECT	TONER	116.60
1 WAREHOUSE DIRECT	MAINTENANCE SUPPLIES	27.61
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	12.42
<u>INVOICES TOTAL:</u>		<u>351.53</u>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	AUGUST BILLS POSTAGE	3,414.18
<u>INVOICES TOTAL:</u>		<u>3,414.18</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	19.98
1 DELL COMPUTER CORP	DESKTOP COMPUTER	1,144.80
1 GASVODA & ASSOCIATES INC	MAINTENANCE SUPPLIES	228.10
1 GRAINGER	MAINTENANCE SUPPLIES	1,715.00
1 WEST SIDE ELECTRIC SUPPLY INC	MAINTENANCE SUPPLIES	34.50
1 WEST SIDE ELECTRIC SUPPLY INC	MAINTENANCE SUPPLIES	172.60
<u>INVOICES TOTAL:</u>		<u>3,314.98</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA-PWX REGISTRATION FEE	1,274.03
<u>INVOICES TOTAL:</u>		<u>1,274.03</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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 INVOICES DUE ON/BEFORE 8/19/2025**

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	190.40
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	15.00
<b>INVOICES TOTAL:</b>		<b>205.40</b>
		<b>50,474.44</b>

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T2 SYSTEMS CANADA INC	MONTHLY EMS SERVICES	350.00
<b>INVOICES TOTAL:</b>		<b>350.00</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	12.82
1 NICOR GAS	GAS BILL	89.17
1 VERIZON WIRELESS	WIRELESS SERVICES	42.22
<b>INVOICES TOTAL:</b>		<b>144.21</b>

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORNERSTONE LAND & LAWN INC	LANDSCAPE MAINTENANCE - JULY 2025	1,475.00
** 1 ELAN FINANCIAL SERVICES	METRA INTERNET SERVICE	88.29
<b>INVOICES TOTAL:</b>		<b>1,563.29</b>
		<b>2,057.50</b>

**550-GOLF FUND REVENUES**

**470010-CLUBHOUSE BANQUET SALES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 REGINA SZPAK	SHOWER CAKE REFUND	80.50
<b>INVOICES TOTAL:</b>		<b>80.50</b>
		<b>80.50</b>

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	194.95
1 CUSTOM GROUP INC	CLEANING SERVICES	1,911.54
1 GPS INDUSTRIES LLC	CONNECT RENTAL FEES	4,940.00
1 GPS INDUSTRIES LLC	CONNECT RENTAL FEES	4,940.00
1 GPS INDUSTRIES LLC	CONNECT RENTAL FEES	4,940.00

\*\* Indicates pre-issue check.

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1 ROSCOE CO	MATS	350.06
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	129.25
	<b>INVOICES TOTAL:</b>	<b>17,405.80</b>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	848.20
	<b>INVOICES TOTAL:</b>	<b>848.20</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	449.61
1 NICOR GAS	GAS BILL	340.16
	<b>INVOICES TOTAL:</b>	<b>789.77</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	52.97
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	195.12
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	500.00
	<b>INVOICES TOTAL:</b>	<b>748.09</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GPS INDUSTRIES LLC	GPS REPAIRS	215.00
	<b>INVOICES TOTAL:</b>	<b>215.00</b>

**534335-PURCHASES - MISC GOLF MDSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 YATTA GOLF	GOLF APPAREL	285.61
	<b>INVOICES TOTAL:</b>	<b>285.61</b>

20,292.47

**5510-GOLF MAINTENANCE EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	65.82
1 NICOR GAS	GAS BILL	113.40
	<b>INVOICES TOTAL:</b>	<b>179.22</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REINDERS INC	MAINTENANCE SUPPLIES	294.00
1 SIMPLOT TURF & HORTICULTURE	MATERIALS & SUPPLIES	3,660.00
1 SIMPLOT TURF & HORTICULTURE	MATERIALS & SUPPLIES	535.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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INVOICES TOTAL: 4,489.00

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	986.04
		<u>INVOICES TOTAL: 986.04</u>

**572000-BUILDING & GROUNDS IMPROVMNTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THELEN MATERIALS LLC	MAINTENANCE MATERIALS	1,606.61
		<u>INVOICES TOTAL: 1,606.61</u>

7,260.87

**5560-GOLF RESTAURANT EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SHARPENING	20.00
1 A MAESTRANZI SONS	SLICER PARTS	95.00
1 A MAESTRANZI SONS	KNIFE SHARPENING	20.00
1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
1 COMPLETE BAR SYSTEMS LLC	CLEAN BEER LINES	64.00
1 COMPLETE BAR SYSTEMS LLC	CLEAN BEER LINES	64.00
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	116.50
		<u>INVOICES TOTAL: 559.00</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	BARTLETT HILLS JOB POSTING	100.00
		<u>INVOICES TOTAL: 100.00</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GREAT LAKES SERVICE	EQUIPMENT REPAIRS	628.61
1 GREAT LAKES SERVICE	EQUIPMENT REPAIRS	511.39
		<u>INVOICES TOTAL: 1,140.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	56.70
		<u>INVOICES TOTAL: 56.70</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	52.50

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1	GORDON FOOD SERVICE INC	FOOD PURCHASE	151.50
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	100.00
**	1 SAM'S CLUB	MATERIALS & SUPPLIES	50.94
<u>INVOICES TOTAL:</u>			<u>354.94</u>

**534320-PURCHASES - FOOD & BEVERAGE**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 AMERICAN COMPRESSED GASES INC	CYLINDER RENTAL	100.00
	1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	276.36
	1 BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-30.53
	1 CHICAGO BEVERAGE SYSTEMS/	BEER PURCHASE	137.40
	1 CHICAGO BEVERAGE SYSTEMS/	BEER PURCHASE	213.40
	1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	457.23
	1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	476.00
	1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	469.88
**	1 ELGIN BEVERAGE CO	BEER PURCHASE	186.56
	1 EUCLID BEVERAGE LLC	BEER PURCHASE	528.13
	1 EUCLID BEVERAGE LLC	BEER PURCHASE	196.47
	1 EUCLID BEVERAGE LLC	BEER PURCHASE	227.30
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	400.00
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	300.00
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	400.00
	1 GRECO AND SONS INC	FOOD PURCHASE	124.91
	1 GRECO AND SONS INC	FOOD PURCHASE	298.11
	1 GRECO AND SONS INC	FOOD PURCHASE	100.00
	1 GRECO AND SONS INC	FOOD PURCHASE	100.00
	1 GRECO AND SONS INC	FOOD PURCHASE	127.99
	1 LAKESHORE BEVERAGE	BEER PURCHASE	88.57
	1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	68.34
	1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	192.69
	1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	285.62
	1 TEC COFFEE & FOODS	COFFEE PURCHASE	143.00
<u>INVOICES TOTAL:</u>			<u>5,867.43</u>

**546900-CONTINGENCIES**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
**	1 SAM'S CLUB	MATERIALS & SUPPLIES	45.00
<u>INVOICES TOTAL:</u>			<u>45.00</u>

8,123.07

**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
	1 A MAESTRANZI SONS	CAN OPENER SHARPENING	50.00
	1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
	1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1 ALSCO	LINEN SERVICES	340.87
1 ALSCO	CREDIT MEMO	-2.69
1 ALSCO	LINEN SERVICES	126.09
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 JK TECHNOLOGY SOLUTIONS	MONTHLY SOFTWARE SUPPORT	300.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	116.50
<u>INVOICES TOTAL:</u>		<u>1,132.27</u>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELEGANT PRESENTATIONS INC	TABLE RENTALS	265.63
1 ELEGANT PRESENTATIONS INC	CHAIR RENTAL	577.50
<u>INVOICES TOTAL:</u>		<u>843.13</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	BARTLETT HILLS JOB POSTING	131.44
<u>INVOICES TOTAL:</u>		<u>131.44</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GREAT LAKES SERVICE	EQUIPMENT REPAIRS	628.62
1 GREAT LAKES SERVICE	EQUIPMENT REPAIRS	511.40
<u>INVOICES TOTAL:</u>		<u>1,140.02</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	56.70
<u>INVOICES TOTAL:</u>		<u>56.70</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	151.50
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	100.00
1 MLA WHOLESALE INC	FLOWERS	123.30
1 MLA WHOLESALE INC	FLOWERS	116.20
1 MLA WHOLESALE INC	FLOWERS	88.15
1 MLA WHOLESALE INC	FLOWERS	156.20
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	50.94
<u>INVOICES TOTAL:</u>		<u>786.29</u>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	298.28
1 AMERICAN COMPRESSED GASES INC	CYLINDER RENTAL	34.50
1 BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-48.57
1 BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-4.06

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1	BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-48.57
1	BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-51.57
1	BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-4.31
1	BREAKTHRU BEVERAGE ILLINOIS LLC	CREDIT MEMO	-695.55
1	CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	500.00
1	CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	451.45
1	CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	218.00
1	EUCLID BEVERAGE LLC	BEER PURCHASE	50.00
1	EUCLID BEVERAGE LLC	BEER PURCHASE	196.47
1	EUCLID BEVERAGE LLC	BEER PURCHASE	227.31
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	2,936.41
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	2,896.29
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	1,994.07
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	354.67
1	GRECO AND SONS INC	FOOD PURCHASE	450.00
1	GRECO AND SONS INC	FOOD PURCHASE	263.72
1	GRECO AND SONS INC	FOOD PURCHASE	84.15
1	GRECO AND SONS INC	FOOD PURCHASE	128.00
1	GRECO AND SONS INC	FOOD PURCHASE	260.50
1	IL GIARDINO DEL DOLCE INC	CAKE	161.00
1	IL GIARDINO DEL DOLCE INC	CAKE/CANNOLI'S	161.00
1	IL GIARDINO DEL DOLCE INC	PASTRIES & COOKIES	130.00
1	SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	310.00
<u>INVOICES TOTAL:</u>			<u>11,253.19</u>

15,343.04

**5580-GOLF MIDWAY EXPENSES**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	115.34
<u>INVOICES TOTAL:</u>		<u>115.34</u>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	750.00
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	540.00
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	23.70
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	150.00
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	359.98
1 EUCLID BEVERAGE LLC	BEER PURCHASE	746.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	460.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	921.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	950.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	700.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	800.00
1 GRECO AND SONS INC	FOOD PURCHASE	90.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	168.12

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1 LAKESHORE BEVERAGE	BEER PURCHASE	180.30
1 LAKESHORE BEVERAGE	BEER PURCHASE	100.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	55.84
1 LAKESHORE BEVERAGE	BEER PURCHASE	338.72
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	363.32
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	80.00
1 SCNS SPORTS FOODS	FOOD PURCHASE	105.20
1 TEC COFFEE & FOODS	COFFEE PURCHASE	50.00
<u>INVOICES TOTAL:</u>		<u>7,932.18</u>
		<b>8,047.52</b>

**6000-CENTRAL SERVICES EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	128.58
<u>INVOICES TOTAL:</u>		<u>128.58</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACTION LOCK & KEY INC	DOOR REPAIRS	225.00
1 ALLEGIANT FIRE PROTECTION LLC	SERVICE CALL	566.00
1 ALLEGIANT FIRE PROTECTION LLC	ANNUAL INSPECTIONS	816.00
1 ANAGNOS DOOR COMPANY LLC	SERVICE CALL FOR FINANCE WINDOW GATE	350.00
1 HOUSE OF DOORS INC	OVERHEAD DOOR REPAIRS	316.50
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	1,862.72
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	500.00
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	1,104.50
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	1,244.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	531.42
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	4,975.56
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	263.56
<u>INVOICES TOTAL:</u>		<u>12,755.26</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	152.85
1 NICOR GAS	GAS BILL	483.61
<u>INVOICES TOTAL:</u>		<u>636.46</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	ENVELOPES	776.37
** 1 ELAN FINANCIAL SERVICES	OFFICE SUPPLIES	72.64
1 GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE	360.81
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	492.20
1 WAREHOUSE DIRECT	TONER/MAINTENANCE SUPPLIES	235.86

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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1 WAREHOUSE DIRECT	TONER	136.69
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	6.64
	<u>INVOICES TOTAL:</u>	<u>2,081.21</u>

**546900-CONTINGENCIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 TOWN & COUNTRY GARDENS EL	FLOWERS	87.99
1 TOWN & COUNTRY GARDENS EL	FLOWERS	112.99
	<u>INVOICES TOTAL:</u>	<u>200.98</u>
		15,802.49

**6010-INFORMATION SYSTEMS**

**522700-COMPUTER SERVICES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	69.99
** 1 ELAN FINANCIAL SERVICES	GIS AUTOMATION/MDM FEES/CLOUD SERVICES	234.96
1 HEARTLAND BUSINESS SYSTEMS	SAFE ID LOGIN TOKENS	364.00
** 1 NETSUPPORT INCORPORATED	ANNUAL MAINTENANCE RENEWAL	142.38
	<u>INVOICES TOTAL:</u>	<u>811.33</u>

**524110-TELEPHONE**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 COMCAST	INTERNET SERVICE	96.90
1 COMCAST	INTERNET SERVICE	187.90
1 T-MOBILE	TELEPHONE BILL	67.20
	<u>INVOICES TOTAL:</u>	<u>352.00</u>

**530100-MATERIALS & SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 ELAN FINANCIAL SERVICES	LUNCH MEETING	37.04
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	277.00
	<u>INVOICES TOTAL:</u>	<u>314.04</u>

**541600-PROFESSIONAL DEVELOPMENT**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 ELAN FINANCIAL SERVICES	GMIS CHAPTER DUES/COD CLASS REG FEE	575.00
	<u>INVOICES TOTAL:</u>	<u>575.00</u>

**570100-MACHINERY & EQUIPMENT**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 ELAN FINANCIAL SERVICES	JK TECHNOLOGY-SERVER MIGRATION	300.00
1 TKB ASSOCIATES INC	UPGRADE/MIGRATION OF LASERFICHE TO NEW SEI	780.00
	<u>INVOICES TOTAL:</u>	<u>1,080.00</u>

3,132.37

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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**7000-POLICE PENSION EXPENDITURES**

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LAUTERBACH & AMEN LLP	JULY 2025 PSA	210.00
<b>INVOICES TOTAL:</b>		<b>210.00</b>
		<b>210.00</b>

**900000-POOLED CASH & INVESTMENT FUND**

**100028-POSTAGE MACHINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 U S POSTAL SERVICE	POSTAGE FOR METER	5,000.00
<b>INVOICES TOTAL:</b>		<b>5,000.00</b>
		<b>5,000.00</b>

**GRAND TOTAL: 2,100,062.00**

GENERAL FUND	981,849.89
DEBT SERVICE FUND	318.00
CAPITAL PROJECTS	55,113.75
DEVELOPER DEPOSITS FUND	21,700.00
LAKE ST TIF	200.00
WATER FUND	905,056.09
SEWER FUND	50,474.44
PARKING FUND	2,057.50
GOLF FUND	59,147.47
CENTRAL SERVICES FUND	18,934.86
POLICE PENSION FUND	210.00
POOLED CASH & INVESTMENT FUND	5,000.00
<b>GRAND TOTAL</b>	<b>2,100,062.00</b>

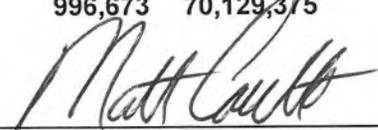
\*\* Indicates pre-issue check.

CASH & INVESTMENT REPORT  
 FISCAL YEAR 2025/26 as of June 30, 2025

Fund	5/31/2025	Receipts	Disburse-ments	6/30/2025
General	32,023,023	4,875,673	3,020,278	33,878,418
MFT	7,996,768	166,314	23,988	8,139,095
Debt Service	1,044,797	856,308	32,863	1,868,243
Capital Projects	3,078,043	10,570	0	3,088,613
Municipal Building	4,382,618	8,982	0	4,391,600
Developer Deposits	3,628,998	40,806	0	3,669,804
59 & Lake TIF	(2,547,116)	60	0	(2,547,056)
BC Municipal TIF	0	0	0	0
Bluff City TIF Municipal	476,567	39,055	0	515,622
Water	10,372,626	1,176,562	412,834	11,136,354
Sewer	31,373,201	584,102	350,194	31,607,108
Parking	(180,765)	6,558	5,155	(179,361)
Golf	(541,813)	474,796	310,527	(377,545)
Central Services	892,532	145,540	84,608	953,463
Vehicle Replacement	4,783,675	68,993	0	4,852,668
<b>TOTALS</b>	<b>83,968,955</b>	<b>8,454,318</b>	<b>4,240,447</b>	<b>100,997,026</b>

Detail of Ending Balance			
Cash	Investments	Net Assets/Liab.	6/30/2025
16,700,998	14,871,946	2,305,474	33,878,418
4,742,942	3,363,739	32,413	8,139,095
947,778	919,886	578	1,868,243
23,825	3,078,666	(13,878)	3,088,613
2,148,722	2,085,489	157,389	4,391,600
1,168,910	2,588,422	(87,528)	3,669,804
30	30	(2,547,116)	(2,547,056)
0	0	0	0
261,661	253,961	0	515,622
2,640,825	2,563,013	5,932,517	11,136,354
4,907,035	4,762,532	21,937,542	31,607,108
0	0	(179,361)	(179,361)
0	0	(377,545)	(377,545)
481,351	467,186	4,926	953,463
1,090,587	1,058,493	2,703,587	4,852,668
<b>35,114,664</b>	<b>36,013,362</b>	<b>29,868,999</b>	<b>100,997,025</b>

BC Project TIF	687,413	2,403	0	689,816	0	0	689,816	689,816
Bluff City Project TIF	323,187	599,041	0	922,228	468,000	454,228	0	922,228
Bluff City SSA Debt Srv.	107,888	370	0	108,258	0	0	108,258	108,258
Police Pension	68,548,313	2,922,278	337,121	71,133,470	996,673	70,129,375	7,422	71,133,470

  
 Matt Coulter  
 Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT  
REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND  
FISCAL YEAR 2025/26 as of June 30, 2025

Fund	Revenues				Expenditures			
	Actual	Current Year Budget	Percent	Prior YTD %	Actual	Current Year Budget	Percent	Prior YTD %
General	8,073,158	33,708,404	23.95%	21.94%	5,713,119	37,599,396	15.19%	15.47%
MFT	337,990	3,150,000	10.73%	15.12%	23,988	6,450,000	0.37%	0.00%
Debt Service	982,990	3,037,773	32.36%	31.92%	279,099	2,962,198	9.42%	10.57%
Capital Projects	22,403	20,000	112.02%	41.67%	0	0	0.00%	0.00%
Municipal Building	26,531	90,000	29.48%	1.54%	0	502,360	0.00%	0.00%
Developer Deposits	91,506	840,000	10.89%	26.39%	0	0	0.00%	0.00%
Bluff City SSA	753	2,500	30.13%	5.91%	0	60,000	0.00%	0.00%
59 & Lake TIF	60	605,000	0.01%	0.00%	0	605,000	0.00%	0.00%
Bluff City Municipal TIF	56,770	130,000	43.67%	54.81%	0	105,000	0.00%	0.00%
Bluff City Project TIF	856,791	4,120,000	20.80%	22.40%	0	4,100,000	0.00%	0.00%
Brewster Creek Municipal TIF	0	0	0.00%	79.15%	0	0	0.00%	0.00%
Brewster Creek Project TIF	4,894	15,000	32.62%	72.71%	0	0	0.00%	0.00%
Water	2,267,963	13,691,000	16.57%	15.98%	1,328,556	16,020,825	8.29%	11.88%
Sewer	1,299,124	7,335,000	17.71%	27.96%	763,946	9,478,382	8.06%	7.61%
Parking	13,818	75,000	18.42%	15.95%	7,866	72,600	10.83%	14.06%
Golf	813,071	3,412,500	23.83%	16.98%	576,803	3,266,927	17.66%	31.50%
Central Services	292,156	1,751,282	16.68%	16.97%	276,231	1,960,761	14.09%	18.24%
Vehicle Replacement	140,124	878,132	15.96%	17.23%	0	850,000	0.00%	0.00%
Police Pension	5,481,982	8,128,098	67.44%	44.55%	665,421	4,244,901	15.68%	15.74%
Subtotal	20,762,084	80,989,689	25.64%	23.04%	9,635,028	88,278,350	10.91%	12.17%
Less Interfund Transfers	(1,372,929)	(5,427,564)	25.30%	20.09%	(1,372,929)	(5,427,564)	25.30%	20.09%
Total	19,389,155	75,562,125	25.66%	23.29%	8,262,099	82,850,786	9.97%	11.57%

VILLAGE OF BARTLETT TREASURER'S REPORT  
MAJOR REVENUE BUDGET COMPARISONS  
FISCAL YEAR 2025/26 as of June 30, 2025

Fund	Current Year		Percent	Prior YTD %
	Actual	Budget		
Property Taxes	4,253,523	12,882,559	33.02%	32.18%
Sales Taxes (General Fund)	1,219,585	5,900,000	20.67%	12.86%
Income Taxes	1,732,386	7,250,000	23.89%	22.37%
Telecommunications Tax	66,931	390,000	17.16%	16.20%
Home Rule Sales Tax	709,952	3,500,000	20.28%	15.25%
Real Estate Transfer Tax	152,822	600,000	25.47%	27.73%
Use Tax	58,031	800,000	7.25%	15.60%
Building Permits	238,576	900,000	26.51%	33.31%
MFT	297,988	1,800,000	16.55%	16.28%
Water Charges	2,162,574	13,100,000	16.51%	15.23%
Sewer Charges	1,218,901	7,000,000	17.41%	17.39%
Interest Income	330,024	1,725,000	19.13%	25.36%

VILLAGE OF BARTLETT TREASURER'S REPORT  
 GOLF FUND DETAIL (Excluding Capital Projects)  
 FISCAL YEAR 2025/26 as of June 30,2025

Fund	Actual	Current Year Budget	Percent
<b>Golf Program</b>			
Revenues	492,117	2,121,500	23.20%
Expenses	319,539	1,854,331	17.23%
Net Income	<u>172,577</u>	<u>267,169</u>	64.59%
<b>F&amp;B - Restaurant</b>			
Revenues	52,454	171,000	30.67%
Expenses	84,358	433,801	19.45%
Net Income	<u>(31,904)</u>	<u>(262,801)</u>	12.14%
<b>F&amp;B - Banquet</b>			
Revenues	190,366	890,000	21.39%
Expenses	138,566	797,523	17.37%
Net Income	<u>51,800</u>	<u>92,477</u>	56.01%
<b>F&amp;B - Midway</b>			
Revenues	78,135	230,000	33.97%
Expenses	22,370	116,772	19.16%
Net Income	<u>55,765</u>	<u>113,228</u>	49.25%
<b>Golf Fund Total</b>			
Revenues	813,071	3,412,500	23.83%
Expenses	564,833	3,202,427	17.64%
Net Income	<u>248,238</u>	<u>210,073</u>	118.17%



# SUSANA A. MENDOZA ILLINOIS STATE COMPTROLLER



## VENDOR WARRANT DETAIL

### BARTLETT VILLAGE TREASURER



[RETURN HOME](#)

[VENDOR SUMMARY](#)

[CONTRACT SEARCH](#)

[PAYMENTS SEARCH](#)

[PAYMENTS ISSUED](#)

[PENDING PAYMENTS](#)

[PAYMENTS NOTIFICATIONS](#)

[Return Back](#)

Warrant/EFT#: EF 0009864

Fiscal Year

2025

Issue Date

06/06/25

Warrant Total

\$651,950.50

Warrant Status

Agency

Contract

Invoice

Voucher

Agency Amount

492 - REVENUE

A4404762

5A4404762

\$651,950.50

#### IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$651,950.50	DISTRIBUTE MUNI/CNTY SALES TAX

#### Payment Voucher Description

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 06/05/2025
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: MAR. 2025 COLL MO: APR. 2025 VCHR MO: JUN. 2025
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL 1 % SHARE OF SALES TAX

[Click here](#) for assistance with this screen.

Sales Taxes

Month	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
May	161,850	159,411	167,379	156,194	160,850	185,540	220,859	255,956	296,621	567,635
June	178,006	186,494	194,753	187,952	183,798	277,635	281,954	308,327	340,105	651,951
July	181,943	201,320	200,041	205,572	198,797	274,678	303,057	323,030	374,363	
August	224,385	219,629	227,783	232,110	209,005	331,855	338,161	350,947	436,666	
September	211,186	224,268	218,236	220,524	233,289	325,874	334,152	354,588	367,895	
October	209,930	215,328	211,089	262,349	221,535	299,302	380,114	340,045	669,876	
November	206,205	208,760	215,922	227,334	202,764	304,608	319,337	325,687	499,933	
December	212,435	219,639	196,081	214,284	236,916	314,214	316,040	307,781	594,776	
January	207,123	221,599	221,276	243,184	208,079	282,703	338,672	334,418	676,203	
February	201,075	206,836	196,714	186,495	199,411	312,927	335,097	348,179	574,313	
March	190,934	196,530	181,590	203,051	203,477	308,392	452,524	334,584	590,749	
April	167,837	180,413	170,866	193,930	211,072	247,260	281,334	268,643	586,756	
<b>Total</b>	<b>2,352,909</b>	<b>2,440,227</b>	<b>2,401,729</b>	<b>2,532,977</b>	<b>2,468,994</b>	<b>3,464,989</b>	<b>3,901,303</b>	<b>3,852,186</b>	<b>6,008,258</b>	<b>1,219,585</b>
<b>% increase</b>	<b>6.46%</b>	<b>3.71%</b>	<b>-1.58%</b>	<b>5.46%</b>	<b>-2.53%</b>	<b>40.34%</b>	<b>12.59%</b>	<b>-4.51%</b>	<b>118.42%</b>	<b>91.69%</b>
<b>Budget</b>	<b>2,205,000</b>	<b>2,400,000</b>	<b>2,425,000</b>	<b>2,460,000</b>	<b>2,575,000</b>	<b>3,400,000</b>	<b>3,400,000</b>	<b>4,050,000</b>	<b>4,950,000</b>	<b>5,900,000</b>



Municipality Report

July 1, 2025

Bartlett

**MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR JUNE, 2025**

Beginning Unobligated Balance		<b>\$8,093,103.48</b>
Motor Fuel Tax Fund Allotment	\$72,479.03	
MFT Transportation Renewal Fund Allotment	\$80,479.80	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		<b>\$152,958.83</b>
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		<b>\$8,246,062.31</b>

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**PROCESSED TRANSACTIONS:**

MOTOR FUEL TAX

Month	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
May	93,139	91,478	86,848	83,590	96,769	134,647	138,706	148,455	143,652	149,421
June	58,737	72,645	79,592	76,204	99,562	138,322	143,599	154,189	157,757	152,959
July	94,278	95,252	93,416	95,250	121,837	137,127	140,615	146,693	156,001	
August	89,533	89,970	90,079	137,033	142,172	148,687	135,008	152,712	165,946	
September	79,032	79,527	75,247	148,846	132,059	142,475	146,887	161,807	160,216	
October	91,489	91,053	98,725	136,575	130,305	131,236	139,533	145,203	157,805	
November	93,216	92,796	92,950	153,788	131,647	144,611	140,270	170,467	166,026	
December	97,757	91,055	89,502	180,890	136,795	153,239	160,435	160,431	154,353	
January	92,928	93,233	89,403	128,180	119,239	140,177	128,618	137,026	150,579	
February	88,602	80,765	81,313	126,802	112,605	96,768	131,699	146,175	156,060	
March	75,544	80,062	77,761	131,268	116,673	137,179	127,842	134,330	140,929	
April	90,224	94,326	91,212	122,218	135,751	138,279	146,038	147,837	148,567	
Subtotal	1,044,479	1,052,164	1,046,048	1,520,643	1,475,415	1,642,746	1,679,249	1,805,325	1,857,890	302,379
Plus:										
High Growth Jobs Now	37,801	37,266	36,909	9,192	89,348	61,771	-	37,987		
Rebuild Illinois					1,357,885	905,256	452,628			
Total	1,082,280	1,089,430	1,082,957	1,529,835	2,922,648	2,609,773	2,131,877	1,843,312	1,857,890	302,379
Budget	1,067,287	1,095,000	1,095,000	1,085,000	1,715,000	1,620,000	1,650,000	1,750,000	1,790,000	1,800,000
Annual Inc in \$ only MFT Allocations	-0.91%	0.74%	-0.58%	45.37%	-2.97%	11.34%	2.22%	1.23%	0.49%	-3.04%

## Income Taxes - Based on Month vouchered (not necessarily paid in same month)

Month	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
May	738,677	562,075	552,308	565,171	827,513	415,461	693,410	1,304,763	988,791	1,100,016	1,286,294
June	306,761	268,673	285,636	261,088	258,429	257,341	608,397	383,282	463,652	471,450	446,092
July	432,821	383,442	377,861	353,016	386,474	408,647	545,787	647,045	617,724	685,865	
August	251,174	223,293	180,579	259,137	277,037	558,708	306,468	333,265	405,992	458,266	
September	239,229	243,902	212,997	252,907	245,191	316,571	323,647	362,169	368,502	359,762	
October	420,455	360,422	324,300	393,064	437,466	458,423	588,142	663,057	712,313	768,224	
November	277,231	241,907	244,065	283,096	285,514	309,760	337,156	419,871	479,810	461,166	
December	216,813	219,162	214,871	234,648	269,799	274,242	314,565	376,725	376,979	359,994	
January	406,804	354,337	313,145	341,897	377,110	436,922	560,065	611,766	655,603	751,153	
February	445,170	409,813	453,275	411,330	388,526	461,926	698,349	604,890	620,344	613,630	
March	257,723	214,499	227,873	247,673	288,908	318,357	302,694	358,254	403,200	393,730	
April	398,780	413,655	349,908	397,816	424,333	507,617	646,664	576,594	636,579	720,976	
Total	4,391,638	3,895,179	3,736,819	4,000,843	4,466,301	4,723,974	5,925,343	6,641,682	6,729,489	7,144,231	1,732,386
<b>Annual Inc</b>											
Budget	4,125,000	4,368,048	4,165,000	3,700,000	4,150,000	4,325,000	4,560,000	5,400,000	6,400,000	7,025,000	7,250,000



# Agenda Item Executive Summary

**AGENDA ITEM:** Service Station Demolition Project **BOARD OR COMMITTEE:** Board Agreement for 555 W. Lake Street

## BUDGET IMPACT

**Amount** \$59,200

**Budgeted** \$65,000

**Fund:** Lake Street TIF

**Corresponding Activity Measure:** N/A

## EXECUTIVE SUMMARY

The Village received five (5) bids for the demolition of the service station at 555 W. Lake Street. Fowler Enterprises was the lowest bidder at \$459,200. The Village's hired environmental engineering firm for this project, The Deigan Group, reviewed the bids, and recommends accepting the bid and awarding Fowler Enterprises LLC the Service Station Demolition Project.

## RECOMMENDATION

Staff recommends awarding the project to Fowler Enterprises LLC

## ATTACHMENTS (PLEASE LIST)

PDS memo, Bid Tabulation, Resolution with Bid Submittal and Project Agreement

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution - I move to approve Resolution 2025-\_\_\_\_-R A Resolution Approving the Service Station Demolition Project Agreement Between the Village of Bartlett and Fowler Enterprises LLC
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: August 13, 2025

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**25-52**

DATE: August 13, 2025

TO: Paula Schumacher, Village Administrator

FROM: Kristy Stone, Planning & Development Services Director

RE: **Service Station Demolition Project – 555 W Lake Street**

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**BACKGROUND**

Staff opened bids on July 2, 2025, for the Underground Storage Tank and Hydraulic Lift Removal Project at 555 W. Lake Street. This project represents the second step to remediate the former Marathon gas station property. The Village obtained a judicial deed for the property and has filed the necessary paperwork with the Office of the State Fire Marshal to change the ownership of the underground storage tanks. The storage tanks are scheduled for removal from August 19<sup>th</sup>-August 22<sup>nd</sup>.

**DISCUSSION**

The Village received five (5) bids for the demolition of the service station at 555 W. Lake Street. Fowler Enterprises was the lowest bidder at \$59,200. The Village's hired environmental engineering firm for this project, The Deigan Group, reviewed the bids, and recommends accepting the bid and awarding Fowler Enterprises LLC the Service Station Demolition Project.

The Deigan Group has previously worked with Fowler Enterprises LLC and recommends accepting their bid and awarding them the Service Station Demolition Project.

The removal costs are eligible reimbursable expenses for the Lake Street TIF Corridor.

**RECOMMENDATION**

Staff recommends awarding the project to Fowler Enterprises LLC

**MOTION**

**I MOVE TO APPROVE RESOLUTION #2025-\_\_\_\_-R, A RESOLUTION APPROVING THE  
SERVICE STATION DEMOLITION PROJECT AGREEMENT BETWEEN THE  
VILLAGE OF BARTLETT AND FOWLER ENTERPRISES LLC**

July 29, 2025

**Memo – Award Recommendation**

**Kristy Stone, AICP**

Planning & Development Services Director
   
 Village of Bartlett
   
 228 S. Main Street
   
 Bartlett, IL 60103

**RE: Demolition and Abatement Bid Results 555 Lake St. – Award Recommendation**

Dear Ms. Stone:

The **deigan group** has reviewed the demolition bids that were received for the demolition of the former gas fueling stations at 555 Lake St. The low bidder was Fowler Enterprises LLC, as shown in the table below. Deigan has worked with Fowler in the past on other demolition projects and interviewed Jake Fowler on 7/29/2025. Deigan recommends the award of the demolition to Fowler Enterprises, LLC. Fowler anticipates a two-week schedule.

555 Lake St. Demolition – Bids Received				
Fowler Enterprises LLC	Donegal Services LLC	Brandenburg Industrial Service Company	Anthem Excavation & Demolition Inc.	Alpine Demolition Services LLC
\$59,200.00	\$68,500.00	\$129,971.00	\$66,500.00	\$81,000.00

The **deigan group** also received three (3) bids to complete the asbestos abatement required prior to demolition, as shown in the table below. Deigan recommends award to Hogan the low bidder. Deigan has worked with Hogan in the past and interviewed them on 7/29/2025 to confirm schedule and availability.

555 Lake St. Abatement – Bids Received		
Husar Abatement Ltd.	Hogan Environmental Cleaning LLC	Kinsale Contracting Group Inc.
\$20,327.00	\$10,100.00	\$23,400.00

Sincerely,  
**Deigan & Associates, PLLC**



Gary J. Deigan
   
 Principal

**RESOLUTION 2025-\_\_\_\_-R**

**A RESOLUTION APPROVING THE SERVICE STATION DEMOLITION  
PROJECT AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND  
FOWLER ENTERPRISES LLC**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook DuPage, and Kane Counties, Illinois, as follows:

**SECTION ONE:** The bid for the Village's Service Station Demolition work (the "Project Work") for 555 W. Lake Street in the amount of \$59,200 as set forth on the bid proposal for attached hereto as Exhibit A and incorporated herein, is hereby awarded to Fowler Enterprises LLC as the lowest responsible and responsive bidder meeting specifications, subject to the terms and conditions of the below defined Agreement.

**SECTION TWO:** The Service Station Demolition Project Agreement dated August 19, 2025, between Fowler Enterprises LLC and the Village of Bartlett, a copy of which is appended hereto as Exhibit B and expressly incorporated herein by this reference (the "Agreement") is hereby approved.

**SECTION THREE:** That the Village President and the Village Clerk are hereby authorized and directed to sign and attest, respectively, the Agreement on behalf of the Village of Bartlett.

**SECTION FOUR: SEVERABILITY.** The provisions of this Resolution are to be considered as severable and if any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

**SECTION FIVE: REPEAL OF PRIOR RESOLUTIONS.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are expressly repealed only to the extent of such conflict or inconsistency.

**SECTION SIX: EFFECTIVE DATE.** This ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED: August 19, 2025**

**APPROVED: August 19, 2025**

**Daniel H. Gunsteen, Village President**

**ATTEST:**

**Lorna Giles, Village Clerk**

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2025-\_\_\_\_-R enacted on August 19, 2025 and approved on August 19, 2025 as the same appears from the official records of the Village of Bartlett.

**Lorna Giles, Village Clerk**

June 25, 2025  
Instructions to Bidders/Invitation to Bid

Written questions will be accepted until 10:00 am on July 16, 2025, to [gdeigan@deiganassociates.com](mailto:gdeigan@deiganassociates.com). Questions will be answered in the form of an addendum issued to all bidders.

**P. Bid Offer**

Demolition Scope

The undersigned agrees to perform all work as referenced for the Lump Sum Amount of:

LUMP SUM BID:

Fifty nine thousand Two Hundred Dollars (\$ 59,200 )

Contractor Bid is irrevocable for a period of 90 days.

Contractor Bid is irrevocable for a period of 90 days. **Contractor Acknowledgment of Bid Amount**

Name of Bidder: Jake Fowler - Fowler Enterprises LLC

Date: 7/9/25 Phone 224-715-7023

Demolition Company: Fowler Enterprises LLC

Address: 214 Mill Ave Hampshire IL 60140

Signature of Authorized Representative

The Village of Bartlett reserves the right to reject any or all bids or to waive technicalities and accept or reject any offer based on the determination of the Village's best interest.

**Enclosures:**

- Special Provisions
- Exhibit I: Village of Bartlett Specifications Governing Compliance with Laws, Indemnification, and Insurance Requirements.
- On-site Utilities and Connects
- Demolition Bid Request Photographs
- Figure of Site Conditions

**Service Station Demolition Project Agreement**

This Demolition Project Agreement (the "Agreement") is entered as of ~~July~~ <sup>August</sup> 19, 2025, between the Village of Bartlett, an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois (the "Village" or the "Owner") and FOWLER ENTERPRISES LLC (the "Demolition Contractor").

**IN CONSIDERATION** of the covenants and conditions herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties hereby agree as follows:

1. Project Work.

A. "Project Work" shall mean utilities capped, demolition completed, debris removed, site graded, site seeded and mulched, and equipment demobilized in accordance with the Scope of Work defined in the Contract Documents.

B. Demolition Contractor shall procure and furnish the Village at the Demolition Contractor's expense the following: (i) all licenses and permits required for the Project Work from any federal, state and local governmental entities and/or agencies thereof having jurisdiction over the Project Work, Performance Bond and the Payment Bond in accordance with paragraph 12 below; (iii) Demolition Contractor shall furnish the Owner with the certificates of insurance, additional insured endorsements and other insurance documents in accordance with paragraph 11 below; and (iv) Demolition Contractor shall immediately commence the Project Work following receipt of notice to proceed from the Owner.

C. "Project Site" shall mean 555 W. Lake St. Bartlett, IL 60103

D. "Contract Documents" shall mean:

1. The Service Station Demolition Bid Request dated July 24, 2025, including:
  - a. Special Provisions
  - b. Exhibit I: Village of Bartlett Specifications Governing Compliance with Laws, Indemnification, and Insurance Requirements.
  - c. On-site Utilities and Connects
  - d. Demolition Bid Request Photographs
  - e. Figure of Site Conditions
  - f. Form of Demolition Contract
2. Demolition Contractor's Bid Offer
3. This Demolition Project Agreement, the form of which was included in the Demolition Bid Request.

4. Demolition Contractor's Performance bond to be submitted by Demolition Contractor after award of contract to be co-signed by the Demolition Contractor and surety.
  5. Demolition Contractor's Payment Bond as described herein (to be submitted by the Demolition Contractor after award signed by the Demolition Contractor and its surety).
2. Completion Date. Sixty (60) days after the issuance of a Notice to Proceed by the Owner or the Environmental Consultant.

3. Contract Sum and Payment Terms.

A. The contract sum for the Project Work is \$ 59,200 (the "Contract Sum"). The Contract Sum includes all costs attributable to the Project Work, including but not limited to, all materials, equipment, labor, permits, licenses, insurance, additional insured endorsements, certifications, removal and disposal of construction debris, payment of Prevailing Wages, Performance and Payment Bonds, fees, expenses, costs, profits and overhead required under the Contract Documents.

B. Upon completion of the Project Work, the Demolition Contractor shall provide a final invoice to the Owner in the amount of the Contract Sum plus any pre-approved change orders. It shall be a condition precedent to the Village's obligation to make a final payment that the Demolition Contractor shall have submitted, not less than seven (7) days prior to the first day of the month in which the Demolition Contractor is applying for final payment, the following documentation, which shall hereinafter collectively be referred to as the "Contractor's Final Payment Documents":

(i) An itemized Application of Payment for operations and Continuation Sheets using AIA G702 and G703 supported by such data to substantiate the Demolition Contractor's right to payment as the Owner may require, such as copies of requisitions from material suppliers, until after final acceptance has been made by the Owner. Payment may be reduced by such additional amounts as the Owner determines for non-conforming work and unsettled claims.

(ii) A General Contractor's Sworn Statement in form customarily used by Chicago Title and Trust Company listing the name and address of each subcontractor that furnishes labor on the Project and for each subcontractor in separate columns, the original amount of each subcontract, the amount of issued change orders, adjusted contract amount, the total completed and stored to date, net amount previously paid, net amount this payment and balance to complete.

(iii) Final Waivers of Lien from the Demolition Contractor and from all subcontractors of every tier that furnished labor, materials and/or equipment in connection with the Project Work and final waivers of lien from all material suppliers that supplied material in connection with the Project. Trailing Waivers of Lien will not be accepted.

(iv) All of the Demolition Contractor's Final Payment Documents shall be sworn to and notarized.

(v) It shall also be a condition precedent to any payment hereunder that Demolition Contractor and its subcontractors must complete and submit certified payrolls to the Owner covering all payouts in strict compliance with the Prevailing Wage Act (820 ILCS 130/01, et seq.) using forms furnished by the Illinois Department of Labor (IDOL) (the "Certified Payrolls"). The Owner will not process or release any payments prior to receiving the Certified Payrolls relative to each applicable pay application.

(vii) Payments shall be further contingent upon the consent of the surety that issued the Performance Bond and the Payment Bond (sometimes collectively referred to as the "Performance and Payment Bonds") and/or other bond required hereunder to said payment. Any amounts required to be withheld from said payment by the surety shall be withheld without any liability to the Owner.

(vii) Following receipt of the Final Payment Request Documentation and all documents and submittals required under the Contract Documents, and following the Environmental Manager's determination that the Project Work has been completed in strict compliance with the Contract Documents and is free from defects, the Owner shall tender payment to the Demolition Contractor of the Contract Sum plus any approved change orders and less any deductions as provided, subject to the terms and conditions herein.

C. Except as provided in paragraph D of this Section 2, no payments shall be made by the Owner until the Project Work has been substantially completed and in strict compliance with the Contract Documents, and further subject to the requirements of this Section 2.

D. It shall be a condition precedent to any payment required by the Owner hereunder, that the Environmental Manager has certified to the owner that the Project Work is substantially completed and that the Project Work being invoiced is free from any defects and has been substantially completed in accordance with the terms and conditions herein. Provided the Environmental Manager certifies substantial completion, the Owner may deduct from the final payment hereunder, amounts as it reasonably determines for minor incomplete Project Work, including but not limited to 110% of the value of the punch list work, and any required restoration work, and for any unsettled claims, and further subject to the conditions herein.

E. Notwithstanding the foregoing, in no event shall the Owner's acceptance of the Project Work, Demolition Contractor's Final Payment Request Documentation and/or any Certification and/or the Owner's payments to the Demolition Contractor be deemed a waiver, express or implied, of any warranties and/or guaranties required under the Contract Documents.

4. Intentionally Omitted.

5. Non-Discrimination. Demolition Contractor shall not discriminate against any worker, employee or applicant for employment because of religion, race, sex, sexual orientation, color, national origin, marital status, ancestry, age, physical or mental disability unrelated to ability, or an unfavorable discharge from the military service, nor otherwise commit an unfair employment practice.

6. Compliance With Law. All goods, equipment, materials, and all labor furnished by Demolition Contractor and Demolition Contractor's Agents (defined below) shall comply with all applicable federal, state and local laws, regulations, rules, ordinances, statutes and codes relative thereto including, but not limited to, the Federal Occupational Safety and Health Act (OSHA), the Americans with Disabilities Act of 1990 as amended, the Architectural Barriers Act, the Illinois Accessibility Codes, Illinois and United States Department of Labor (IDOL and USDOL), the Human Rights Commission, the Illinois Department of Human Rights, EEOC, Environmental Laws (defined below), and the Bartlett Municipal Code, including but not limited to the Village of Bartlett Building Codes, with the most stringent standards governing (collectively, the "Laws"). To the fullest extent permitted by law, the Demolition Contractor shall indemnify, defend, and hold harmless the below defined Indemnified Parties from loss or damage, including but not limited to, attorney's fees, and other costs of defense by reason of actual or alleged violations of any Law(s) related to the Project Work. This obligation shall survive the expiration and/or termination of this Agreement.

7. Indemnification. To the fullest extent permitted by law, the Demolition Contractor shall indemnify, defend and hold harmless the Village of Bartlett, its Village President and Board of Trustees, and its officials, officers, employees, and Deigan & Associates, PLLC, and its managers, members, officers and employees (collectively, the "Indemnified Parties"), from and against all injuries, deaths, damage to property, loss, damages, claims, suits, liens, lien rights, liabilities, judgments, costs and expenses, including but not limited to legal defense costs, attorney's fees, court costs, settlement judgments, prejudgment interest, post judgment interest, whether by direct suit or third parties which may in any way arise directly or indirectly from the Project Work provided hereunder caused in whole or in part by any negligent act and/or omissions of or on behalf of the Demolition Contractor, its employees, contractors, subcontractors of any tier, material suppliers, and/or agents and/or any person and/or entity acting on behalf of any of them and/or anyone directly or indirectly employed by any of them and/or anyone for whose acts and/or omissions any of them may be liable (collectively, "Contractor's Agents"); except to the extent caused by the active negligence, sole negligence or willful misconduct of the Owner or its Environmental Manager. In the event of any such suit, Demolition Contractor shall at its own expense, appear, defend and pay all charges of attorneys and costs and other expenses arising there from or incurred in connection therewith, and if any judgment shall be rendered against the Indemnified Parties or any of them, in any such action, Demolition Contractor agrees that any bond or insurance protection required herein, or otherwise provided by Demolition Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Indemnified Parties as herein provided. Demolition Contractor shall similarly protect, indemnify and hold and save harmless the Indemnified Parties against and from any and all claims, costs, causes, actions and expenses including but not limited to attorney's fees, incurred by reason of Demolition Contractor's breach of any of its obligations under, or Demolition Contractor's default of, any provision of the Agreement. This obligation shall survive the expiration and/or termination of the Agreement.

8. Binding Obligation and Non-Assignability. Demolition Contractor shall not assign the whole or any part of this Agreement without the written consent of the Owner. Any such assignment by Demolition Contractor without the Owner's written approval shall be null and void.

9. Taxes. The Owner is a Tax-Exempt Organization and is not subject to sales, consumer, use, and other similar taxes required by law. This exemption does not, however, apply to tools, machinery, equipment or other property leased by the Demolition Contractor, or to suppliers and materials which, even though they are consumed are not incorporated into the completed Project Work. The Demolition Contractor shall be responsible for and pay any and all applicable taxes, including sales and use taxes, on such leased tools, machinery, equipment or other property and upon such unincorporated supplies and materials. Notwithstanding the forgoing, it shall be Demolition Contractor's responsibility to determine and pay all applicable taxes attributable to the Project Work. All such taxes are included in the Contract Sum.

10. Investigations by Demolition Contractor. Demolition Contractor has made such investigations as it deems necessary to perform the Project Work, including but not limited to, inspection of the Project Site and the present condition of the Project Site and represents and warrants that the Contract Documents and depictions are adequate, and the required results can be produced under the Contract Documents and requirements herein. No plea of ignorance of conditions that exist or of conditions or difficulties that may be encountered in the execution of the Project Work under this Agreement as a result of failure to make the necessary investigations will be accepted as an excuse for any failure or omission on the part of the Demolition Contractor to fulfill in every detail all of the requirements of this Agreement or will be accepted as a basis for any claims whatsoever, for extra compensation.

11. Insurance. The Demolition Contractor shall procure and maintain for the duration of the Project Work insurance of the types and in amounts of not less than the coverage's listed on Exhibit I of the Contract Documents. The cost of such insurance is included in the Contract Sum.

12. Performance Bond, Payment Bond. Prior to commencement of the Project Work, Demolition Contractor shall furnish the Owner with a Performance Bond and a Labor and Material Payment Bond ("Payment Bond") each in the amount of 100% of the Contract Sum using AIA-312 Forms (2010) or in form otherwise acceptable to the Owner, co-signed by a surety licensed by the Illinois Department of Insurance to issue and sign sureties, which surety shall have a financial strength rating (FSR) of not less than "A-" by A.M. Best Company Inc., Moody's Investor Service, Standard & Poors Corporation, or similar rating agency, and naming the Village of Bartlett as primary obligee (sometimes collectively referred to herein as the "Performance and Payment Bonds") to guarantee the performance of the Demolition Contractor's obligations under the Contract Documents, completion of the Contract, and the payment of all labor and materials furnished for the Project Work, including but not limited to the payment of the below defined Prevailing Wages. The cost of said Performance and Payment Bonds shall be included in the Contract Sum.

13. Illinois Prevailing Wage Act

A. All laborers, workers and mechanics employed by Demolition Contractor and/or by any subcontractor(s) performing any Project Work shall be paid wages (hourly cash wages plus fringe benefits) at rates not less than those required under the Illinois Prevailing Wage Act (820 ILCS 130/01 et seq.) (the "Act") (hereinafter, "Prevailing Wages") for Cook County and DuPage County, the counties in which the Project Work will be performed. Demolition Contractor and all subcontractor(s) shall comply with all regulations issued pursuant to the Act and other applicable federal, state, and local laws and regulations pertaining to labor standards with the most stringent laws and regulations controlling.

The Demolition Contractor shall notify immediately in writing all of its subcontractors, of all changes in the schedule of Prevailing Wages. Demolition Contractor shall include in each of its subcontracts a written stipulation that not less than the Prevailing Wages shall be paid to all laborers, workers, and mechanics performing work under the Contract and shall require each of its sub-subcontractors of every tier to include said stipulation regarding payment of Prevailing Wages. Any increase in costs to the Demolition Contractor due to changes in the Prevailing Wages or labor law during the term of any contract and/or sub-contract of any tier shall be at the expense of the Demolition Contractor and not at the expense of the Village. Any change orders shall be computed using the Prevailing Wages applicable at the time the change order work is scheduled to be performed. The Demolition Contractor shall be solely responsible to maintain accurate records as required under the Act, and shall be solely liable for paying the difference between Prevailing Wages and any wages actually received by laborers, workers, and/or mechanics engaged in the work and for insuring strict compliance with the requirements of the Act, including but not limited to providing certified payrolls to the Village in strict accordance with the Act using forms and affidavits furnished by IDOL (the "Certified Payrolls"). Notwithstanding the forgoing, said prevailing wage rates are revised by the Illinois Department of Labor (IDOL) from time to time. Demolition Contractor is solely responsible for obtaining and paying the applicable revised prevailing rate of wages for Cook County, Illinois as determined by the IDOL for the time period in which the work is being performed. Said revised prevailing wage rates are available at IDOL's website: [Current Prevailing Rates - Conciliation and Mediation Division \(illinois.gov\)](http://www.idol.state.il.gov)

14. Intentionally Omitted.

15. Default. In the event of default hereunder, the non-defaulting party shall be entitled to all remedies available at law and/or equity, including reasonable attorney's fees, subject to the limitations set forth in paragraph 18 of this Agreement.

16. Notice. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed served (a) when delivered by Federal Express or similar overnight courier service to that party's address set forth below during the hours of 9:00 a.m. and 5:00 p.m. local time Monday through Friday, excluding federal holidays;(b) when mailed to any other person designated by that party in writing herein to receive such notice, via certified mail, return receipt requested, postage prepaid; or (c) via fax. Fax notice shall be effective as of date and time of facsimile transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 A.M. to 5:00 P.M. Chicago time). In the

event fax notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the first business day after transmission. Notice shall be given to the following:

If to the Demolition Contractor:

Fowler Enterprises LLC

214 Mill Ave

Hampshire IL. 60140

If to the Owner:

Village of Bartlett

228 South Main Street

Bartlett, Illinois 60103

Attn: Village Clerk / 555 W. Lake Demolition Bid

With a copy to the Environmental Manager:

Deigan & Associates, PLLC

28835 North Herky Drive, Unit 120

Lake Bluff, IL, 60044

Attn: Gary Deigan

Either party hereto may change the place of notice to it by sending written notice to the other party.

17. Repair Work. Demolition Contractor shall repair any damage to the Project Site and/or any other owner property attributable to acts and/or omissions of the Demolition Contractor and/or Demolition Contractor's Agents and/or otherwise attributable to the Project Work.

18. Limitation on the Owner's Liability. The Demolition Contractor agrees to waive any right which it may have to punitive, consequential, special, indirect, incidental, and/or exemplary damages against the Village of Bartlett and other Indemnified Parties and agrees not to make any claim or demand for such damages against the Village and/or other Indemnified Parties.

19. Hazardous Substances. Demolition Contractor shall not cause or permit any Hazardous Substances to be brought upon, kept, stored or used in or about any of the Project Site and/or any other property owned, leased or controlled by the Owner (collectively, "Subject Property") by Demolition Contractor and/or Demolition Contractor's Agents (defined above). If the presence of Hazardous Substances brought upon, kept, stored or used in or about the Subject Property by or on behalf of Demolition Contractor or Demolition Contractor's Agents in violation of this paragraph, results in contamination of the said Property, Demolition Contractor shall pay for all actual costs of clean up and shall indemnify, hold harmless and defend the above defined Indemnified Parties from and against any and all claims, demands, expenses (including reasonable attorneys' fees), costs, fines, penalties and other liabilities of any and every kind and nature, including, but not limited to, costs and expenses incurred in connection with any clean-up, remediation, removal or restoration work required by any federal, state or local governmental authority because of the presence of any such Hazardous Substances on or about said Property.

For purposes hereof, Hazardous Substances shall include, but not be limited to, substances defined as "hazardous substances," "toxic substances" in the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended; the federal Hazardous Materials Transportation Act, as amended; and the federal Resource Conservation and Recovery Act, as amended ("RCRA"); those substances defined as "hazardous substances," "materials," or "wastes" under any Federal law or the law of the State of Illinois; and as such substances are defined in any regulations adopted and publications promulgated pursuant to said laws (collectively, "Environmental Laws"). If Demolition Contractor's activities or the activities of any of Demolition Contractor's Agents violate or create a risk of violation of any Environmental Laws, Abandonment shall cause such activities to cease immediately upon notice from the Owner. Demolition Contractor shall immediately notify the Owner both by telephone and in writing of any spill or unauthorized discharge of Hazardous Substances or of any condition constituting an "imminent hazard" under any Environmental Laws.

Demolition Contractor's indemnification obligations and duties as stated in this paragraph 19 and as set forth in Exhibit I of the Contract Documents shall survive the termination and/or expiration of this Contract.

20. Delays in Project Work. The Demolition Contractor's sole remedy for delay shall be an extension of time, and reasonable additional compensation for delay of any kind that is beyond the Demolition Contractor's control and without fault or neglect of Demolition Contractor.

21. Change Orders.

A. Notwithstanding any provisions herein to the contrary, where proposed changes to the Project Work involve a modification to (i) the Contract Sum; (ii) the Contract Time, or (iii) material changes in the Work (i.e., other than minor field changes), a written Change Order shall be prepared by the Planning and Development Services Director. It shall be a condition precedent to the acceptance of any Change Order or any Series of Change Orders which involves an increase or decrease in the Contract Sum of \$10,000 or more or changes the time of completion by a total of thirty (30) days or more, that the Village President and Board of Trustees of the Village of Bartlett (the "Corporate Authorities") shall have first approved such written Change Order(s) and made the requisite determinations and findings in writing as required by 720 ILCS 5/33 E-9 (as amended). Other changes involving modifications to the Contract Sum, Contract Time or material change in the Work which will result in an increase or decrease of less than \$10,000 or extension of less than thirty (30) days to the Contract Time shall be made by the Bartlett Village Administrator or the Corporate Authorities.

B. For any adjustments to the Contract Sum based on other than the unit prices method, the Demolition Contractor agrees to change and accept payment for its overhead and profit at the following percentages of the cost attributable to the change in the Project Work:

- i. Ten percent (10%) of the project Work by the Demolition Contractor not involving subcontractors.
- ii. Five percent (5%) for project Work by subcontractors.

- iii. When both additions and credits are involved in any one change, the allowance for overhead and profit shall be figured on the basis of the net increase, if any.
- iv. For additional Project Work ordered as described which will be executed by subcontractors of the Demolition Contractor, it is agreed subcontractors will be permitted to charge ten percent (10%) for Project Work not involving sub-subcontractors and five (5%) for Project Work by sub-subcontractors. To the net Subcontract amount the Demolition Contractor may add five (5%).

22. Relationship of the Parties.

A. It is understood, acknowledged and agreed by the parties that the relationship of the Demolition Contractor to the Owner arising out of this Agreement shall be that of an independent contractor. Neither Demolition Contractor, nor any employee or agent of Demolition Contractor, is an employee, partner, joint venture, and/or agent of the Owner, and therefore is not entitled to any benefits provided to employees of the Owner. Demolition Contractor has no authority to employ/retain any person as an employee or agent for or on behalf of the owner for any purpose. Neither Demolition Contractor nor any person engaging in any work or services related to this Agreement at the request or with the actual or implied consent of the Demolition Contractor may represent himself to others as an employee of the Owner. Should any person indicate to the Demolition Contractor or any employee or agent of the Owner by written or oral communication, course of dealing or otherwise, that such person believes Demolition Contractor to be an employee or agent of the Owner, Demolition Contractor shall use its best efforts to correct such belief. In ordering or accepting delivery of or paying for any goods or services, Demolition Contractor shall do so in Demolition Contractor's own business.

B. Demolition Contractor shall at all times have sole control over the manner, means and methods of performing the services required by this Agreement according to its own independent judgment. Demolition Contractor acknowledges and agrees that it will devote such time and resources as necessary to produce the contracted for results. The Owner shall not have control over, charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Project Work since they are solely the Demolition Contractor's rights and responsibilities. The Demolition Contractor shall supervise and direct the Project Work efficiently with his, her or its best skill and attention; and the Demolition Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Project Work; and the Demolition Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the Project Site and all other persons who may be affected thereby. The Owner shall not have any authority to stop the work of the Demolition Contractor or the work of any subcontractor on the Project.

23. Exhibits and Contract Documents. All Exhibits and Contract Documents referred to herein are expressly incorporated herein and made a part hereof as though fully set forth herein.

24. Assumption of Liability. To the fullest extent permitted by law, Demolition Contractor assumes liability for all injury to or death of any person or persons including employees of Demolition Contractor, any subcontractor of any tier, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this Contract.

25. No Waiver of Immunities and/or Privileges. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of the Village of Bartlett, and/or any of its officials, officers, employees, volunteers and/or agents as to any liability whatsoever, and all such immunities and privileges are expressly reserved.

26. Intentionally Omitted.

27. Illinois Human Rights Act. The Demolition Contractor shall comply with all terms and procedures of the Illinois Human Rights Act, (775 ILCS 5/1-101, et seq.) and Demolition Contractor represents and warrants to the Owner as follows:

(1) That it will not discriminate against any employees or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age physical or mental handicap unrelated to ability, or an unfavorable discharge from military service, and further that it will examine all job classifications to determine if minority persons or women are under-utilized and will take appropriate affirmative action to rectify any such under-utilization.

(2) That, if it hires employees in order to perform this Contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the areas from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not under-utilized

(3) That in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin, or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

(4) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Demolition Contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Demolition Contractor in its efforts to comply with such Acts and Rules and Regulations, the Demolition Contractor will promptly so notify the Department and the

contracting agency and will recruit employees from other sources when necessary to fulfill its obligations there under.

(5) That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(6) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to a certain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(7) That it will include verbatim or by reference the provisions of these clauses in every subcontracting awards under which any portion of the Contract obligations are undertaken or assumed, so that each provision will be binding upon such subcontractor. In the same manner as with other provisions of this Contract, the Demolition Contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any Subcontractor fails or refuses to comply therewith. In addition, the Demolition Contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for Contracts or Subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

28. Intentionally Omitted.

29. Clean Air Act and Federal Water Pollution Control Act. Demolition Contractor shall comply with the Clean Air Act of 1970, as amended, the Federal Water Pollution Control Act, as amended, and all Environmental Laws (as defined above) with the most stringent laws controlling.

30. Removal and Disposal. The Demolition Contractor must remove and dispose of all construction or demolition debris materials, waste and soils at licensed facilities in accordance with applicable federal, state and local laws, including but not limited to the NEPA Act and Illinois Public Act 97-137, with the most stringent and demanding requirements controlling.

31. Work by Trade Unions. If the Project Work is to be performed by trade unions, the Demolition Contractor shall make all necessary arrangements to reconcile, without delay, damage, recourse, or cost to the Owner, any conflict between the Contract Documents and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the work of any particular trade. In case the progress of the Work is affected by any undue delay in furnishing or installing any items or materials or equipment required under the Contract Documents because of the conflict involving any such agreement or regulation, the Owner may require that other material or equipment of equal kind and quality be provided at no additional cost to the Owner.

32. Miscellaneous

A. This Agreement supersedes all prior agreements and understandings, both written and oral, of the parties to the subject matter hereof. This Agreement applies to and binds the successors and assigns of the Parties to this Agreement. Any amendments to this Agreement must be in writing and executed by both Parties.

B. This Agreement may be executed in any number of counterparts, and by the Owner and Demolition Contractor on different counterparts, each of which when executed shall be deemed an original and all of which together shall constitute one and the same Agreement.

C. Changes in the number, gender and grammar of terms and phrases herein when necessary to conform this Agreement to the circumstances of the parties hereto shall in all cases, be assumed as though in each case fully expressed therein.

D. This Agreement shall be construed, governed and enforced according to the laws of the State of Illinois, and the exclusive venue for the enforcement of this Agreement and/or litigation between the parties shall be the Circuit Court of Cook County, Illinois.

E. In construing this Agreement, section headings shall be disregarded.

F. Time is of the essence of this Agreement and every provision contained herein.

G. If any clause, phrase, provision or portion of this Agreement or the application thereof, to any person or circumstance, shall be invalid or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Agreement, nor shall it affect the application of any other clause, phrase, provision or portion hereof to other persons or circumstances.

H. Each of the undersigned signing as an officer or agent on behalf of the respective party to this Agreement warrants that he or she holds such capacity as is specified beneath his or her name and further warrants that he or she is authorized to execute and effectuate this Agreement and that he or she does so voluntarily and in his or her official capacity.

I. Survival of Obligations. Except as otherwise provided, any obligations and duties which by their nature extend beyond the expiration or termination of this Agreement, including, without limitation, Sections pertaining to Indemnity shall survive the expiration of this Agreement.

J. In the event of any conflict between the terms and conditions of any of the Contract Documents, the most stringent and demanding requirements shall control.

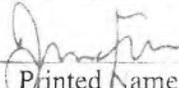
K. Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Agreement.

Village of Bartlett

By: \_\_\_\_\_  
Village President

Attest:  
\_\_\_\_\_  
Village Clerk

Demolition Contractor:  
FOWLER ENTERPRISES LLC

By:   
Printed Name: James Fowler  
Title: OWNER

Attest:   
Printed Name: Ariel O'Brien  
Title: \_\_\_\_\_



# Agenda Item Executive Summary

AGENDA ITEM: St. Peter Damian Class D BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount N/A Budgeted N/A

Fund: N/A Corresponding Activity Measure: N/A

## EXECUTIVE SUMMARY

Attached for your consideration is a Class D application submitted on behalf of St. Peter Damian/Catholic Bishop of Chicago Organization for their event on September 20th, 2025, which will be located at 109 S Crest Avenue.

Their certificate of insurance has been reviewed and approved by the village attorney.

## ATTACHMENTS (PLEASE LIST)

Staff memo dated 7/14/2025

Class D Application

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Enhance Community Events

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve the Class D Liquor License application requested by the St. Peter Damian/Catholic Bishop of Chicago organization to take place on September 20th, 2025.

Staff: Samuel Hughes, Assistant to the Village Administrator

Date: July 14, 2025

# Memorandum

**To:** Scott Skrycki, Assistant Village Administrator  
**From:** Samuel Hughes, Assistant to the Village Administrator  
**Date:** 7/14/2025  
**Re:** St. Peter Damian Class D liquor license application

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The St. Peter Damian/Catholic bishop of Chicago organization has requested a Class D liquor license for festival being held on September 20th, 2025. The Class D liquor license allows for the retail sale of alcohol for a special event. The event will be located at 109 S Crest Avenue, Bartlett, IL.

Their certificate of insurance has been reviewed and approved by the village attorney.

## Motion

I move to approve the Class D Liquor License application requested by the St. Peter Damian/Catholic bishop of Chicago organization to take place on September 20, 2025.

**Liquor License Class D**

**LQD-25-4**

Submitted On: Jul 10, 2025

**Applicant**

 Karen Root  
 630-837-5411 ext. 113  
 @ accounting@stpeterdamian.org

**Primary Location**

109 S CREST AVE  
BARTLETT, IL 60103

**Organization Information**

**Name of organization**

St. Peter Damian/Catholic Bishop of Chicago

**Organization Phone Number**

630-837-5411

**Start Date of Event**

09/20/2025

**Start time of event**

6:00pm

**Description of area to be utilized for the special event**

Outside, weather permitting. Otherwise, Chapel Halls

**Mailing address of organization**

109 S. Crest Ave

**Is this event going to be held for more than one day?**

No

**HOURS OF OPERATION:**

Not to exceed 12 hours withing a period of 24 hours.

Sunday - Thursday 8:00am - 1:00 am

Friday-Saturday 8:00 am - 2:00 am

**End time of event**

10:00pm

**AFFIDAVIT**

The undersigned swears (or affirms) that the Corporation in whose name this application is made will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

**I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes of this transaction**

true

**I hereby certify that as the applicant, I**

have the president's authorization to submit this application on their behalf.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher Risk Management Services, LLC 2850 Golf Rd Rolling Meadows IL 60008	<b>CONTACT NAME:</b> Gallagher Bassett Services, Inc. <b>PHONE (A/C, No, Ext):</b> 866-829-8486 <b>E-MAIL ADDRESS:</b> cbccerts@gbtpa.com	<b>FAX (A/C, No):</b> 855-858-0904
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Catholic Bishop of Chicago 835 N. Rush St. Chicago IL 60611	<b>INSURER A :</b> American Alternative Insurance Corp <b>NAIC #</b> 19720	
	<b>INSURER B :</b> Safety National Casualty Corporation <b>NAIC #</b> 15105	
	<b>INSURER C :</b> Underwriters at Lloyd's London (KY) <b>NAIC #</b> 32727	
	<b>INSURER D :</b> Bishops Plan Trust	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES**

CERTIFICATE NUMBER: 616267055

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			BP1000925R1	7/1/2025	7/1/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ Included
							MED EXP (Any one person)	\$ Included
							PERSONAL & ADV INJURY	\$ Included
							GENERAL AGGREGATE	\$ N/A
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BP1000925R1	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 1,000,000			R2A2RL000000701	7/1/2025	7/1/2026	EACH OCCURRENCE	\$ 9,000,000
							AGGREGATE	\$ 9,000,000
								\$
C B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			BP1000925R1 SP4067124	7/1/2025 7/1/2025	7/1/2026 7/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 5,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 5,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 5,000,000
C A	Liquor Liability Liquor Liability			BP1000925R1 R2A2RL000000701	7/1/2025 7/1/2025	7/1/2026 7/1/2026	Occurrence Occurrence	\$1,000,000 \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

If additional insured status granted herein, coverage afforded by Endorsement 1 issued by Company A above.  
 St. Peter Damian, 109 S. Crest Avenue, Bartlett, IL 60103

Proof of Insurance for "Oktoberfest" on Saturday, September 20, 2025 (6:00 pm - 10:00 pm) at 309 E. North Avenue, Bartlett, IL 60103.

The village, its local liquor commissioner, president and board of trustees, all its elected and appointed officials, employees, and any volunteer while acting on behalf of the village and the licensee are named additional insureds. -30 day notification of cancellation applies.

**CERTIFICATE HOLDER****CANCELLATION**

Village of Bartlett  
 228 S. Main Street  
 Bartlett IL 60103

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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# Agenda Item Executive Summary

AGENDA ITEM: Hanover Township Class D

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount N/A Budgeted N/A

Fund: N/A Corresponding Activity Measure: N/A

## EXECUTIVE SUMMARY

Attached for your consideration is a Class D application submitted on behalf of the Hanover Township for their event on September 18th, 2025, which will be located at 250 S. IL Route 59, Bartlett, IL.

Their certificate of insurance has been reviewed and approved by the village attorney.

## ATTACHMENTS (PLEASE LIST)

Staff memo dated 7/30/2025

Class D Application

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Enhance Community Events

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve the Class D Liquor License application requested by the Hanover Township to take place on September 18th, 2025.

Staff: Samuel Hughes, Assistant to the Village Administrator

Date: July 30, 2025

# Memorandum

**To:** Scott Skrycki, Assistant Village Administrator  
**From:** Samuel Hughes, Assistant to the Village Administrator  
**Date:** 7/30/2025  
**Re:** Food Truck Festival Class D liquor license application

---

The Hanover Township has requested a Class D liquor license for their Food Truck Festival being held on September 18<sup>th</sup>, 2025. The Class D liquor license allows for the retail sale of alcohol for a special event. The event will be located at 250 S. IL Route 59, Bartlett, IL.

Their certificate of insurance has been reviewed and approved by the village attorney.

## Motion

I move to approve the Class D Liquor License application requested by the Hanover Township to take place on September 18<sup>th</sup>, 2025.



### LQD-25-5

Liquor License Class D  
Status: Active  
Submitted On: 7/22/2025

### Primary Location

240 S ROUTE 59  
BARTLETT, IL 60103

### Owner

HANOVER TOWNSHIP  
SENIOR CENTER  
240 S IL ROUTE 59  
BARTLETT, IL 60103-1648

### Applicant

Kristin Vana  
 +1 630-837-0301  
 kvana@hanover-township.org  
 250 S. IL Route 59  
Kristin Vana  
Bartlett, IL 60103

## Organization Information

Name of organization\*

Hanover Township

Mailing address of organization\*

250 S. IL Route 59 Bartlett, IL 60103

Organization Phone Number\*

630-837-0301

Is this event going to be held for more than one day?\*

No

Start Date of Event\*

09/18/2025

### HOURS OF OPERATION:

Not to exceed 12 hours withing a period of 24 hours.

Sunday - Thursday 8:00am - 1:00 am

Friday-Saturday 8:00 am - 2:00 am

Start time of event\*

05:00 PM

End time of event\*

09:00 PM

Description of area to be utilized for the special event\*

Outside Hanover Township Senior Center (parking lot and grass)

---

## AFFIDAVIT

The undersigned swears (or affirms) that the Corporation in whose name this application is made will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction\*

Kristin Vana  
Jul 22, 2025

I hereby certify that as the applicant, I\*  
have the president's authorization to  
submit this application on their behalf.

---

## Staff Use Only

Text for License - Start Date\* ?

Text for license - End Date\* ?

Text for License - Name\* ?

Type of Liquor License Issued\*

—

---

## Record Activity

Kristin Vana started a draft Record	07/22/2025 at 12:23 pm
Kristin Vana added file 2024-2025 - Village of Bartlett.pdf	07/22/2025 at 2:33 pm
Kristin Vana added file 2024-2025 - Village of Bartlett.pdf	07/22/2025 at 2:34 pm
Kristin Vana removed file 2024-2025 - Village of Bartlett.pdf	07/22/2025 at 2:34 pm
Kristin Vana submitted Record LQD-25-5	07/22/2025 at 2:34 pm
OpenGov system altered approval step Class D Liquor License Application Review, changed status from Inactive to Active on Record LQD-25-5	07/22/2025 at 2:34 pm
OpenGov system assigned approval step Class D Liquor License Application Review to Sam hughes on Record LQD-25-5	07/22/2025 at 2:34 pm
OpenGov system changed the deadline to Jul 25, 2025 on approval step Class D Liquor License Application Review on Record LQD-25-5	07/22/2025 at 2:34 pm
Sam hughes approved approval step Class D Liquor License Application Review on Record LQD-25-5	07/24/2025 at 1:57 pm
OpenGov system altered approval step Administration and Legal Review, changed status from Inactive to Active on Record LQD-25-5	07/24/2025 at 1:57 pm
OpenGov system assigned approval step Administration and Legal Review to Sam hughes on Record LQD-25-5	07/24/2025 at 1:57 pm

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
✓ Class D Liquor License Application Review	7/22/2025, 2:34:49 PM	7/24/2025, 1:57:14 PM	Sam hughes	7/25/2025	Completed
✓ Administration and Legal Review	7/24/2025, 1:57:15 PM	-	Sam hughes	-	Active

Label	Activated	Completed	Assignee	Due Date	Status
 Liquor License Fee Payment	-	-	Kristin Vana	-	Inactive
 Issue Liquor License	-	-	-	-	Inactive



HANOTOW-01

GAYDO1

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/4/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arachas Group LLC 852 W. Bartlett Road Bartlett, IL 60103	CONTACT NAME:		
	PHONE (A/C, No, Ext): (630) 289-4410	FAX (A/C, No): (630) 289-7726	
	E-MAIL ADDRESS: certificates@arachasgroup.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Illinois Counties Risk Management Trust		
INSURED  Hanover Township 250 South IL Route 59 Bartlett, IL 60103	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

### COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Sexual Abuse \$2M/\$2M GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			P8-1000462-2425-01	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 MED PAY EACH OC \$ 50,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			P8-1000462-2425-01	12/1/2024	12/1/2025	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P8-1000462-2425-01	12/1/2024	12/1/2025	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	P8-1000462-2425-01	12/1/2024	12/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,500,000 E.L. DISEASE - EA EMPLOYEE \$ 2,500,000 E.L. DISEASE - POLICY LIMIT \$ 2,500,000
A	Host Liquor			P8-1000462-2425-01	12/1/2024	12/1/2025	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Liquor Liability coverage applies to the business Address: 240 S. Route 59, Bartlett, IL 60103  
The Village of Bartlett, its Local Liquor Commissioner, President and Board of Trustees, all of its elected or appointed officials, employees, and any volunteer while acting on behalf of the village and the licensee as Additional Insured.

### CERTIFICATE HOLDER

Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*Bruce Schlimm*



# Agenda Item Executive Summary

**AGENDA ITEM:** Liquor License Creation Class A- The Boss's Signature **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

Amount	\$	Budgeted	\$
Fund:		Corresponding Activity Measure:	

## EXECUTIVE SUMMARY

Attached is an ordinance amendment to create a new Class A liquor license for The Boss's Signature Inc., doing business as The Boss's Signature at 326 S. Main St. The prospective owners intend to purchase the existing corporation, but because more than 5% of ownership will change, a new license must be approved to continue alcohol sales. They have also applied for a Class V license to maintain video gaming at the location. A Class A license permits on-premises sale of beer, wine, and liquor from 8:00 a.m. to 1:00 a.m. Sunday–Thursday and until 2:00 a.m. Friday–Saturday. The village attorney has approved the submitted documentation, but final license issuance will require review of the sales paperwork to confirm the ownership change.

## ATTACHMENTS (PLEASE LIST)

Staff memo dated 8/12/2025, Ordinance, Class A Liquor License Application, Business License Application, Floor Plan, Proof of Insurance, Surety Bond, Corporate Documentation, Lease, Liquor Manager Application, Basset Training Certificate, Memo from Police Department

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to approve Ordinance 2025-\_\_\_ An Ordinance Amending Section 3-3-2-1 of the Bartlett Liquor Control Ordinance Regarding the Number of Class A Licenses

Staff: Samuel Hughes  
Assistant to the Village Administrator

Date: 8/12/2025

# Memorandum

**To:** Scott Skrycki, Assistant Village Administrator  
**From:** Samuel Hughes, Assistant to the Village Administrator  
**Date:** August 12, 2025  
**Re:** Liquor License Creation Class A- The Boss's Signature Inc.

---

Attached is an Ordinance amending Section 3-3-2-1: Class A of the Bartlett Liquor Control Ordinance. A new license in this class must be created before the license can be issued by the liquor commissioner.

The application was submitted by The Boss's Signature Inc. doing business as The Boss's Signature at 326 S. Main St. The prospective owners plan to purchase the current corporation, but with more than 5% of the ownership changing hands, a new liquor license needs to be approved and created in order to continue alcohol sales. The prospective owners have also applied for a Class V license which is needed in order to continue to have video gaming in the establishment. The Class A allows for retail sale of beer, wine and liquor for use and consumption on the premises from 8:00 a.m. to 1:00 a.m. Sunday through Thursday and 8:00 a.m. to 2:00 a.m. Friday and Saturday.

The village attorney as reviewed and approved all the appropriate documentation submitted by the requester. If the sale of the business continues, the village will require review of the sales documentation to confirm the ownership changes before releasing the new license.

## **Motion:**

I move to approve Ordinance 2025-\_\_\_\_ An Ordinance Amending Section 3-3-2-1 of the Bartlett Liquor Control Ordinance Regarding the Number of Class A Licenses.

**ORDINANCE 2025-\_\_\_\_\_**

**AN ORDINANCE AMENDING SECTION 3-3-2-1 OF THE BARTLETT LIQUOR CONTROL ORDINANCE REGARDING THE NUMBER OF CLASS A LICENSES**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

**SECTION ONE:** That Title 3, Section 3, The Bartlett Liquor Control Ordinance, as amended, is hereby further amended as follows:

**SECTION TWO:** That Title 3 Section 3-3-2-1: "A" Shall be amended to read as follows:

3-3-2-1: A      NUMBER ISSUED: THE NUMBER OF CLASS A LICENSES SHALL BE LIMITED TO 26

**SECTION THREE: SEVERABILITY**

The various provisions of this ordinance are to be considered as severable and if any part or portion of this ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance.

**SECTION FOUR: REPEAL OF PRIOR ORDINANCES**

All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FIVE: EFFECTIVE DATE**

This ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED: August 19, 2025**

**APPROVED: August 19, 2025**

---

Daniel Gunsteen, Village President

**ATTEST:**

---

Lorna Giles, Village Clerk

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2025-\_\_\_\_\_ enacted on August 19, 2025 and approved on August 19, 2025 as the same appears from the official records of the Village of Bartlett.

---

Lorna Giles, Village Clerk



### LQ-25-10

Liquor License

Status: Active

Submitted On: 7/29/2025

### Primary Location

326 S MAIN ST  
BARTLETT, IL 60103

### Owner

GINO METALLO  
3004 WAYLAND AVE ELGIN,  
IL 60124

### Applicant

Marco Paoella  
 630-600-1087  
 mpaoella@infiniteprimesolutions.com  
 475 N Wesley Drive  
Addison, IL 60101

## Business Information

Do you have or have you already submitted a general business license application?\*

No

Is this a renewal or new liquor license application?\*

New application

Name of Business (DBA)\*

The Boss's Signature, Inc.

Entity Type\*

Corporation

Corporation or LLC Name\*

The Boss's Signature, Inc.

Corporation Registered Agent\*

Catherine S. Hurlbut 574 N Mclean blvd

Date Corporate Charter was issued\*

10/28/2022

List the total number of issued shares of common stock of the corporation

9982

Business Phone Number\*

6308559400

Primary Business Email Address\*

mpaoella@infiniteprimesolutions.com

Federal Employer Identification Number\*

\*\*\_\*\*\*2381

Retailer Occupational/Sales Tax Number\*

44669781

Nature of Business\*

Restaurant

Number of Employees\*

10

Floor Plan 



No File Uploaded

Certificate of Good Standing\* 



Certificate of Goodstanding.pdf

Articles of Incorporation\* 



Articles.pdf

Have you or will you be applying for a video gaming license?\*

Yes

A separate video gaming license application must be submitted. You must also apply for a liquor license AND either a Class V or Class VC license.

---

## Corporate Officers

Name\*

Marco Paoella

Residential Address\*

475 N Wesley Drive Addison, IL 60101

Corporate Role\* 

Officer

Birth date\*

12/15/1996

Percentage of total stock held\*

67

Name\*

Micheal Gallo

Residential Address\*

632 Greens View Dr Algonquin, IL  
60102

Corporate Role\* 

Officer

Birth date\*

01/12/1967

Percentage of total stock held\*

33

---

## Additional Business Information

Copy of Deed or Lease\* 



TBS Lease 07.23.25.pdf

Certificate of Registration 



Boss.pdf

Copy of County Health Permit\* 



Business Licnese.pdf

Other Locations\* 

No

Previous Addresses\* 

No

Has your business license ever been revoked?\* 

No

Criminal History\* 

No

Municipal Violation History\* 

No

Consumer Fraud Complaint\* 

No

Specify the dollar value of goods, wares, and merchandise now on hand\*

10000

---

## Liquor License Application

Descriptions of the various liquor license types can be found at Barlett Municipal Code - Chapter 3. If you have additional questions, call 630-837-0800. Additionally, if you intend to offer video gaming, you must also request a combination of liquor license and Class V or VC. Information on these designations can be viewed in this ordinance.

Type of Liquor License Requested\*

Class A and V

Does applicant seek a liquor license on the premises as a full-service restaurant or video cafe?\*

Full-service restaurant

Will the menu include at least 15 food items?\*

Yes

What is the seating capacity of venue?\*

150

Do you anticipate that 30% or more of your revenue will come from gaming?\*

No

Has any manufacturer, distributor or importing distributor directly or indirectly paid or agreed to pay for this license, advanced money or anything else of value, or any credit (other than merchandising credit in the ordinary course of business for a period not to exceed 30 days) or is such person directly or indirectly interested in the ownership, conduct or operation of the place of business?\*

No

Is the applicant engaged in the manufacture of alcoholic liquors?\*

No

Is the applicant conducting the business of an importing distributor or distributor of alcoholic liquors?\*

No

Has any Officer, Director, or Manager of said Corporation or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of any felony under any Federal or State law? \*

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of a violation of any Federal, State or Local law within the last 10 years?\*

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of being the keeper of a house of ill fame, or of pandering or other crime or misdemeanor opposed to decency and morality? \*

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever permitted an appearance bond forfeiture of any of the violations mentioned above?\*

No

Has the Corporation (Applicant) or any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, made application for a similar license for this period for any premises other than those described above? \*

No

Is any law enforcing Official, Mayor, Alderman, Member of the City Council or Commission, Member of the Village Board of Trustees, or member of a County Board, directly or indirectly interested in the business for which license is sought? \*

No

Each applicant must designate at least one individual who shall serve as Liquor Manager for the applicant. Please supply the following information:

Name of Liquor Manager\*

Marco Paoella

Home address:\*

475 N Wesley Drive Addison, IL 60101

Position held by the Liquor Manager in the business\*

Manager



Has the Liquor Manager been finger printed for the purpose of this application?\*

No

Has the Liquor Manager been fingerprinted by the Bartlett Police Department?\*

No

All Liquor Managers must be fingerprinted by the Bartlett Police Department before a license can be approved. Please have them complete the Liquor License Manager application and call 630-837-0800 to schedule their fingerprinting.

---

## Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Primary contact\*

Marco Paoella

Primary contact phone number\*

6306001087

Secondary contact\*

Michael Gallo

Secondary contact phone number\*

8472089314

---

## AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction\*

Marco Paoella  
Jul 29, 2025

The business applying for this license has a ?  
Certificate of Occupancy issued by the Village of  
Bartlett Planning & Development Services  
Department.



I hereby certify that as the applicant, I  
am the owner of the business.

---

## Staff Use Only

Text for License - Start Date\* ?

Text for license - Year End\* ?



**BL-25-71**

General Business

License

Status: Active

Submitted On: 7/29/2025

**Primary Location**

326 S MAIN ST  
BARTLETT, IL 60103

**Owner**

GINO METALLO  
3004 WAYLAND AVE ELGIN,  
IL 60124

**Applicant**

Marco Paoella  
 630-600-1087  
 mpaoella@infiniteprimesolutions.com  
 475 N Wesley Drive  
Addison, IL 60101

---

**Business Information**

Name of Business (DBA)\*

The Boss's Signature, Inc.

Entity Type\*

Corporation

Corporation or LLC Name\*

The Boss's Signature, Inc.

Corporation Registered Agent\*

Catherine S Hurlbut 574 N. Mclean alvd

Business Phone Number\*

6308559400

Primary Business Email Address\*

mpaoella@infiniteprimesolutions.com

Federal Employer Identification Number\*

\*\*\_\*\*\*2381

Sales or Occupational Tax Number\*

44669781

Nature of Business\*

Restaurant

Does this business have a grease trap?\*

Yes

How often is the grease trap cleaned?\*

Quarterly

Number of Employees\*

10

Floor Plan 



No File Uploaded

Certificate of Good Standing 



Certificate of Goodstanding.pdf

---

## Corporate Officers

Name\*

Marco Paolella

Residential Address\*

475 N. Wesley Drive Addison, IL 60101

Corporate Role\* 

Officer

Date of birth\*

12/15/1996

Percentage of total stock held\*

67

Name\*

Michael Gallo

Residential Address\*

632 Greens View Drive Algonquin, IL  
60102

Corporate Role\* 

Officer

Date of birth\*

01/12/1967

Percentage of total stock held\*

33

---

## Additional Business Information

Copy of Deed or Lease [?](#)



TBS Lease 07.23.25.pdf

Certificate of Registration [?](#)



Certificate of Goodstanding.pdf

Copy of County Health Permit [?](#)



Boss.pdf

Other Locations\* [?](#)

NO

Previous Addresses\* [?](#)

No

Has your business license ever been revoked?\* [?](#)

No

Criminal History\* [?](#)

No

Municipal Violation History\* [?](#)

No

Consumer Fraud Complaint\* 

No

---

## License Fees

Please select the business type(s) below that match your type of business. If you do not match one of the specific categories, please select "Retail/Commercial Establishment Not Listed Above".

Asphalt Plant

Automobile Service Station

Bakery - Retail

Bakery - Wholesale

Banking Institution

Barbershop

Billiard and pool halls

Bowling alley

Brokers (other than real estate and insurance)

Bus service company

Catering services and establishment

Central Station

Confectionery stores

Day nursery/nursery school

Dealer - precious metals

Dry cleaning plant

Dry cleaning retail outlet

Factory

Fish market

Florist

Food delivery vehicles and food dispensers

Fruit/Vegetable Stand - Year Round

Fruit/Vegetable Stand - Seasonal

Game room

How many gaming devices?

6

Garage/Parking Lot

Grocery store

Hardware Store

Hotels and motel

Ice cream store/parlor

Ice cream vendor

Laundry (self-service coin operated)

Machine shop

Meat Market/Dealer

Mining operation, quarry or gravel pit

Mobile home park

Motor vehicle repair establishment

Pawnbroker

Redi Mix Plant

Restaurant/Carry Out

Scavengers

Stable

Vending machine

Retail/Commercial Establishment Not Listed Above 

### Additional Accessory Licenses

Will you have amusement devices on site?\* 

No

Will you have vending machines on site?\*

No

Will you have a jukebox on site?\*

No

Will you be selling tobacco products?\*

No

Will you be serving or selling liquor?\*

Yes

Do you have an existing Bartlett liquor license?\*

Yes

If you have an existing Bartlett liquor license please be sure to complete the renewal using the separate liquor license application.

## Food Establishment Risk Categories

Business license fees for businesses that offer food to the public is based on risk categories. Please read the descriptions below and select the category that most closely matches your business. These categories correspond to Part 750 of the Illinois Food Code. Please select only one category below.

Risk 1 - Refers to food establishments whose activities, clientele, and/or volume of business present a high relative risk of causing foodborne illness. Examples of these include full-service restaurants, banquet facilities, caterers, hospitals, nursing homes, assisted living facilities, daycare centers, and sushi establishments. Such establishments typically have complex menus and/or involve extensive preparation and onsite handling of food ingredients.

My business fits the Risk 1 Category

Risk 2- Refers to food establishments whose activities present a medium relative risk of causing foodborne illness. Examples of these include fast-food restaurants with limited menus whose food products are typically cooked/prepared and served immediately.

My business fits the Risk 2 Category

Risk 3 - Refers to food establishments that present a low relative risk of causing foodborne illness. Examples of these include convenience stores (where little or no food handling takes place, and/or which offer pre-packaged perishable foods only), coffee shops, gas station food shops, etc..

My business fits the Risk 3 Category

## Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Primary contact\*

Marco Paolela

Primary contact phone number\*

6306001087

Secondary contact\*

Michael Gallo

Secondary contact phone number\*

8472089314

---

## AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

I agree that my electronic signature is equivalent to  a handwritten signature and is binding for all purposes related to this transaction\*

Marco Paolella  
Jul 29, 2025

The business has a Certificate of Occupancy issued  by the Village of Bartlett Planning & Development Services Department\*



I hereby certify that as the applicant, I\*  
am an owner of the business.

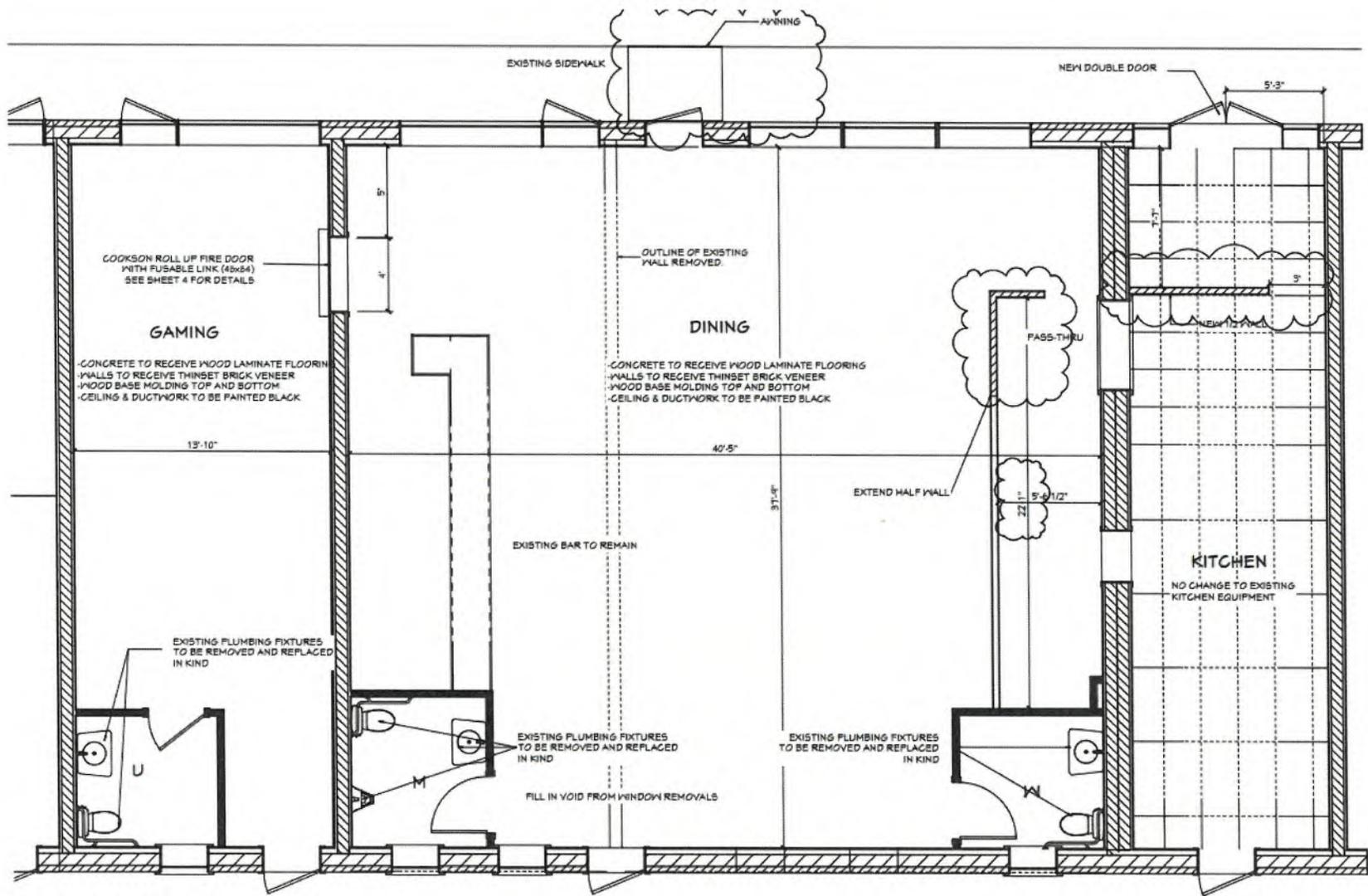
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3/10/23  
 4/30/23  
 5/23/23  
 6/28/23  
 8/30/23

**MARK LINDSTROM**  
 ARCHITECT  
 1000 W. WASHINGTON ST.  
 BARTLETT, IL 60103  
 TEL: 630.330.1100  
 WWW.MARKLINDSTROM.COM

**PROPOSED REMODEL FOR  
 THE BOSS'S SIGNATURE  
 322 SOUTH MAIN STREET  
 BARTLETT, IL 60103**

**SHEET**



**REVISED FLOOR PLAN**

INDICATES WALL TO BE EXTENDED TO ROOF SLAB ABOVE (+/- 3')







# Western Surety Company

## CONTINUATION CERTIFICATE

Western Surety Company hereby continues in force Bond No. 66467400 briefly described as LIQUOR LIABILITY VILLAGE OF BARTLETT

\_\_\_\_\_

for THE BOSS'S SIGNATURE, INC.

\_\_\_\_\_, as Principal,

in the sum of \$ TWO THOUSAND AND NO/100 Dollars, for the term beginning November 29, 2024, and ending November 29, 2025, subject to all the covenants and conditions of the original bond referred to above.

This continuation is issued upon the express condition that the liability of Western Surety Company under said Bond and this and all continuations thereof shall not be cumulative and shall in no event exceed the total sum above written.

Dated this 15th day of October, 2024.

WESTERN SURETY COMPANY

By Larry Kasten  
Larry Kasten, Vice President



**THIS "Continuation Certificate" MUST BE FILED WITH THE ABOVE BOND.**

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One LIQUOR LIABILITY VILLAGE OF BARTLETT

bond with bond number 66467400

for THE BOSS'S SIGNATURE, INC.

as Principal in the penalty amount not to exceed: \$2,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 15th day of October, 2024.

ATTEST

L. Bauder  
L. Bauder, Assistant Secretary

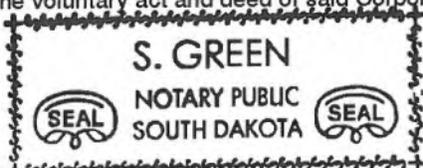


By Larry Kasten  
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 15th day of October, 2024, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



S. Green  
Notary Public

My Commission Expires February 12, 2027

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.



**Verify that all of your Illinois Business Authorization information is correct.**

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

**Illinois Business Authorization**

OFFICIAL DOCUMENT

**THE BOSS SIGNATURE, INC**

**326 S MAIN ST  
BARTLETT IL 60103-4423**

**Loc. Code: 016-0005-2-001  
Bartlett (Cook)  
Cook County**

**Expiration Date:  
1/1/2026**

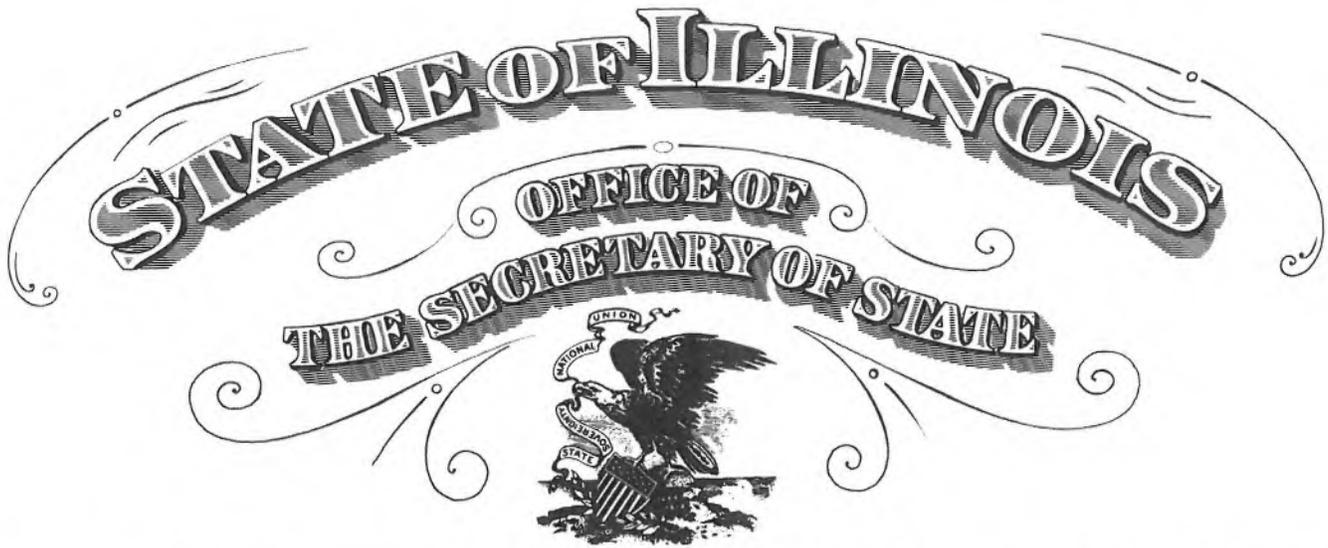
**Certificate of Registration**

Sales and use taxes and fees (4466-9781)

**ILLINOIS REVENUE**  
*[Signature]*  
Director

OFFICIAL DOCUMENT

**Issued Date: 11/04/2024**



**To all to whom these Presents Shall Come, Greeting:**

*I, Alexi Giannoulis, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that*

THE BOSS'S SIGNATURE, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON OCTOBER 28, 2022, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

***In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 29TH day of JULY A.D. 2025 .***



**FORM BCA 2.10**  
**ARTICLES OF INCORPORATION**  
Business Corporation Act

Filing Fee: \$150

File #: 73976324

Approved By: MAP

**FILED**  
**OCT 28 2022**

**Jesse White**  
**Secretary of State**

1. Corporate Name: THE BOSS'S SIGNATURE, INC.

2. Initial Registered Agent: CATHERINE S. HURLBUT

First Name	Middle Initial	Last Name
CATHERINE S.		HURLBUT

Initial Registered Office: 574 N MCLEAN BLVD STE 1A

Number	Street	Suite No.
574	N MCLEAN BLVD	STE 1A

City	State	ZIP Code	County
ELGIN	IL	60123-3259	KANE

3. Purposes for which the Corporation is Organized:  
The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	10000	1000	\$ 1000

**NAME & ADDRESS OF INCORPORATOR**

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated OCTOBER 28, 2022  
Month & Day Year

CATHERINE S. HURLBUT  
Name

574 N. MCLEAN BLVD., STE 1A  
Street

ELGIN IL 60123  
City/Town State ZIP Code

## SHOPPING CENTER LEASE

THIS LEASE made and entered into this date of \_\_\_\_\_, by and between **Top Investment Strategy, Inc.**, hereinafter called "Landlord," and **Marco Paolella, and Mike Gallo**, d/b/a The Boss's Signature, the guarantors of this lease hereinafter called "Tenant".

WITNESSETH:

### LEASING OF PREMISES

1. In consideration of the rents, covenants and agreements hereinafter reserved and contained to be observed and performed by the Tenant, Landlord hereby demises and leases to Tenant, and Tenant accepts from Landlord the premises outlined in red on Exhibit "A" hereto attached and hereby made a part hereof (hereinafter referred to as The Boss's Signature as the "Lease Premises" or the "Premises" and the balance of the Shopping Center as "the Shopping Center"). The Leased Premises consisting of approximately +/- 4,461 square feet at 326 S. Main Street, Bartlett, Illinois 60103 in the shopping development known as THE BOSS'S SIGNATURE PLAZA OF BARTLETT, Cook County, Illinois (hereinafter referred to as the "Shopping Center"). The Shopping Center consisting of approximately +/- 6,489 square feet, and legally described in Exhibit "B" attached hereto and made a part hereof. The Leased Premises is a fully functional restaurant with equipment and furniture, and fixtures owned by the Landlord which fixtures are described in Exhibit "A", and the remaining portion of the Shopping Center. Landlord reserves the right to change the size and dimensions of or add to or diminish the land included in the Shopping Center, and to change the number and location of buildings, the building dimensions, the number of floors in the buildings, store dimensions, (other than the Leased Premises), the identity and type of other stores and tenancies, parking and the common areas which are now or hereafter become part of the Shopping Center.

### TERM OF LEASE

2. The initial term of this Lease shall commence on \_\_\_\_\_ and shall end five (5) years, plus any partial month, thereafter unless sooner terminated as hereinafter provided (such period together with any renewals or extensions thereof is hereinafter referred to as the "Lease Term").

### RENT DETERMINATION AND METHOD OF PAYMENT

3. Tenant hereby covenants and agrees to pay to Landlord, without demand, at its offices at 3004 Wayland Avenue, Elgin, IL 60124 or at such other place as Landlord may by notice in writing to tenant from time to time direct, Rent at the following rates and times:

(a) Fixed Minimum Annual Rent of \$15,000.00 monthly.

Installments to be paid hereunder shall be paid in advance on the first day of each and every calendar month commencing on the Rent Commencement Date, and shall be considered late if not received by the fifth (5<sup>th</sup>) day of the calendar month in which the Rent is due, and monthly thereafter during the Lease Term hereof. For any fractional

calendar month during the Lease Term, such monthly installment shall be prorated, as defined in this Lease.

(b) Additional Rent. There is no Additional Rent. Tenant is responsible for all utility payments. There is a real estate tax stop at \$32,000.00 annually. Tenant shall pay an amount due over the tax stop within ten (10) days of written notice from Landlord.

(c) Unless specifically set forth to the contrary in this Lease Tenant waives and disclaims any present or future right to apply any payment or part payment of Rent against any obligation as a set-off or counterclaim in any action for Rent, and agrees that it will not claim or assert any such right, set-off or counterclaim unless compulsory in nature. Unless, specifically set forth to the contrary in this Lease or at law, no breach of any obligation of Landlord hereunder shall entitle Tenant to deduct or offset from any rent payable hereunder, and Tenant hereby waives and disclaims any such right of offset to the full extent permitted by law.

#### **LEASE YEAR**

4. The term "Lease Year" as used herein shall mean each twelve (12) consecutive calendar month period of the Term hereof, the first such period commencing on the Commencement Date, provided that if the Commencement Date shall be on any day other than the first of the month, the first Lease Year shall include said partial month and the twelve (12) succeeding calendar months.

#### **LATE FEE & INTEREST**

5. Any payment not received within 5 days of the due date shall bear a late fee of five percent (5%) of the total amount due. In addition, each and every installment of Rent or other sums due from Tenant to Landlord which shall not be paid when due shall bear interest at the prime rate then being charged from time to time by JP Morgan Chase of Chicago, or any successor there of, for commercial loans, plus two percent (2%) but in no event less than ten (10) percent per annum from the date when the same is payable under the terms of this Lease until the same shall be paid. If Chase Bank does not use a prime rate at any time herein relevant, all reference to such prime rate shall mean that base interest rate then being used by Bank of America in substitution thereof.

#### **USE OF PREMISES**

6. Tenant shall use and occupy the Leased Premises for use as a **Restaurant** and for no other purpose whatsoever. Additionally, the balance of the Premises shall be used as retail space.

#### **OPERATION OF TENANT'S BUSINESS**

7. Subject to Tenant obtaining the applicable approvals and permits required for Tenant's use Tenant shall open for business after the Leased Premises is tendered to the Tenant by the Landlord. Tenant shall operate its business under the trade name of **The Boss's Signature** and shall continuously and without interruption operate all of the Leased Premises during the entire Term of this Lease with due diligence and efficiency with a full staff and full stock of goods. Tenant shall carry at all times in the Leased Premises a sufficient inventory of such quality and suitability or furnish such services as shall be designed to produce the maximum return to Landlord and Tenant. Subject to applicable

laws and ordinances, Tenant shall conduct its business in the Leased Premises during such hours and on such days as shall be established by Landlord's rules and regulations for Tenants in the Shopping Center. Tenant shall keep the windows and signs, if any, in the Leased Premises well lighted during the hours of operation. Landlord and Tenant acknowledge that Landlord in making this Lease is relying upon Tenant's operation of its business in accordance with the foregoing provisions.

### **RESTRICTIONS ON USE OF PREMISES AND INDEMNITY**

8. (a) Tenant shall not use nor permit the Lease Premises or any part thereof to be used for any purpose other than as set forth in Section 6 above nor shall Tenant, without the prior written consent of Landlord, use any exterior areas of the Shopping Center, for the conduct of business or for the display of merchandise or equipment. Tenant shall not exhibit, sell or offer for sale, use rent, or exchange on the Leased Premises any article, thing, or service except such as are ordinarily included within the above stated use of the Leased Premises, and, subject to Section 6 above, will not make nor permit any use of the Leased Premises which, directly or indirectly, is forbidden by public law, ordinance or governmental or municipal regulation or order, or which may be dangerous to life, limb or property, or which may increase the premium cost of or invalidate any policy of insurance carried on the Leased Premises or covering its operation thereon, provided however, Landlord represents and warrants that Tenant's use as stated in Section 6 above will not increase the premium cost of nor invalidate any policy of insurance carried on the Leased Premises or covering its operation thereon.

(b) Tenant shall indemnify and hold Landlord harmless from and against any costs, damages, liability, suits or judgments Landlord may incur by reason of any breach of this Section by Tenant. Neither the aforesaid indemnity nor its performance shall constitute a waiver of Landlord's right to declare such use a default under this Lease. The indemnity and agreement to hold harmless and all other such indemnities and agreements hereunder shall include attorneys' fees and court costs in defending against any action indemnified against or in enforcing this agreement to indemnify. Except as otherwise permitted hereunder, neither Tenant nor any employee, agent or person acting for or in connection with the operation of Tenant's business shall solicit business or distribute any handbills or other advertising matter in any part of the Common Areas (as hereinafter defined), including but not limited to the parking areas.

### **FURTHER RESTRICTIONS ON USE**

9. (a) Tenant will not use, suffer or permit the use of the Leased Premises in any such manner that will be a nuisance to or tend to disturb other tenants or occupants of the Shopping Center or tend to injure the reputation of the Shopping Center. Tenant further shall not use any of the plumbing, electrical or other facilities either in the Leased Premises or otherwise located in the Shopping Center for any purpose other than that for which they are constructed and shall use the same with care to avoid breakage, stoppage or other damage. The restrictions set forth in this Section 9 and Section 8 shall extend to all agents and employees of Tenant. Tenant shall pay to Landlord upon demand, any expenses or other costs incurred by Landlord resulting from and injury or damage to the Leased premises or shopping Center so caused, suffered or permitted by the Tenant, its officers, agents or employees. Such payment by Tenant to Landlord shall be in addition to and not mutually exclusive of any other remedies under this Lease or provided by law by reason of any breach of the Section.

(b) Tenant agrees not to:

(i) permit any unlawful or immoral practice to be carried on or committed in, upon or on the Leased Premises;

(ii) keep or use or permit to be kept or used on the Leased Premises any inflammable or combustible fluids or explosives without the written permission of the Landlord first had and obtained;

(iii) use the Leased Premises for any purpose whatsoever which might create a public nuisance or injure the reputation of the Leased premises or of the Shopping Center;

(iv) deface or injure the Leased Premises or the building in which the Leased Premises is located; or

(v) commit or suffer any waste in or to the Leased Premises or the Shopping Center.

Tenant agrees to pay as Additional Rent any increase in the cost of insurance on the Leased Premises to Landlord or the owner of the Leased Premises as a result of any unauthorized use of the Leased Premises by Tenant, but such payment shall not constitute in any manner a waiver by Landlord of its rights to enforce all of the covenants and provisions of this Lease. Landlord represents and warrants that Tenant's use as stated in Section 6 above will not increase the cost of insurance on the Leased Premises to Landlord or the owner of the Leased Premises.

(c) Tenant agrees not to install any equipment that exceeds the capacity of any utility facilities. Following the Commencement Date and other than items specified as part of Landlord's Work, any electrical equipment (installed by Tenant) Tenant shall, at Tenant's own expense, from time to time, make whatever changes are necessary to comply with the requirements of the insurance underwriters, governmental authorities, the Inspection Bureau of the county and/or municipality in which the Shopping Center is located or of insurance inspectors designated by Landlord. Tenant agrees not to use any electrical equipment that contains a heating element unless same is used in connection with a red pilot light connected and operated in compliance with the underwriters' specifications.

## **RULES AND REGULATIONS**

10. Landlord reserves the right to establish reasonable rules and regulations for the Shopping Center, provided that such rules do not unreasonably interfere with the Tenant's use of the property and such rules and regulations shall be observed by the Tenant in all instances. Landlord reserves the right to amend, delete and make additions to such rules and regulations as it deems appropriate for the operation of the Shopping Center, and any such amendment, deletion or additions shall become binding upon Tenant, or any permitted subtenants or concessionaires on fifteen (15) days written notice in writing to Tenant. The failure by Tenant or any permitted subtenants or concessionaires to keep and observe all of such rules and regulations as the same may be amended from time to time shall constitute a breach of the terms of this Lease in the same manner as if such rules and regulations were contained herein as covenants.

## **SURRENDER OF PREMISES**

11. Tenant shall, upon termination or expiration of this Lease, whether by lapse of time or otherwise, surrender to Landlord the Leased Premises together with all replacements thereto in good order, condition and repair, except for ordinary wear and tear and loss by fire or other casualty and all restaurant equipment, furniture and fixtures as listed in Exhibit "A". All property not removed by Tenant at the end of the Lease Term shall, at Landlord's election, become the property of Landlord, or if Landlord so decides it shall remove same at Tenant's sole cost and expense any and all damage to the Leased Premises caused by such removal, and should Tenant fail to do so promptly after such notice from Landlord, Landlord may do so and Tenant shall reimburse Landlord for the cost thereof as Additional Rent, with interest thereon at the rate as herein provided from the date of commencement of such work, which sum shall be due upon presentation of a statement therefore from Landlord to Tenant.

## **HOLDING OVER**

12. If Tenant holds possession of the Leased Premises after the termination or expiration of this Lease, whether by lapse of time or otherwise, Tenant shall pay, as liquidated damages, for the whole time during which possession is so held, an amount equal to 200% of the pro-rata Fixed Minimum Annual Rent for the period during which possession is so held and all other Additional Rent and costs for that period which would have been required to be paid by Tenant during such period if such period were included in the Lease Term. Neither the provisions of this clause nor the acceptance of such liquidated damages by Landlord nor the acceptance of Rent by Landlord for a period after termination of this Lease by lapse of time or otherwise shall constitute a waiver of Landlord's right to re-enter the Lease Premises nor shall any other act or omission to act in apparent affirmance of the tenancy operate as a waiver of any right of Landlord under the provisions of this Lease or provided by law, nor shall any of the foregoing be deemed to have created a month-to-month tenancy unless the Landlord specifically so elects in writing and at Landlord's option.

## **ACCEPTANCE OF PREMISES**

13. The Tenant acknowledges and represents that the Leased Premises, the exterior facade and the sidewalks adjoining the same, and the present uses and non-uses thereof have been examined by the Tenant. Tenant accepts the same in the condition in which they are now without representation or warranty, express or implied, in fact of law, by Landlord or its agents and without recourse to the Landlord or its agents as to the nature, condition or usability thereof, or the uses to which the Leased Premises may be put.

## **COMMENCEMENT OF RENT**

14. Rent herein reserved shall commence to accrue on August 1, 2025 (herein referred to as the "Rent Commencement Date").

## **ALTERATIONS AND ADDITIONS**

15. (a) Tenant shall make no alterations or additions whatsoever nor make any contract therefore in or to the Leased Premises or in or to any other part of the Shopping Center without first obtaining Landlord's written consent and delivering to Landlord the general

plans, specifications, permits, names and addresses of contractors, copies of proposed contracts and the necessary permits, all in form and substance reasonably satisfactory to Landlord, and furnishing such indemnification against liens, costs, damages and expenses as may be reasonably required by Landlord. All work must be done to code. Tenant shall deliver to Landlord lien waivers executed by all general and subcontractors.

(b) Any and all permanently fixed alterations and additions made by Tenant shall at the termination or expiration of the Lease Term become and remain the property of the Landlord, provided, however, that if Landlord shall so elect and notify Tenant in writing at the time such alteration or addition is installed, Tenant shall, at or before the expiration or termination of the Lease Term, remove such additions and restore the Leased Premises at Tenant's sole cost and expense as they were before such alterations and additions were made by Tenant, ordinary wear and tear excepted. Should Tenant fail to do so, Landlord may do so and Tenant shall reimburse Landlord for the cost thereof as Additional Rent, with interest thereon at the rate as herein provided from the date of commencement of said work until paid, which sum shall be due upon presentation of a statement thereof from Landlord to Tenant.

### **REPAIRS**

16. (a) Tenant covenants and agrees, at Tenant's sole expense, to promptly perform or to cause to be performed all repairs and maintenance necessary or desirable to keep the structural and non-structural portions of the Leased Premises at all times during the Lease Term in good repair, order and condition, and to all such acts and things necessary or appropriate for the preservation and safety thereof, whether legally required to do so or not. The obligations of Tenant hereunder shall include, but shall not be limited to, the maintenance and repair of the plumbing, electrical, heating, cooling and ventilating systems and equipment serving the Leased Premises, and shall include maintaining in a clean condition (including decorating, painting and free from rubbish, dirt, ice and snow) the Premises and all entrances and vestibules and all partitions, windows and window frames and moldings, glass, doors and door openers and closers, and Landlord shall not be obligated to perform any such work or to contribute to the cost thereof.

(b) If Tenant refuses or neglects to repair or maintain the Leased Premises promptly and adequately as required of Tenant by this Lease, Landlord may make the repairs or do the required maintenance without liability to Tenant for any loss or damage that may accrue to Tenant's stock or business by reason thereof. If Landlord chooses to make such repairs Tenant will reimburse Landlord for the cost thereof as Additional Rent, with interest thereon at the rate as herein provided from the date of invoice of said repairs until paid, which sum shall be due upon presentation of a statement therefore from Landlord to Tenant.

(c) Tenant shall keep the foundations, roof, exterior walls, but excluding all glass doors, windows and store fronts in good repair and condition.

### **LIENS**

17. (a) Tenant agrees that it will not do or permit or suffer to be done any act or thing to create any mechanic's lien or claim for lien against the Leased Premises or any part thereof, and agrees to indemnify and hold Landlord harmless from and against any and

all such liens or claims of such liens and all damages, costs, expenses, and attorneys' fees in connection therewith. Without limitation to the foregoing, prior to letting any contract

for the furnishing of labor or materials which could give rise to a lien upon the Leased Premises, Tenant shall either (i) obtain a waiver of lien from the person or firm furnishing the labor or materials, or (ii) post a bond or furnish Landlord with such other security as Landlord may reasonably require to hold Landlord safe and harmless against any such lien and all damages, costs, expenses and attorneys fees which may arise in connection therewith. Notwithstanding the foregoing, if any lien shall attach to the Leased Premises, Tenant shall, upon Landlord's request, promptly pay such lien or give adequate security to Landlord to hold Landlord safe and harmless against any such lien and all damages, costs, expenses and attorneys' fees that may arise in connection therewith.

(b) All permanent alterations, additions, improvements and fixtures, other than Tenant's trade fixtures, equipment and personal property, which may be made or installed by either Landlord or Tenant upon the Leased Premises shall be the property of Landlord and shall remain upon and be surrendered with the Leased Premises as a part thereof, without disturbance, molestation or injury at the termination of the term of this Lease, whether by the lapse of time or otherwise, all without compensation or credit to Tenant; provided, however, that if prior to said termination, or within fifteen (15) days thereafter, Landlord so directs by written notice to Tenant, Tenant shall promptly remove the additions, improvements, fixtures and installations which were placed in the Leased Premises by Tenant and which are designated in said notice, and repair any damage occasioned by such removals, and in default thereof, Landlord may effect said removals and repairs and Tenant will pay to Landlord, on demand, the cost thereof with interest from the date of such removal by Landlord as provided in Section V hereof. Any linoleum or other floor covering that is cemented or otherwise adhesively affixed to the floor of the Leased Premises shall be deemed a non-trade fixture and become the property of Landlord. All trade fixtures that are attached to the Leased Premises with Landlord's written consent may be removed at the expiration of tenancy hereby created provided the Leased Premises are restored by Tenant to the condition thereof prior to the attachment of such trade fixtures. All trade fixtures and other property not so removed by Tenant prior to the expiration of the tenancy shall become the property of Landlord.

(c) Tenant covenants and agrees that Tenant shall not secure any SBA or other government sponsored or insured financing that could give rise to a lien upon any fixture attached to the Leased Premises without first obtaining from such lender the written release of any lien it might obtain upon any such fixture.

#### **ACCESS BY LANDLORD**

18. Landlord shall have the right to enter the Leased Premises at any time for the purpose of inspecting the same, or of making repairs additions or alterations to the Leased Premises. Landlord shall have the right to enter the Leased Premises at all hours for the purpose of showing the Leased Premises to prospective tenants or purchasers, and for a period commencing six (6) months prior to the expiration of the Lease Term, Landlord shall have the right to display "FOR RENT" or "FOR SALE" signs in, on around or about the Leased Premises. Such entry and access by Landlord shall not be cause for abatement of Rent or set off or claim against Landlord, and Landlord shall not be liable to

Tenant in any way for loss of profits, injury, or damage to Tenant's property or business by reason thereof.

### COMMON AREAS

19. (a) Landlord shall during the Lease Term, make available certain areas and facilities of common benefit to the tenants and occupants of the Shopping Center including, but not limited to parking areas, as Landlord shall in its sole discretion, deem appropriate, so long as it does not unreasonably interfere with Tenants use herein. Landlord shall operate, manage, equip, light, insure, repair, and maintain the Common Areas in such manner as Landlord shall, in its reasonable discretion, determine. Landlord may from time to time, in its reasonable discretion, and without notice to Tenant, change the size, location, nature of the Common Areas or any portion thereof, make installations therein and modify, change, alter, move or remove the same, and Landlord shall not be subject to liability therefore, nor shall Tenant be entitled to any compensation, or diminution or abatement of Rent, nor shall such action be deemed an actual or constructive eviction of Tenant, provided that despite the forgoing and anything to the contrary in this Lease, Landlord may make no changes or modifications to the Common Area or the Shopping Center (i) which affect the access, ingress or egress; or (ii) which significantly or materially alters the retail nature of the Shopping Center; or (iii) which reduces the amount of parking available to Tenant without first obtaining the consent of Tenant. Further, Landlord shall not construct any buildings or other improvements in front of the Leased Premises which would materially alter the visibility of the Leased Premises or Tenant's signage. Landlord may at any time close temporarily any Common Areas to make repairs or changes, to prevent the acquisition of public rights in such area or to discourage non customer parking, and may do such other acts in and to the Common Areas as in its commercially reasonable judgment may be desirable. Tenant and its concessionaires, officers, employees, agents, customers and invitees shall have the non-exclusive right, in common with Landlord and all others to whom Landlord has or may hereafter grant rights, to use the Common Areas as designated from time to time by Landlord for ingress, egress, passage and parking, subject to such reasonable and nondiscriminatory rules and regulations as Landlord may from time to time impose, including the designation of specific areas in which cars owned by Tenant, its concessionaires, officers, employees and agents must be parked, provided such area is adequately lit and in close proximity to the Premises. Such reasonable and nondiscriminatory rules and regulations shall be binding upon Tenant upon the mailing of a copy thereof to Tenant at Tenant's notice address. Tenant agrees to abide by such reasonable and nondiscriminatory rules and regulations and to use its best efforts to cause its concessionaires, officers, employees, agents, customers and invitees to conform thereto. Tenant shall not at any time interfere with the rights of Landlord and other tenants, its and their concessionaires, officers, employees, agents, customers and invitees, in the use any part of the parking areas and other Common Areas.

(b) So long as it does not unreasonably interfere with Tenant's use herein, Landlord reserves the right, in its sole discretion, to set aside, from time to time, areas outside of said Shopping Center for the use of tenants of said Shopping Center, their employees, agents, customers and invitees. Such areas shall be deemed to be part of the Common Areas for the purposes of this Lease and Landlord shall have the same rights in respect thereto as to all other Common Areas including the right to change the size and location thereof, and to totally and completely eliminate, in Landlord's sole discretion, all or any portion of such areas.

(c) Tenant covenants and agrees to pay Landlord monthly, upon demand, but not more often than once each month, as Additional Rent (which Additional Rent, a proportionate

share based on Tenant's pro-rata square foot portion, of the cost of operating and maintaining the following:

(i) Common Areas, including all driveways, lawns, landscaping, parking areas, sidewalks, walkways, public rest rooms and all other areas and facilities located in or on the Shopping Center or which serve the Shopping Center or which serve the Shopping Center and which are available for use in common by occupants of the Shopping Center and their customers and invitees;

(ii) service areas which shall include the Shopping Center offices, maintenance and storage rooms, loading areas and all other areas and facilities which are used in the maintenance and operation of the Shopping Center; and

(iii) all signs and billboards in common use.

#### **TENANT'S INSURANCE**

20. Tenant shall, prior to the Commencement Date, procure, and thereafter at all times during the Lease Term maintain in full force and effect, a policy or policies of insurance, from companies satisfactory to Landlord, insuring Landlord and naming Landlord as an additional insured, in form and content satisfactory to Landlord and Tenant as their interest may appear against:

(i) Public liability covering the Leased Premises, the use and operation thereof, and Tenant's use of the Common Areas, with such limits for bodily injury as to each person and as to each accident and for property damage as Landlord may from time to time require with minimum limits of \$2,000,000.00 Bodily Injury and \$1,000,000.00 Property Damage. Landlord shall have the right to direct Tenant to increase the limits of such public liability insurance from time to time to such amounts as Landlord shall reasonably determine are necessary. Such insurance shall indemnify and protect the insured's against liability, loss, suits, and claims for injury or damage (including punitive damages) to any person or entity, including cross-insurance coverage for liability of Landlord against Tenant and Tenant against Landlord, and including but not limited to any loss or damage resulting from the loss of use of any property, real or personal and any business loss or interruption, together with interest thereon;

(ii) Environmental contamination

(iii) Damage to or breakage of plate glass covering all exterior plate glass in the Leased Premises;

(iv) Damage or loss by fire or other casualty to Tenant's stock in trade, fixtures, furniture, furnishings, floor coverings and equipment in the Leased Premises with limits not less than their replacement cost and to include risks covered by standard "extended coverage" endorsements.

(iv) Business interruption insurance;

(v) Fire insurance with such extended coverage endorsements as Landlord may from time to time require covering all of Tenant's stock in trade, fixtures, furniture, furnishings, floor coverings and equipment in the Leased Premises in an amount equal to one hundred percent (100%) of their replacement cost.

### **UTILITIES**

21. Tenant covenants and agrees upon Lease Commencement, to pay when due, if charged separately to Tenant or otherwise, all charges and fees for water, gas, electricity, scavenger and any other utility used in, around, or about the Leased Premises. If landlord shall elect from time to time to furnish one or more of such services, Tenant shall purchase such services from Landlord and Landlord shall not be liable to Tenant for damages or otherwise if any one or more of such services is interrupted or terminated for any reason including but not limited to repair or improvement of utility systems. Landlord may cease to furnish any one or more of such services at any time without any responsibility to Tenant except to connect the service facilities with such other sources of supply as may be available for the services so discontinued. If toilets and washroom facilities are designed to be used in common by Tenant and its employees with occupants of other premises, Tenant agrees to share equally with the occupants of the other premises in the expenses of lighting and maintaining such common facilities in a clean, orderly and sanitary manner, including the expenses of the usual toilet and washroom supplies of paper, soap and towels. Landlord shall have the right from time to time to assume the obligation of maintaining such common facilities, and if it elects to do so. Tenant shall pay its proportionate share of the cost thereof as Additional Rent due on the first day of the month following rendition of a bill therefore. Any utility service which Landlord elects to furnish may be furnished by any agent employed by Landlord or by an independent contractor and payment for said services shall be made as directed by Landlord. Charges will be adjusted from time to time. Upon expiration of this lease, Tenant agrees to cooperate with Landlord to change all utilities back in the name of Landlord.

### **WAIVER AND INDEMNITY**

22. (a) To the fullest extent permitted by law, neither Landlord, Landlord's officers or directors or agents, nor their respective agents, representatives or employees, shall be liable, and Tenant hereby waives all claims against Landlord, Landlord's directors, officers and agents, their agents, representatives and employees, for any injury, loss, cost, expense or damage sustained by Tenant or any occupant of the Leased Premises or other part of the Shopping Center or any other person resulting or alleged to have resulted, directly or indirectly, from the Leased Premises or any part thereof or any part of the Shopping Center or the Common Areas or from any equipment or appurtenance being or becoming out of repair, or resulting or alleged to have resulted from the use of any of the foregoing by any person, authorized or non-authorized, or from any accident or occurrence in or about the Leased Premises or the Shopping Center, or resulting from wind, water or other natural elements, or resulting directly or indirectly from any act or neglect or any tenant or occupant or of any other person. Each and every provision of this paragraph shall apply especially, but not exclusively, to the flooding of basements or other subsurface areas, and to damage caused by defects in or failure of refrigerators, sprinkling devices, air cooling and heating apparatus, or by water, snow, frost, steam,

excessive heat or cold, falling plaster, broken glass, sewage, gas, odors or noise, electrical systems and devices or the bursting or leaking of pipes or plumbing fixtures, or the

short-circuiting or malfunctioning of electrical equipment, wires, outlets, systems, connections and conduits. All property belonging to the Tenant or any occupant of the Leased Premises or the Shopping Center shall be there at the risk of Tenant or such other person only, and Landlord shall not be liable for damage thereto or loss, theft or misappropriation thereof.

(b) Tenant covenants and agrees that it will protect and save and keep Landlord and Landlord's agents forever harmless and indemnified from and against any penalty, fine, damage or charges and interest thereon, if any, imposed for any violation of any laws or ordinances, whether or not occasioned by the neglect of Tenant or those holdings under Tenant, and that Tenant will at all times protect, indemnify and save and keep harmless the Landlord from and against any and all liability, claims, loss, cost, attorney's fees, damage or expense arising out of or by reason of:

(i) any accident or other occurrence on or about the Leased Premises causing injury to or death of any person or property damage of any kind;

(ii) any failure of Tenant in any respect to comply with and perform all the requirements and provisions of this Lease;

(iii) arising or growing out of or in any way connected with Tenant's use, occupancy, management or control of the Premises or Tenant's operations, conduct or activities in the Shopping Center or Common Areas or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, its agents, contractors, employees or servants.

In case Landlord shall be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord and its beneficiaries harmless and shall pay all costs, expenses and reasonable attorney's fees incurred or paid by Landlord and its

beneficiaries in connection with such litigation. For all purposes of this Lease, acts or omissions or servants, agents or employees of Tenant shall be deemed acts or omissions of Tenant.

(c) Tenant agrees that whenever

(i) any loss, cost, damage or expense resulting from fire, explosion, accident, casualty or any other occurrence is incurred by Tenant or any party claiming by, through or under Tenant in connection with the Leased Premises or the building in which the Leased Premises are located, or the Shopping Center or the Common Areas; and

(ii) Tenant or such party is then covered in whole or in part by insurance with respect to such loss, cost, damage, or expense, then the party so insured shall be deemed to have released Landlord from any liability it may have on account of such loss, cost, damage, or expense to the full extent of such loss, cost, damage or expense, and Tenant for itself and on behalf of any such party, hereby waives all claims therefore which it or they may have by virtue of any right of subrogation or otherwise which might otherwise exist in or accrue to any person on account thereof.

## **UNTENANTABILITY**

23. In the event the Leased Premises shall be destroyed, or so damaged by fire, explosion, windstorm, flooding, or other casualty as to be untenable, Landlord may restore the Leased Premises within a reasonable time after such destruction or damage, or may terminate this Lease and the Lease Term as of the date of the destruction or damage, in either case by giving Tenant notice within thirty (30) days after the date of the destruction or damage if such damage exceeds 50% of the premises or 50% of the shopping center. If Landlord elects to restore the Leased Premises, the Fixed Minimum Annual Rent shall abate on a per diem thirty-day month basis from the date of said event to the day the leased premises are substantially complete and made available by landlord for re occupancy by Tenant.

In the event the Leased Premises shall be damaged as aforesaid but are not thereby rendered untenable, or in the event that Landlord does not elect to terminate this Lease as provided above, Landlord shall restore the Leased Premises with reasonable dispatch after being able to obtain possession thereof for the purpose of restoration, and while such damage is being repaired, Tenant shall be entitled to an equitable abatement of the Fixed Minimum Annual Rent as determined by Landlord; provided that in no event shall Landlord be obligated to repair if such fire, explosion or other casualty is caused directly or indirectly by the negligence of Tenant, its agents, servants or employees, provided further that Landlord shall not be obligated to expend for such repair an amount in excess of the insurance proceeds recovered as a result of such damage, and provided further that in no event shall Landlord be required to repair or replace Tenant's stock in trade, fixtures, furniture, furnishings, floor coverings and equipment or any alterations or additions made by Tenant to the Leased Premises. If Landlord is required or elects to repair the Leased Premises as herein provided, Tenant shall repair or replace its fixtures, furniture, furnishings, floor coverings and equipment, and if Tenant has closed for business, Tenant shall promptly reopen for business upon the completion of such repairs.

## **EMINENT DOMAIN**

24. If the Leased Premises or any part thereof shall be taken or condemned for public purposes by any competent authority, the Tenant shall have no claim against the Landlord and shall have no claim or right to any portion of the amount that may be awarded or paid as a result of any such condemnation. Tenant hereby assigns to Landlord all of Tenant's right, title and interest in and to any and all such compensation or awards. In the event that more than 25% of the Leased Premises shall be taken or condemned, then the Tenant shall have the option of terminating this Lease upon giving to the Landlord written notice of such election within (30) days after possession of the part condemned has been taken by the appropriate authorities, whereupon the Lease Term shall be considered terminated as of the date on which possession is so taken. Landlord shall have the right to terminate this Lease if any part of the Leased Premises or any part of the Shopping Center is so taken or condemned. Tenant shall have the right to maintain its own claim against the condemning authority so long as it does not unreasonably interfere with or delay the Landlord's claim.

## REAL ESTATE TAXES

25. (a) Tenant shall pay to Landlord as Additional Rent for real estate taxes any amount over \$32,000.00 annual real estate taxes and assessments, both general and special, payable by Landlord in any Lease Year or Partial Lease Year levied or assessed against the Leased Premises and the Shopping Center. The Additional Rent for taxes and assessments shall be paid by Tenant within thirty (30) days after Landlord's written notification to Tenant of the amount due.

(b) Landlord shall determine Tenant's obligations hereunder, which determination shall be based upon taxes (general and special) and assessments (general and special) together with all interest payments thereon, if any, due and payable during each Lease Year or Partial Lease Year without regard to the period for which the tax or assessment is levied or assessed and without regard to whether or not the Lease was in existence during such period. If, however, there is a change in the time for payment of taxes during the Lease Term which would result in Tenant's paying taxes allocable to a period greater or lesser than the Lease Term, the tax payments for the last Lease Year shall be equitably adjusted so that the period for which the Tenant pays taxes is of the same duration as the Lease Term (although it may not be the same period of time).

(c) If special assessments or other special taxes payable in installments are levied against the Leased Premises and other land, Landlord shall pay such assessments or taxes in installments, and all interest payments shall be considered part of such assessments and special taxes for the purposes of this provision.

(d) If the Landlord contests the amount of any taxes or assessments, the expenses incurred in conducting such a contest shall be considered a part of the tax payment for the purposes of this provision. If the result of such a contest is to defer the time of payment of taxes to a later date or to obligate the Landlord to pay an additional tax, interest or penalty at a later date, the Additional Rent for taxes and assessments in the year in which the tax or assessment was originally due shall be recalculated, and Tenant shall pay the additional amount due. If such a contest results in a refund to Landlord at a later date, the Additional Rent for taxes and assessments for the year in which the tax or assessment

was originally due shall be recalculated, and Landlord shall pay Tenant its share of the refund, but Tenant shall pay the cost and expense of any such recalculation.

(e) The obligations of Landlord and Tenant under this Section 25 shall survive the expiration or termination of the Lease.

## OTHER TAXES

26. Tenant agrees to pay and discharge, as Additional Rent, punctually as and when the same shall become due and payable without penalty, all personal property taxes, business and occupation taxes, occupational license taxes, taxes on the Rent, so-called Value Added taxes, and all other governmental taxes, impositions and charges of every kind and nature (other than those described in Section 25), whether similar or dissimilar to the foregoing, which at any time during the Lease Term shall be or become due and payable by Landlord or Tenant and which shall be levied, assessed or imposed:

(i) upon or with respect to, or shall be or become liens upon, the Leased Premises or any portion thereof or any interest of Landlord or Tenant therein or under this Lease;

(ii) upon or with respect to the possession, operation, management, maintenance, alteration, repair, rebuilding, use or occupancy of the Leased Premises or any portion thereof;

(iii) upon this transaction or any document to which Tenant is a party creating or transferring an interest or an estate in the Leased Premises; or

(iv) under or by virtue of any present or future law, statute, charter, ordinance, regulation or other requirement of any governmental authority whether federal, state, county, city, municipal or otherwise.

It is expressly understood and agreed that Tenant shall not be required to pay, or reimburse Landlord for any local, state or federal capital levy, franchise tax, income tax or profits tax of Landlord.

### **MERCHANTS' ASSOCIATION**

27. Intentionally Omitted.

### **REMEDIES**

28. All rights and remedies of Landlord herein enumerated shall be cumulative, and none shall exclude any other right or remedy provided by this Lease or allowed by law. Except as otherwise expressly set forth in this Lease, Tenant hereby waives any and all demands for possession or notices, statutory or otherwise, relative to any termination of this Lease or of the right to possession as provided herein.

(a) If any voluntary or involuntary petition or similar pleading under any section or sections of any bankruptcy act shall be filed by or against Tenant, or any voluntary or involuntary proceeding in any court or tribunal shall be instituted to declare Tenant insolvent or unable to pay Tenant's debts, then and in any such event, Landlord may, if Landlord so elects but not otherwise, and with or without notice of such election, and with or without entry or other action by Landlord, forthwith terminate this Lease, and

notwithstanding any other provisions of this Lease and without notice or demand for possession, Landlord shall forthwith upon such termination be entitled to recover damages in an amount equal to the value of the Fixed Minimum Annual Rent, and all other sums provided to be paid by Tenant for the balance of the stated Lease Term and any other sum of money and damages owed by Tenant to Landlord;

(b) If Tenant defaults in any payment of Rent and such default continues for more than 5 days after the due date thereof, or if Tenant defaults in the prompt and full performance of any other provision of this Lease and such default continues for 15 days after notice from Landlord, Landlord may, if Landlord so elects, but not otherwise, and with or without notice of such election or any notice or demand for possession, forthwith terminate this Lease and Tenant's right to possession of the Leased Premises, one or both.

If the leasehold interest of Tenant be levied upon under execution or be attached by process of law, or if Tenant makes an assignment for the benefit of creditors, or if Tenant

abandons the Leased Premises, then and in any such event, Landlord may, if Landlord so elects but not otherwise, and with or without notice of such election, and with or without any demand whatsoever, forthwith terminate this Lease and Tenant's right to possession, one or both;

(c) Upon the expiration of the Lease Term or upon any termination of this Lease as herein provided or upon any termination of Tenant's right to possession without termination of the Lease, and with or without notice or demand as Landlord may elect, Tenant shall surrender possession and vacate the Leased Premises immediately, and deliver possession thereof to Landlord. Tenant hereby grants to Landlord full and free license to enter into and upon the Leased Premises in such event, with or without process of law, and to repossess the Leased Premises as of Landlord's former estate and to expel or remove Tenant and any others who may be occupying or within the Leased Premises, and to remove any and all property therefrom using such force as may be necessary without being deemed guilty of trespass, eviction or forcible entry or detainer and without relinquishing Landlord's rights to Rent or any other right given to Landlord hereunder or by operation of law;

(d) Except as otherwise expressly set forth in this Lease, Tenant expressly waives the service of any demand for the payment of Rent or for possession and the service of any notice of Landlord's election to terminate this Lease or to terminate Tenant's right to possession or to reenter the Leased Premises, including any and every form of demand and notice prescribed by any statute or other law, and agrees that the simple breach of any provision of this Lease by Tenant shall, of itself, without the service of any notice or demand whatsoever, constitute a forcible detainer by Tenant of the Leased Premises within meaning of the statutes of the State of Illinois. No acceptance of Rent by Landlord after any election to terminate this Lease or Tenant's right to possession, with or without notice or demand for possession, shall invalidate Landlord's election of termination of this Lease or Tenant's right to possession hereunder, nor operate to renew or extend Tenant's right to possession hereunder;

(e) If Tenant abandons the Leased Premises or otherwise entitles Landlord so to elect, the Landlord elects to terminate Tenant's right to possession only without terminating the Lease, Landlord may, at Landlord's option, enter into the Leased Premises, remove Tenant's property and other evidence of tenancy, and take and hold possession thereof as in paragraph (c) above provided, without such entry and possession terminating the Lease or releasing Tenant, in whole or in part, from Tenant's obligation to pay the Rent

hereunder for the full term. Upon and after entry into possession without termination of this Lease, Landlord may, but need not, relet the Leased Premises or any part thereof for the account of Tenant to any person, firm or corporation other than Tenant, for such rent, for such time and upon such terms as Landlord in Landlord's sole discretion shall determine. Landlord shall not be required to accept any tenant offered by Tenant or to observe any instructions given by Tenant about such reletting. In any such case, Landlord may make repairs, alterations, and additions in or to the Leased Premises, and redecorate the same to the extent deemed by Landlord necessary or desirable, and Tenant shall, upon demand, pay the cost thereof, together with Landlord's expenses of the reletting. If the

consideration collected by Landlord upon any such reletting for Tenant's account is not sufficient to pay monthly the full amount of the Rent reserved in this Lease, together with

the costs of repairs, alterations, additions, redecorating and Landlord's expenses, Tenant shall pay to Landlord the amount of each monthly deficiency upon demand; and if the consideration so collected from any such reletting is more than sufficient to pay the full amount of the Rent reserved herein together with the costs and expenses of Landlord, Landlord, at the end of the stated term of the Lease, shall account for the surplus to Tenant. In any such case where Landlord does not relet the Leased Premises, Tenant shall pay to Landlord, on demand, as liquidated damages and not as a penalty, a sum equal to the entire amount of the Rent reserved for the residue of the stated term plus any other sums then due hereunder; notwithstanding any reletting without termination, Landlord may at any time thereafter elect to terminate this Lease for such previous breach. Fifteen days' physical absence by Tenant with any installment of rent being unpaid, or removal of the substantial portion of Tenant's personal property with installments of rent being paid, or any act or omission by Tenant which causes Landlord to reasonably believe that the Tenant has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Tenant. Tenant shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Tenant's interest therein shall thereby pass under this agreement a bill of sale to Landlord without additional payment by Landlord to Tenant.

The parties agree that fifteen (15) days physical absence by Tenant with any installment of rent being unpaid, or the removal of the substantial portion of Tenant's personal property with installments of rent being paid, or any act or omission by Tenant which causes Landlord to reasonably believe that the Tenant has vacated the premises with no intent again to take possession thereof shall be conclusively deemed to be an abandonment of the premises by Tenant. Tenant shall be conclusively deemed to have abandoned any personal property remaining on or about the premises and Tenant's interest therein shall thereby pass under this agreement a bill of sale to Landlord without additional payment by Landlord to Tenant.

(f) The parties hereby waive any right to trial by jury of any dispute herein.

(g) Unwinding of Stock Purchase Agreement. Tenant acknowledges that the Stock purchased under the Stock Purchase Agreement and all assets owned by the company shall be held in escrow with Attorney Michael G. Aretos ("Escrowee") for a period of time that runs concurrent with the Shopping Center Lease. At the expiration of the Shopping Center Lease, Escrowee shall turnover to Tenants all signed original documents in his possession as long as Tenants are not in default under the following agreements: Stock Purchase Agreement, Shopping Center Lease and/or Management Agreement. If the Tenants are in default under the terms of any of the aforementioned agreements, the Stock shall immediately revert back to Eugenio Metallo.

### **COST OF ENFORCEMENT**

29. Tenant covenants and agrees to pay on demand Landlord's costs and expenses, including but not limited to reasonable attorney's fees and court costs incurred in enforcing any obligation of Tenant under this Lease; in connection with any proposed assignment of this Lease or subletting of the Leased Premises by Tenant to which

Landlord is asked to consent; in curing any default by Tenant; in defending or participating in any legal proceedings initiated by or on behalf of Tenant (unless against

Landlord); or in case Landlord shall without fault on its part be made a party to any litigation commenced against Tenant or against Landlord by reason of Tenant or Tenant's use or occupancy of the Leased Premises or by reason of this Lease. All such costs, expenses and attorneys' fees shall, if paid by Landlord, be so much Additional Rent due on the next regular payment date for Fixed Minimum Annual Rent after such payment or payments, together with interest from the date of payment thereof by Landlord until repayment thereof by Tenant to Landlord, at the rate provided herein.

In any action between Landlord and Tenant, the prevailing party shall be entitled to reimbursement for costs incurred, including reasonable attorney's fees.

### **DEFAULT BY LANDLORD**

30. Landlord shall in no event be in default in the performance of any of its obligations hereunder unless and until Landlord shall failed to perform such obligations within thirty (30) days (or such additional time as is reasonably required to correct any such default) after written notice by Tenant to Landlord properly specifying wherein Landlord has failed to perform any such obligation.

### **TRANSFER, ASSIGNMENT, AND SUBLETTING OF LEASED PREMISES**

31.

(a) Landlord shall have the right to transfer and/or assign this lease.

(b) Tenant shall not:

(i) assign, sell, mortgage, pledge or in any manner transfer this Lease or any interest herein, by operation of law or otherwise;

(ii) sublet or grant license to use the Leased Premises or any part or parts thereof; or

(iii) permit occupancy thereof by anyone other than Tenant, without written consent of Landlord.

### **TITLE**

32. Nothing herein contained shall empower the Tenant to do any act which can, may or shall cloud or encumber the fee title to the Shopping Center or Common Areas or Landlord's interest therein. This Lease does not grant any right to light or air over property, except over public streets, alleys or ways kept open by public authority.

### **SUBORDINATION/LANDLORD WAIVER**

33. Tenant agrees that Tenant's rights under this Lease are and shall always be subject to and subordinate to all ground or underlying leases affecting the Shopping Center of which the Leased Premises are a part, and to the lien of any mortgage or mortgages or trust deeds now or hereafter placed from time to time upon the land and building of which the Leased Premises are a part, and to any renewals, extensions, modifications or

consolidations thereof, and to all advances hereafter made from time to time upon the security thereof. Tenant shall, upon written demand from Landlord, execute such other and further instruments or assurances subordinating this Lease to the lien or liens of any such mortgage or mortgages or trust deeds. If any mortgagee or trustee under a trust deed elects at any time prior to the institution of foreclosure proceedings to have Tenant's interest in Lease superior to the interest of such mortgagee or trustee and gives notice to

Tenant and to that effect at any time prior to the institution of foreclosure proceedings, then this Lease shall be and shall be deemed to be superior to any such mortgage or trust deed, before and after any advance made on the security of such mortgage or trust deed.

### NOTICES

34. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by registered or certified mail to Tenant at:

Landlord:	Eugenio Metallo Top Investment Strategy, Inc. 3004 Wayland Avenue Elgin, IL 60124
Tenant:	Marco Paoella The Boss's Signature 326 S. Main Street Bartlett, IL 60103 <a href="mailto:Marco.paoella@apex-distributing.com">Marco.paoella@apex-distributing.com</a>

and to Landlord at the address then fixed for the payment of Rent, and either party may by like notice at any time designate in writing a different address to which notices shall be sent, however Tenant explicitly agrees that service of process upon Tenant shall always be deemed proper when served upon any agent or employee at the property address. Notices given in accordance with these provisions shall be deemed effective three (3) days after mailing.

### REMODELING AND RENOVATION OF SHOPPING CENTER

35. Landlord reserves the right, in its sole discretion, to renovate or remodel the Shopping Center from time to time, and Landlord shall have complete discretion as to the nature, extent and appearance of any alterations, renovations, modifications, or improvements undertaken pursuant to this paragraph so long as it does not unreasonably interfere with Tenant's use of premises. Tenant shall cooperate with Landlord in undertaking such renovation, alteration, improvement, or remodeling of the Shopping Center and shall not hinder or interfere with the Landlord or Landlord's employees and agents undertaking such renovation, alteration, improvement or remodeling. Landlord shall not be liable to Tenant for any loss, business interruption, or damages caused by, arising out of, related to, or in connection with said repair, renovation, alteration or remodeling. In connection with any remodeling, Landlord's architect will develop revised criteria for signs. When these criteria have been established, a copy shall be furnished to Tenant and Tenant agrees that if its existing sign does not satisfy these criteria, Tenant shall replace it with a new sign which meets the criteria established by Landlord's architect at Landlord's cost.

Under no circumstances shall Tenant be required by Landlord to be closed for business without Tenant's consent.

### **CORPORATE OWNERSHIP**

36. Intentionally Omitted.

### **WAIVER**

37. One or more waivers of any covenant, term or condition of this Lease by either party shall not be construed by the other party as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by either party to or of any act by the other part of a nature requiring consent or approval shall not be deemed to waive or render unnecessary, consent to or approval of any subsequent similar act.

### **RELATIONSHIP OF PARTIES**

38. Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal or agent or of partnership or of joint venture or of lender and borrower or of any association between Landlord and Tenant, it being expressly understood and agreed that neither the method of computation of Rent nor any other provisions contained in this Lease nor any acts of the parties hereto shall be deemed to create any relationship between Landlord and Tenant other than the relationship of Landlord and Tenant.

### **PARTIES**

39. This instrument shall be binding upon and shall inure to the benefit of the respective parties, their permitted successors, legal representatives and assigns. Landlord shall, however, be released from any obligations hereunder accruing after a transfer of its interest in the Shopping Center and assignment of this Lease.

### **SECURITY DEPOSIT**

40. The Security Deposit will be waived upon Tenant paying Seventeen Thousand and No/100 Dollars (\$17,000.00) at the time of signing. The \$17,000.00 will be used to repave the parking lot.

### **REFUNDS BY LANDLORD**

41. Notwithstanding anything contained in this Lease to the contrary, whenever pursuant to any of the provisions hereof a refund or repayment is owed by Landlord to Tenant, Landlord shall have the right to apply or credit all or any portion of the amount of such refund or repayment to any future amounts due hereunder.

### **BROKERAGE**

42. Tenant acknowledges that they have not retained the services of brokers to whom a commission or finder's fee is due. Landlord owes commission to its Broker, Ted Aretos at EatZ Real Estate Group, LLC if Tenant exercises its option to purchase.

## **ESTOPPEL CERTIFICATES**

43. At any time and from time to time, Tenant agrees, upon request in writing from Landlord, to execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications), the dates to which the Fixed Minimum Annual Rent, and other charges have been paid, and any other factual data relating to this Lease or the Leased Premises which Landlord may request.

## **LIMITATION OF LIABILITY**

44. It is understood and agreed that nothing contained in this lease shall be construed as creating any personal liability whatsoever against the Landlord, except for Landlord's interest in the Shopping Center, and that Tenant and any party claiming through Tenant shall look solely to Landlord's interest in the Shopping Center with respect to satisfaction of any liability of landlord hereunder.

## **MARGINAL HEADINGS**

45. The marginal titles of Sections contained herein are for convenience only and do not define, limit or construe the contents of such paragraphs.

## **LAWS OF ILLINOIS**

46. The Laws of the State of Illinois shall govern the validity, performance and enforcement of this Lease.

## **FAILURE TO REMOVE PROPERTY**

47. In the event that Tenant does not remove any or all of its personal property, inclusive of furniture, shelves, bins, machinery or other trade fixtures located in the premises, including that which is owned or leased to Tenant, within five days after the expiration or earlier termination of this Lease, such personal property shall be deemed abandoned, and Landlord shall also have the right thereafter to remove from the Premises (without the necessity of obtaining a distress warrant, writ of sequestration or other legal process) all

or any portion of such personal property and to discard or place same in storage; and in either event, Tenant shall be liable to Landlord for costs incurred by Landlord in connection with such discarding or removal and storage. Landlord shall also have the right to relinquish possession of all or any portion of such personal property to any person (Claimant) claiming to be entitled to possession thereof who presents to Landlord a copy of any instrument represented to Landlord by Claimant to have been executed by Tenant granting Claimant the right under various circumstances to take possession of such personal property without the necessity on the part of Landlord to inquire into the authenticity on said instrument's copy of Tenant's signature thereon and without the necessity of Landlord making any nature of investigation as to the validity of the factual or legal basis upon which Claimant purports to act; and Tenant agrees to indemnify, defend and hold Landlord harmless from all cost, expense, loss, damage and liability

incident to Landlord's relinquishment of possession of all or any portion of such personal property to Claimant. Any and all property which may be removed from the premises by Landlord pursuant to the authority of this Lease to which Tenant is or may be entitled, may be handled, removed & stored by or at the direction of Landlord at the risk, cost & expense of Tenant, and Landlord shall in no event be responsible for the value, preservation or safekeeping thereof. Any personal property not retaken by Tenant within thirty days after removal from Premises shall conclusively be presumed to have been conveyed by Tenant to Landlord under this Lease as a bill of sale without further payment or credit by Landlord to Tenant.

### **RECORDING OF LEASE**

48. This Lease may not be recorded by Tenant. Should Tenant record the Lease, Landlord, at Landlord's option, may declare a default and claim any and all remedies against Tenant.

### **OPTION TO PURCHASE AND RIGHT OF FIRST REFUSALRENEW**

49. (a) If Tenant is not in default hereunder at the time of it exercising its option to purchase, Landlord agrees to sell the Shopping Center to Tenant for One Million Two

Hundred Thousand and No/100 Dollars (\$1,200,000.00). Tenant may exercise its option to purchase at any time during the Term of this lease by providing Thirty (30) day written notice. Upon closing Landlord agrees to credit Tenant Six Thousand and No/100 Dollars (\$6,000.00) for each month it paid rent not to exceed Sixty (60) months at closing.

(b) If Tenant is not in default hereunder and Landlord receives a bonified offer to sell the Shopping Center, Tenant, upon receiving written notice of the offer to purchase shall have Ten (10) days to advise Landlord in writing that it is exercise it right of first refusal and purchase the property for the agree upon price of One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00). Upon closing Landlord agrees to credit Tenant Six Thousand and No/100 Dollars (\$6,000.00) for each month it paid rent not to exceed Sixty (60) months at closing.

### **GENERAL**

50. (a) No waiver of any default of Tenant hereunder shall be implied from the acceptance of rent thereafter or from any omission by Landlord to take any action on account of default is such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers of any covenant, term or condition of this Lease by Landlord shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition. The consent or approval by Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent similar act by Tenant.

(b) This Lease may be amended only by written Amendment subsequently executed by both of the parties hereto.

(c) This written Lease, has been prepared after due consultations between the parties, and shall constitute the entire agreement and understanding of the parties, and there are no other prior or contemporaneous written or oral agreements, undertakings,

promises, warranties, or covenants not contained herein. Therefore, the Tenant agrees that in any litigation, Tenant will not claim that this Agreement has been prepared by the Landlord and therefore that this Agreement should be construed against the Landlord.

(d) Time is of the essence of this Lease. In the computation of any period of time provided for in this Lease or by law, any date falling on a Saturday, Sunday or legal holiday shall be deemed to refer to the next day which is not a Saturday, Sunday, or legal holiday.

(e) In the event that any provision of this Lease shall be unenforceable in whole or in part, such provision shall be limited to the extent necessary to render the same valid, or shall be excised from this Lease, as circumstances require, and this Lease shall be construed as if said provision had been incorporated herein as so limited, or as if said provision has not been included herein, as the case may be.

(f) This Lease may be executed in any number of identical parts, any or all of which may contain the signatures of only one of the parties, and all of which shall be construed together as but a single instrument.

(g) The parties agree that jurisdiction shall be in the Circuit Court of Cook County, Illinois, First, Second or Third Municipal District, at Landlord's election.

(h) Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent, or of partners or co-venturers, or of any other association between Landlord and Tenant, it being expressly understood and agreed that neither the method of computation of rent nor any other provisions contained in this Lease nor any acts of the parties hereto shall be deemed to create any relationship between Landlord and Tenant hereunder other than the relationship of landlord and tenant.

(i) Wherever any provision of this Lease provides for the approval of plans, specifications, designs, signage or the like by Landlord, Landlord's discretion in granting or withholding such approval shall be exercised reasonably unless such provision expressly grants Landlord the right to grant or withhold its approval in its sole and uncontrolled discretion.

(j) Tenant and Landlord agree that this is a commercial transaction and that it involves a non-residential property.

#### **GUARANTY**

51. Marco Paoletta and Mike Gallo unconditionally guarantee performance of the terms of this Lease and agree to be personally bound by said Lease. Guarantors further agree that in the event Tenant is in default under the Lease and said default is not cured in the time period specified under the Lease, the Guarantors shall be personally liable to Landlord along with Tenant for the total amount of damages, liquidated or otherwise, Landlord is entitled to arising out of Tenant's default/breach of Lease, and shall pay to Landlord said damages immediately upon demand.

IN WITNESS WHEREOF, the parties hereto have executed these presents and affixed their seals thereto, the day and year first above written.

Landlord:  
Top Investment Strategy, Inc.  
By:

---

Eugenio Metallo, President

Tenant:

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Marco Paoella

---

Mike Gallo

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- 2) Term of Lease
- 3) Rent Determination
- 4) Lease Year
- 5) Late Fee & Interest
- 6) Use of Premises
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- 8) Restrictions on Use
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- 47) Failure to Remove Property
- 48) Recording
- 49) Option to Renew
- 50) General
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**EXHIBIT A**  
**EQUIPMENT LIST**

<b>Equipment</b>	<b>Comments</b>
Ice Machine – Leased for \$131/month	Leased
POS System	Landlord Owned
Pizza Oven (Fiero Forni)	Landlord Owned
18"x18" Stainless Table	Landlord Owned
3 Well Steam Table	Landlord Owned
3 Door Sandwich Table w/ Cooler Top	Landlord Owned
Single Door Reach-In Freezer	Landlord Owned
Toaster	Landlord Owned
Microwave	Landlord Owned
3'x2' Stainless Table Landlord Owned Single Door Sandwich Unit	Landlord Owned
(2) Anets Deep Freezers	Landlord Owned
(2) Hand Sinks	Landlord Owned
3 Bay Sink w/ Sprayer	Landlord Owned
6 Burner Stove Landlord Owned 2 Drawer Chef's Base	Landlord Owned
(2) 2 Drawer Chef's Bases	Landlord Owned
3' Char Grill	Landlord Owned
12" Flat Top Grill	Landlord Owned
Salamander	Landlord Owned
17' Exhaust Hood	Landlord Owned
Convection Oven	Landlord Owned
Dishwasher	Landlord Owned
(2) Stainless Wall Shelves	Landlord Owned
(1) Wire Rack Shelf Landlord Owned	Landlord Owned
8' Stainless Table w/ Veggie Sink & Can Opener	Landlord Owned
3'x6' Walk-In Cooler Landlord Owned 3 Door Display Cooler	Landlord Owned
(2) 4-Seat Tables w/ Chairs Landlord Owned (2) 2-Seat Tables w/ Chairs Landlord Owned	Landlord Owned
(11) 2-Seat Tables w/ Seating	Landlord Owned
(6) 4-Seat Tables w/ Seating	Landlord Owned
(8) Bar Stools Landlord Owned CO <sub>2</sub> – 8 Year Lease	Leased
85" Wall-Mounted TV	Landlord Owned
(2) 65" Wall-Mounted TVs	Landlord Owned
(2) 3 Door Display Coolers	Landlord Owned
(1) Single Door Wine Cooler	Landlord Owned
Handsink at Bar	Landlord Owned
3 Bay Bar Sink	Landlord Owned
3' Drainboard w/ Speedrack	Landlord Owned
Single Door Countertop Cooler	Landlord Owned
(6) Video Gaming Machines	Gaming Company Owns
(1) 50" Wall-Mounted TV	Landlord Owned
3-Person Leather Sofa	Landlord Owned
(2) Single Sofas	Landlord Owned
(3) Coffee Tables	Landlord Owned
(2) Bar Stools	Landlord Owned
(2) 5-Seat Round Tables w/ Chairs	Landlord Owned
(2) 8-Seat Tables w/ Chairs	Landlord Owned
(1) 2-Top Table	Landlord Owned
6x8 Walk-In Draft Cooler	Landlord Owned
Water Softener – Leased for \$70/month	Leased
100 Gallon Water Heater (Each Until Has Own HVAC)	Landlord Owned
(3) Wine Storage Racks	Landlord Owned
(1) Chest Freezer	Landlord Owned
Forza Forni 40qt Mixer	Landlord Owned
8' Stainless Table	Landlord Owned

**EXHIBIT B**

**LEGAL DESCRIPTION**

LOT 5 AND LOT 6 (EXCEPT THE SOUTH 3.50 FEET THEREOF) IN BLOCK 20 OF H.O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT, BEING A SUBDIVISION IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 35, AND THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLATT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 IN COOK COUNTY, ILLINOIS.



**LM-52**

Liquor Manager

Application

Status: Active

Submitted On: 7/29/2025

**Primary Location**

No location

**Owner**

No owner information

**Applicant**



Marco Paoella



630-600-1087



mpaoella@infiniteprimesolutions.com



475 N Wesley Drive

Addison, IL 60101

## Statement of Liquor Manager

Name of Business\*

The Boss's Signature, Inc.

Business Address:\*

326 S Main St

Business Telephone Number\*

6308559400

Liquor Manager Name\*

Marco Paoella

Home Address\*

475 N Wesley Drive

Previous address

Home Telephone Number\*

6306001087

Date of birth\*

12/15/1996

Place of birth\*

Melrose Park

Social Security Number\*

\*\*\*-\*\*-7306

Drivers License Number\*

P44054796356

State issued by

Illinois

Have you been fingerprinted by the Bartlett Police Department for the purpose of this application?

No

If you have not been fingerprinted by the Bartlett PD, then you cannot submit your application. Please call 630-837-0846 to schedule printing.

Have you ever been convicted of a felony under any Federal or State law in the last 10 years?\*

No

Have you been convicted of being the keeper of a house of ill fame, or of pandering or other Crimes or misdemeanors opposed to decency and morality?\*

No

Have you ever been convicted of a violation of any Federal, State or Local Liquor law?\*

No

Have you ever permitted an Appearance Bond Forfeiture for any of the violations mentioned in the questions above?\*

No

Has any license previously issued to you by Federal, State or Local authorities been revoked?\*

No

In what capacity are you employed by the applicant?\*

Owner

Give name of person who appointed you in your present capacity\*

Marco Paolella

Date of appointment

—

List employer(s) for past five year, including business name, address, manager's name, and position.\*

Infinite Prime Solutions 640 E St Charles Rd Carol Stream Marco Paolella Owner  
Salerno's Pizzeria 9301 W 63rd St Marco Paolella Owner

List all prior experience and education that you have in managing the sale of alcoholic liquor and/or in conducting any business which is similar in nature to the business which you will be engaged in pursuant to the application\*

Ownership of mulitple bars/restaurant

How many hours per week will you be physically present at the premises to be licensed?\*

40

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## AFFIDAVIT

Petitioner swears (or affirms) that he/she will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the Laws of the State of Illinois or the Laws of the State of Illinois or the Laws of the United States of America, in the conduct of the place of business described herein. The undersigned further swears (of affirms) that he/she shall conduct the business in a manner consistent with all representations made on this application and consistent with any representations made before the Local Liquor Commissioner.

By checking this box I agree to the above without reservation.\*

Marco Paoella  
Jul 29, 2025

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## CORPORATION INVESTIGATION AUTHORIZATION/RELEASE

I hereby authorize the Chief of Police of the Village of Bartlett, or his designee, to conduct a background investigation, including the authorization to receive reports from other law enforcement agencies necessary to verify the information included in this application and to verify compliance of applicable Federal, State and Local law. I hereby release the Village of Bartlett, the Bartlett Police Department, and each of their respective Directors, Officers, Elected and appointed Officials, Agents and Employees from any and all liability which may arise as a result of such background investigation.

By checking this box I agree to the above without reservation.\*

Marco Paoella  
Jul 29, 2025

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# Illinois BASSET SELLER / SERVER CERTIFICATION

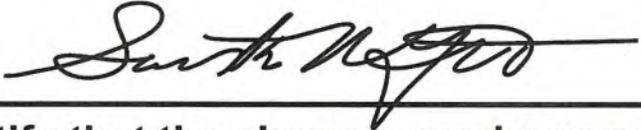
**Trainee Name:** Marco Paoella

**Certificate #:** 000039038960

**Date of Completion:** 07/29/2025

**School Name:**

**360training.com dba Learn2Serve**

I,   
certify that the above named person  
successfully completed an approved  
**Learn2Serve Seller/Server course.**

This course provides necessary  
knowledge and techniques for the  
responsible serving of alcohol.

This is your temporary certificate of completion. You will receive your official card in the mail. Please forward all questions to [support@360training.com](mailto:support@360training.com).



**Corporate Headquarters**  
6504 Bridge Point Parkway, Suite 100  
Austin, TX 78730



Est. 1892

## DEPARTMENT OF POLICE

# The Village of Bartlett



Police Department, 228 S. Main Street, Bartlett, Illinois 60103-4495  
Telephone 630.837.0846 Fax 630.837.0865

### **POLICE DEPARTMENT MEMORANDUM 25-87**

**DATE:** August 4, 2025  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Ryan Conway, Chief of Police *RC #133*  
**RE:** Liquor License Applicant

Fingerprint record checks for criminal history records have been completed on the following Liquor License Applicant:

Marco Giovanni Paoella

Business: The Boss's Signature

The applicant's criminal records were checked through the Illinois State Police Bureau of Identification and Federal Bureau of Identification and were returned showing no criminal record.

There is no record that would disqualify him as an applicant under Illinois Law.

RC/kt

cc: **Sam Hughes**  
File



450th Nationally  
Accredited



Est. 1892

## DEPARTMENT OF POLICE

# The Village of Bartlett



Police Department, 228 S. Main Street, Bartlett, Illinois 60103-4495  
Telephone 630.837.0846 Fax 630.837.0865

### POLICE DEPARTMENT MEMORANDUM 25-88

**DATE:** August 8, 2025  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Ryan Conway, Chief of Police *RC#133*  
**RE:** Liquor License Applicant

Fingerprint record checks for criminal history records have been completed on the following Liquor License Applicant:

Michael J. Gallo

Business: The Boss's Signature (Owner)

The applicant's criminal records were reviewed through the Illinois State Police Bureau of Identification and the Federal Bureau of Investigation. The results indicated no recent criminal history, except for a 2015 arrest for DUI-Alcohol (HIT), which was closed in 2017.

There is no record that would disqualify him as an applicant under Illinois Law.

RC/kt

cc: Sam Hughes  
File



450th Nationally  
Accredited



# Agenda Item Executive Summary

**AGENDA ITEM:** Class V Liquor License Creation **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

Amount	\$	Budgeted	\$
<b>Fund:</b>		<b>Corresponding Activity Measure:</b>	

## EXECUTIVE SUMMARY

Attached for your consideration is an Ordinance amending Section 3-3-2-21: Class V of the Bartlett Liquor Control Ordinance.

A new license in this class must be created before the license can be issued by the liquor commissioner.

## ATTACHMENTS (PLEASE LIST)

Staff memo dated 08/12/2025

Ordinance

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to Approve Ordinance 2025-\_\_\_\_\_ An Ordinance Amending Section 3-3-2-21 Of The Bartlett Liquor Control Ordinance Regarding The Number Of Class V Licenses.

Staff: Samuel Hughes  
Assistant to the Village Administrator

Date: 08/12/2025

# Memorandum

**To:** Scott Skrycki, Assistant Village Administrator  
**From:** Samuel Hughes, Assistant to the Village Administrator  
**Date:** 08/12/2025  
**Re:** Class V Liquor License Creation

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Attached for your consideration is an Ordinance amending Section 3-3-2-21:  
Class V of the Bartlett Liquor Control Ordinance.

A new license in this class must be created before the license can be issued by the  
liquor commissioner.

## **Motion**

I move to Approve Ordinance 2025-\_\_\_\_\_ An Ordinance Amending Section 3-  
3-2-21 Of The Bartlett Liquor Control Ordinance Regarding The Number Of  
Class V Licenses.

**ORDINANCE 2025-\_\_\_\_\_**

**An Ordinance Amending Section 3-3-2-21 of the Bartlett Liquor Control Ordinance regarding the Number of Class V Licenses.**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

**SECTION ONE:** That Title 3, Section 3, The Bartlett Liquor Control Ordinance, as amended, is hereby further amended as follows:

**SECTION TWO:** That Title 3 Section 3-3-2-21: V Shall be amended to read as follows:

3-3-2-21:V NUMBER ISSUED: THE NUMBER OF CLASS V  
LICENSES SHALL BE LIMITED TO 12

**SECTION THREE: SEVERABILITY**

The various provisions of this ordinance are to be considered as severable and if any part or portion of this ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this ordinance.

**SECTION FOUR: REPEAL OF PRIOR ORDINANCES**

All prior ordinances and resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FIVE: EFFECTIVE DATE**

This ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED: August 19, 2025**

**APPROVED: August 19, 2025**

\_\_\_\_\_  
Daniel Gunsteen, Village President

**ATTEST:**

\_\_\_\_\_  
Lorna Giless, Village Clerk

### **CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2025-\_\_\_\_\_ enacted on August 19, 2025 and approved on August 19, 2025 as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giless, Village Clerk



# Agenda Item Executive Summary

**AGENDA ITEM:** OpenGov, Inc. Service Agreement Extension **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

**Amount** \$30,250

**Budgeted** \$30,000

**Fund:** Service Agreements

**Corresponding Activity Measure:** Continue to implement Technology Utilization Plan initiatives

## EXECUTIVE SUMMARY

In 2020, the Village entered into a five (5) year software services agreement for the Permitting, Licensing and Code Enforcement operations within the Planning & Development Services Department.

OpenGov, Inc. has proposed a five (5) year extension which includes a 5% increase per year. Staff and the Village Attorney have reviewed the renewal and recommend its approval.

## ATTACHMENTS (PLEASE LIST)

PDS memo, resolution with exhibit

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Continue to enhance and improve efficiency of service delivery methods & approaches

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

For Discussion Only

Resolution - Move to approve Resolution #2025-\_\_\_-R A Resolution Approving the Extension of an Agreement Between the Village of Bartlett and OpenGov, Inc., and Corresponding Order Form for Software Services

Ordinance

Motion

Staff: Kristy Stone, PDS Director

Date: August 12, 2025

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**25-51**

DATE: August 12, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, PDS Director *KS*  
RE: OpenGov, Inc. Service Agreement Extension

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In 2020, the Village entered into a five (5) year software services agreement for the Permitting, Licensing and Code Enforcement operations within the Planning & Development Services Department. The Village was the first municipality in the State of Illinois to enter into an agreement with OpenGov, Inc. and, as a result, the annual fee for the software was held at \$28,810 per year without any increase during the initial term.

OpenGov, Inc. has submitted a renewal agreement that increases the cost by 5% per year as follows:

Starting	Fee
August 2025	\$30,250.51
August 2026	\$31,763.04
August 2027	\$33,351.20
August 2028	\$35,018.75
August 2029	\$36,769.68

The implementation of the OpenGov permitting and licensing software has led to a reduction in office supply costs since most permit applications are completely digital and has allowed the elimination of a part-time position that previously scanned in building permit paperwork. The PDS Department, along with the Village Attorney, have reviewed this renewal and recommend its approval.

A Resolution including the five (5) software services agreement renewal is attached for your review.

**Move to approve Resolution #2025- \_\_\_\_\_ A Resolution Approving the Extension of an Agreement Between the Village of Bartlett and OpenGov, Inc., and Corresponding Order Form for Software Services.**

RESOLUTION 2025 - \_\_\_\_\_

**A RESOLUTION APPROVING THE EXTENSION OF AN AGREEMENT BETWEEN  
THE VILLAGE OF BARTLETT AND OPENGOV, INC., AND CORRESPONDING  
ORDER FORM FOR SOFTWARE SERVICES**

---

**BE IT RESOLVED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, pursuant to its home rule authority, as follows:

**SECTION ONE: APPROVAL.** The Order Form for software and professional services between the Village and Bartlett and OpenGov. Inc., and the corresponding extension of the OpenGov Master Services Agreement for a period of five (5) years (collectively, the "Agreement"), a copy of which is appended hereto as Exhibit A and expressly incorporated herein by this reference, is hereby approved.

**SECTION TWO: AUTHORIZATION.** The Village President is hereby authorized and directed to sign the Agreement on behalf of the Village of Bartlett.

**SECTION THREE: SEVERABILITY.** The various provisions of this Resolution are to be considered as severable, and of any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

**SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FIVE: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

\_\_\_\_\_  
Dan Gunsteen, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

### CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2025 - \_\_\_\_\_ enacted on August 19, 2025, and approved on August 19, 2025, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk

**EXHIBIT A**

*OpenGov Order Form*



OpenGov Inc.  
660 3rd Street, Suite 100  
San Francisco, CA 94107  
United States

**Order Form Number:** Q-08890  
**Created On:** 07/02/2025  
**Order Form Expiration:** 07/31/2025  
**Subscription Start Date:** 08/01/2025  
**Subscription End Date:** 07/31/2030

**Prepared By:** Audrey Helle  
**Email:** ahelle@opengov.com  
**Contract Term:** 60 Months

**Customer Information:**

**Customer:** Village of Bartlett, IL  
**Bill To/Ship To:** 228 S. Main St.  
Bartlett, Illinois  
60103  
United States

**Contact Name:** Kristy Stone  
**Email:** kstone@vbartlett.org  
**Phone:**

**Order Details:**

**Billing Frequency:** Prepaid  
**Payment Terms:** Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Document Management Interface	08/01/2025	07/31/2026	\$1,481.92
Esri ArcGIS Integration	08/01/2025	07/31/2026	\$592.67
MAT / Assessor System & Flags	08/01/2025	07/31/2026	\$1,778.02
Permitting and Licensing - 3 Service Areas	08/01/2025	07/31/2026	\$25,034.52
Premium Support	08/01/2025	07/31/2026	\$1,363.38
Document Management Interface	08/01/2026	07/31/2027	\$1,556.02
Esri ArcGIS Integration	08/01/2026	07/31/2027	\$622.30

MAT / Assessor System & Flags	08/01/2026	07/31/2027	\$1,866.92
Permitting and Licensing - 3 Service Areas	08/01/2026	07/31/2027	\$26,286.25
Premium Support	08/01/2026	07/31/2027	\$1,431.55
Document Management Interface	08/01/2027	07/31/2028	\$1,633.82
Esri ArcGIS Integration	08/01/2027	07/31/2028	\$653.42
MAT / Assessor System & Flags	08/01/2027	07/31/2028	\$1,960.27
Permitting and Licensing - 3 Service Areas	08/01/2027	07/31/2028	\$27,600.56
Premium Support	08/01/2027	07/31/2028	\$1,503.13
Document Management Interface	08/01/2028	07/31/2029	\$1,715.51
Esri ArcGIS Integration	08/01/2028	07/31/2029	\$686.09
MAT / Assessor System & Flags	08/01/2028	07/31/2029	\$2,058.28
Permitting and Licensing - 3 Service Areas	08/01/2028	07/31/2029	\$28,980.59
Premium Support	08/01/2028	07/31/2029	\$1,578.28
Document Management Interface	08/01/2029	07/31/2030	\$1,801.28
Esri ArcGIS Integration	08/01/2029	07/31/2030	\$720.39
MAT / Assessor System & Flags	08/01/2029	07/31/2030	\$2,161.19
Permitting and Licensing - 3 Service Areas	08/01/2029	07/31/2030	\$30,429.62
Premium Support	08/01/2029	07/31/2030	\$1,657.20

**Customer Billing/Service Periods:**

**Period:**

**Total:**

08/01/2025	\$30,250.51
08/01/2026	\$31,763.04
08/01/2027	\$33,351.20
08/01/2028	\$35,018.75
08/01/2029	\$36,769.68

**Order Form Legal Terms:**

This Order Form incorporates the OpenGov Master Services Agreement ("MSA") attached here or available at <https://opengov.com/terms-of-service/master-services-agreement/>.

The "Agreement" between OpenGov and the entity identified above ("Customer") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms

**Village of Bartlett, IL:**

Signature:

\_\_\_\_\_

Name:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_

**OpenGov, Inc.**

Signature:

\_\_\_\_\_

Name:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_



# Agenda Item Executive Summary

AGENDA ITEM: Authorization to replace one totaled police vehicle.

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount \$ 46,384.00 Budgeted \$ N/A

Fund: 6100-570170 Corresponding Activity Measure: Police Vehicle Replacement Fund

## EXECUTIVE SUMMARY

The Police Department would like to purchase a new 2025 Ford Utility Police Interceptor vehicle to replace a 2021 Ford Utility Police Interceptor vehicle totaled in a traffic crash on June 11, 2025. The price to replace this vehicle, which includes delivery, is \$46,384.00 and would be taken from the Vehicle Replacement Fund. This vehicle would be purchased to maintain our fleet vehicle coverage for the patrol division. This vehicle will be delivered eight to ten months after placing the order with Currie Motors Fleet.

## ATTACHMENTS (PLEASE LIST)

Police Department Memorandum 25-84  
SPC Contract # 204

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Continue to enhance and improve efficiency of service delivery methods and approaches

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to purchase a 2025 Ford Utility Interceptor vehicle through Suburban Purchasing Cooperative Contract #204 for \$46,384.00 from Currie Motors Fleet in Frankfort, Illinois.

Ryan Conway, Chief of Police

Staff: Greg Milos, Support Services Sergeant

Date: August 19, 2025

**POLICE DEPARTMENT MEMORANDUM**  
**25-84**

**DATE:** August 19, 2025

**TO:** Paula Schumacher, Village Administrator

**FROM:** Greg Milos, Sergeant

**RE:** Purchase of a Ford Interceptor Utility Police Vehicle for Patrol Division

The Suburban Purchasing Cooperative, a cooperative of 144 municipalities and townships in northeastern Illinois, awarded Currie Motors Fleet in Frankfort, Illinois, the contract for the 2025 Ford Utility Police Interceptor Vehicle. The 2025 Ford Interceptor Utility comes standard with All-Wheel Drive and features a V-6 engine.

This vehicle would replace a 2021 Ford Utility Police Interceptor that was totaled in a traffic crash on June 11, 2025. The price to replace this vehicle, which includes delivery, is \$46,384.00 and would be taken from the Vehicle Replacement Fund. This vehicle would be purchased to maintain our fleet vehicle coverage for the patrol division. It would be delivered eight to ten months after placing the order with Currie Motors Fleet.

**MOTION: I move to purchase a 2025 Ford Utility Interceptor vehicle through Suburban Purchasing Cooperative Contract #204 for \$46,384.00 from Currie Motors Fleet in Frankfort, Illinois.**



**2025 Ford Utility Interceptor  
Contract #204**

**\$47,615.00**



**Currie Motors Fleet**

*Nice People to do Business With!*

Production Begins May 2024

Hybrid Motors are Late Availability

2025 Model Year is Allocation Based upon Sales History and Subject to Commodity Restrictions



## 2025 Ford Utility Interceptor

**\$47,615.00**

### Standard Features

**MECHANICAL** ● 3.3L Police-Calibrated V6 Direct-Injection Hybrid Engine System –Standard ●AWD Drivetrain Transmission – 10-speed automatic, police calibrated ●Lithium-Ion Battery Pack ●Brakes – Police calibrated high-performance regenerative braking system(Hybrid Only) ● 4-Wheel heavy-duty disc w/heavy-duty front and rear calipers ●Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ●Electric Power-Assist Steering (EPAS) – Heavy-Duty ●DC/DC converter – 220-Amp ●Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ●Engine Idle Hour Meter ●Powertrain mounts – Heavy-Duty ●Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ●Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ●50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ●Manual Police Pursuit Mode

**EXTERIOR** ●Antenna, Roof-mounted ●Cladding – Lower body-side cladding ●Door Handles – Black ● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ●Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ●Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black ●Headlamps – Automatic, LED Low-and-High-Beam ●Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ●Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ●Spare – Full size 18” Tire w/TPMS ●Spoiler – Painted Black ● Lift-gate Handle ●Tail lamps – LED ●Tires – 255/60R18 A/S BSW ●Wheel-Lip Molding – Black ●Wheels – 18” x 8.0 painted black steel with polished stainless steel hub cover ●Windshield – Acoustic Laminated ●**Unity LED Drivers Spot Light** ●**Rear Tail Light Housing**

**INTERIOR/COMFORT** ●Cargo Hooks in cargo area ●Climate Control – Dual-Zone Electronic Automatic Temperature Control ●Door-Locks— Power ● **Rear-Door Handles and Locks Operable** ●Fixed Pedals (Driver Dead Pedal)● Floor – Heavy-Duty Thermoplastic Elastomer ●Glove Box – Locking/non-illuminated ●Grab Handles ●Heated Sanitization Solution ●**Lift gate Release Switch located in overhead console (45 second timeout feature)**●Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ●Mirror – Day/night Rear View ●Particulate Air Filter● Power points –(1) First Row ●Rear-door closeout panels ●Rear-window Defrost ●Scuff Plates – Front & Rear ●Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ●Speed (Cruise) Control ●Speedometer –

Calibrated (includes digital readout) ●Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated ●Universal Top Tray – Center of I/P for mounting aftermarket equipment ●Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature ● **Power Passenger Seat ● Courtesy Lights Disabled ● Rear Dome Light**

**SAFETY/SECURITY** ●Advance Trac® w/RSC® ●Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®●Anti-Lock Brakes (ABS) with Traction Control ● Brakes – Police calibrated high-performance regenerative braking system ●Belt-Minder® (Front Driver / Passenger)●Child-Safety Locks ●Individual Tire Pressure Monitoring System (TPMS)●LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations ●**Rearview Camera viewable on 8"Center Stack** ● Seat Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row ●SOS Post-Crash Alert System™● Perimeter Alert ● **Remote Keyless Fob ●BLIS ●Cross Traffic Brake Assist ●Pre-Collision Mitigation System ●Reverse Sensing System**

**Police Up-fit Friendly** ●Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)●Console mounting plate ●Dash pass-thru opening for aftermarket wiring ●Headliner- easy to service ●Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). ● **Grill Wiring ●100 Watt siren/Speaker Prep Kit**

**Functional** ●Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"● Easy Fuel® Capless Fuel-Filler ●Fleet Telematics Modem to support Ford Pro™ Telematics ●Front door tether straps (driver/passenger)●Power pigtail harness ●Simple Fleet Key; 4-keys●Two-way radio pre-wire ●Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)●Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper ●Up fitter Interface System ●PAITRO output tied to lift gate release switch ●3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty ●Delivery under 75 miles



## Models

X	K8A	2025 Utility Interceptor Hybrid-Late Availability	47,615.00

## OPTIONS-Mechanical/Functional

X	99B-3.3L V-6 TI-VCT Motor <b>NA with 99C Motor</b>	-2661.00
	99C-3.0L Eco boost	893.00
	76D-Deflector Plate (engine and transmission shield)	320.00
	41H-Block Heater	179.00
	18X-100 Watt Siren Speaker (includes bracket and pig tail)	329.00
X	60R-Noise Suppression	94.00
	67U-Ultimate Wiring Kit	602.00
X	67V-Connector Kit	188.00
	85D-Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
	85R-Rear Mounting Plate (NA with 65U, 85D)	56.00
	67H Ready For the Road Package-OEM Lighting and Wiring Package	3,532.00
X	18D-Global Lock/Unlock- <b>Deletes 45 second Lift Gate Lock Release</b>	N/C

## Options-Exterior

	16P Rear Bumper Step Pad	94.00
	65L 18" Wheel Covers	65.00
X	Keyed Alike CODE 1435X	47.00
	942-Daytime Running Light-Cannot be Reprogrammed	47.00
X	68G- Rear Door Locks Inoperable	72.00
	52P-Hidden Door Lock Plunger Includes 68G	150.00
	43A-Rear Auxiliary Lights	376.00
	96T-Rear Spoiler Traffic Light-Compatible with Interior Upgrade Package	1,410.00
	51P-Drivers Side Spot Light Prep	132.00
	51S-Dual Spot Lights-Unity	582.00
	51T-Drivers Spot Light-Whelen	394.00
	51V-Dual Spot Lights-Whelen	629.00
	51W-Dual Spot Prep	264.00
	Spot Light Delete	-376.00
	63B-Side Marker Lights	320.00
	63L-Quarter Glass Lights	546.00
	66A-Front Headlamp Package	846.00
	66B-Tail Lamp Package	405.00
X	66C-Rear Light Package	432.00
	16D-Badge Delete	N/C
	21L Front Auxiliary Light	546.00

## Options-Interior

	47E 12.1" Integrated Computer Screen	3,478.00
	63V Cargo Vault (Lockable Small Compartment)	253.00
	65U Interior Upgrade Package	367.00
	92R Solar Tint 2 <sup>nd</sup> Row (Deletes Privacy Glass)	85.00
	92G Solar Tint 2 <sup>nd</sup> Row and Cargo Area (Deletes Privacy Glass)	112.00
	87M 4" Rear Camera (1/4 size Picture in Picture in Upper Left Quadrant of Display)	N/C

	16C Carpet Floor Covering	141.00
	F6 Ebony Cloth Seating	51.00
	90D Ballistic Door Panels (Level III +)-Driver Front Door Only	1495.00
	90E Ballistic Door Panels (Level III+)- Driver and Passenger Front Doors Only	2979.00
	90F Ballistic Door Panels (Level IV+)- Driver Front Door Only	2274.00
	90G Ballistic Door Panels (Level IV +)- Driver and Passenger Front Doors Only	4541.00

### Exterior Colors

	E4-Vermillion Red	
	JS-Iconic Silver	
	LK-Dark Blue	
	LM-Royal Blue	
	M7-Carbonized Gray	
	TN-Silver Grey Metallic	
	UJ-Sterling Gray	
X	UM-Agate Black	
	YZ-Oxford White	

### Miscellaneous Options

	4-Corner LED Amber Strobes	1,395.00
	Rustproofing (Does Not Include Undercoating)	395.00
	Delivery Over 75 Miles	250.00
	Certificate of Origin (Customer to Complete Licensing)	N/C
X	License and Title- Municipal                      Municipal Police	203.00
	Passenger Title and Plates	351.00

Title Name	Village of Bartlett
Title Address	228 S. Main Street
Title City	Bartlett, IL
Title Zip Code	60103
Contact Name	Sgt Greg Milos
Phone Number	224-230-1441
PO Number	
FIN CODE	
Tax Exempt Number	E99981051
Total Dollar Amount	\$46384.00
Delivery Address	228 S. Main Street
	Bartlett, IL 60103

**\*Orders Require Signed Original Purchase Order and Tax Exempt Letter Submitted to:**

***Currie Motors Commercial Center***

***10125 W Laraway***

***Frankfort IL 60423***

***PHONE: (815) 412-3227***

***Tom Sullivan***

***tsullivan@curriemotors.com***

***Phone: (815)464-9200***

***Nic Cortellini***

***ncortellini@curriemotors.com***

Production is based upon Plant Scheduling and Commodity Restrictions Subject to Cancellation

Payment Due at Time of Delivery



# Agenda Item Executive Summary

AGENDA ITEM: Heritage Oaks Tree Preservation Tree Removal **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

Amount N/A Budgeted N/A

Fund: N/A Corresponding Activity Measure:

## EXECUTIVE SUMMARY

A request to allow for the removal of one (1) dangerous tree and the trimming of trees in the Heritage Oaks Tree Preservation Easement at 370 S. Oak Avenue.

## ATTACHMENTS (PLEASE LIST)

Memo, Resolution, letter of request, photo of area, location map.

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: \_\_\_\_\_

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to approve Resolution 2025-\_\_\_\_\_, A Resolution Approving Tree Planting in the Heritage Oaks Tree Preservation Easement at 370 S. Oak Avenue.

Staff: Sarah Christensen

Date: 07/25/2025

# Memo

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**To:** Daniel Dinges, Director of Public Works  
**From:** Sarah Christensen, Village Forester  
**Subject:** Heritage Oaks – Tree Removal at 370 S Oak Avenue  
**Date:** July 25, 2025

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In 1978, the Village of Bartlett and Town and Country Builders entered into an Agreement in connection with the development of the Heritage Oaks Subdivision. As part of the Agreement the developers recorded a Tree Preservation and Drainage Easement in a covenant running with the land. The Tree Preservation and Drainage Easement was recorded in 1978 and 1979 and restricted the ability of future property owners to make any changes to trees within the easement without the approval, by resolution, of the Village Board.

Cody Pudwill, the owner of 370 S. Oak Avenue, has one (1) dead tree within the Tree Preservation easement on his lot. He is requesting permission to remove the dangerous tree located within the fifty (50) foot Tree Preservation Easement. He is also requesting to trim another tree to provide ample growing space for the memorial tree he planted in 2023. I inspected the trees on July 23, 2025 and determined that the tree has severe decay in the trunk and is resting on top of another tree. It represents an imminent hazard that should be removed as soon as possible (see attached pictures).

Mr. Pudwill has submitted an email requesting this work (see attached). Also, attached for your review are pictures of the trees being discussed, a map showing the location of the subdivision lot, and a resolution for the Village Board to vote upon.

**RESOLUTION 2025-**

**A RESOLUTION APPROVING TREE REMOVAL IN THE HERITAGE OAKS TREE PRESERVATION EASEMENT AT 370 S. OAK AVE.**

**WHEREAS**, Cody Pudwill (the "Owner") of the property at 370 S. Oak Avenue (the "Property") has petitioned the Village of Bartlett to allow for the removal of one (1) hazardous tree within the recorded Tree Preservation Easement on the Property, and

**WHEREAS**, the Village Forester has inspected the tree and found that the tree is dangerous and has recommended its removal in the interest of public health, safety and welfare.

**NOW THEREFORE BE IT RESOLVED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois as follows:

**SECTION ONE:** That in the interest of the public health and welfare, the specified weed trees located in the Tree Preservation Easement on Lot 24 in the Heritage Oaks Subdivision, 370 S. Oak Avenue may be removed by the owner or their contractor.

**SECTION TWO: SEVERABILITY.** The various provisions of this Resolution are to be considered as severable and if any part or portion of this Resolution shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

**SECTION THREE: REPEAL OF PRIOR RESOLUTIONS.** All prior Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FOUR: EFFECTIVE DATE.** This Resolution shall be in full force and

effect after its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED this 5th day of August, 2025**

**APPROVED this 5th day of August, 2025**

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**Daniel H. Gunsteen, Village President**

**ATTEST:**

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**Lorna Giles, Village Clerk**

### **C E R T I F I C A T I O N**

**I, Lorna Giles, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois and that the foregoing is a true, complete and exact copy of Resolution 2025-\_\_\_\_\_ enacted on August 5, 2025, and approved on August 15, 2025 as the same appears from the official records of the Village of Bartlett.**

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**Lorna Giles, Village Clerk**

**Sarah Christensen**

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**From:** cody pudwill <codypudwill@gmail.com>  
**Sent:** Tuesday, July 22, 2025 5:22 AM  
**To:** Sarah Christensen  
**Subject:** Tree removal

**CAUTION** This e-mail originated **outside** of the Village of Bartlett. **DO NOT** click links or open attachments unless you are expecting the email and know the content is safe. If you have any doubt, contact the sender by phone to confirm.

Good morning Sarah,

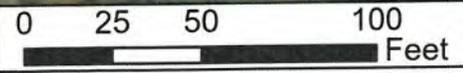
Hope all is well with you. You came out to the property here at 370 S Oak Ave, Bartlett, IL 60103 last year when we were putting my dad's memorial tree in. Well it has really taken off at started to grow. We also have unfortunately lost another tree in the "forest" that we need to take down. Picture below. I am afraid a child will get hurt either in the backyard at some point or in the future and I want to avoid that at all costs. What do we have to do to get this approved and expedited? I actually just got a quote yesterday and forgot about the "forest" issue until my wife mentioned it .



Tree Preservation Easement  
370 S. Oak Ave.  
PIN: 06-34-413-051



50 ft. Tree  
Preservation  
Easement





# Agenda Item Executive Summary

**AGENDA ITEM:** Amendment to the hydrant sandblasting and painting project

**BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

**Amount** \$39,791.25      **Budgeted** \$50,000

**Fund:** Water      **Corresponding Activity Measure:** Fire Hydrants Repaired/Painted

## EXECUTIVE SUMMARY

This is an amendment for the May 20, 2025 Fire Hydrant painting project. This first amendment to the hydrant sandblasting and painting project makes this a one year contract with option to renew for two more years instead of a three year contract.

## RECOMMENDATION

Staff recommends that the Village Board approve the first amendment to the hydrant sandblasting and painting agreement with GO PAINTERS INC.

## ATTACHMENTS (PLEASE LIST)

Memo, Location Map, Resolution, Agreement

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Evaluate, budget and implement water, wastewater and storm infrastructure improvements

Short Term (1-3 Years):    Routine       Complex

Long Term (3-5 Years):    Routine       Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to approve Resolution 2025-\_\_\_\_\_, a Resolution Approving the first amendment to the hydrant sandblasting and Painting Agreement between the Village of Bartlett and GO PAINTERS INC.

Staff:      Dan Dinges, Director of Public Works

Date:      August 11,2025

# Memo

DATE: August 11, 2025

TO: Paula Schumacher  
Village Administrator

FROM: Dan Dinges, PE  
Director of Public Works

SUBJECT: First amendment to the Fire Hydrant sandblasting and Painting Project

On March 28, 2025, GO PAINTERS INC was awarded the multi-jurisdictional hydrant painting bid. GO PAINTERS provided pricing for the next three years. This is an amendment to original three year contract. The amendment is for a one year contract with option to renew it for the next two years.

The work includes sandblasting each hydrant in the selected area, priming them and then painting them red. A location map is attached for reference.

The work includes painting approximately 405 Fire Hydrants. The price per hydrant is \$98.25. The estimated cost is approximately \$39,791.25. The Village has budgeted \$50,000 for this project and was approved in the capital budget.

We recommend the approval of the first amendment to the Hydrant sandblasting and Painting Project to GO PAINTERS INC.

**MOTION:** I move to approve Resolution 2025-\_\_\_\_\_, a Resolution Approving the First amendment to the Agreement Between GO PAINTERS INC. and the Village of Bartlett for the Fire Hydrant Painting Project.

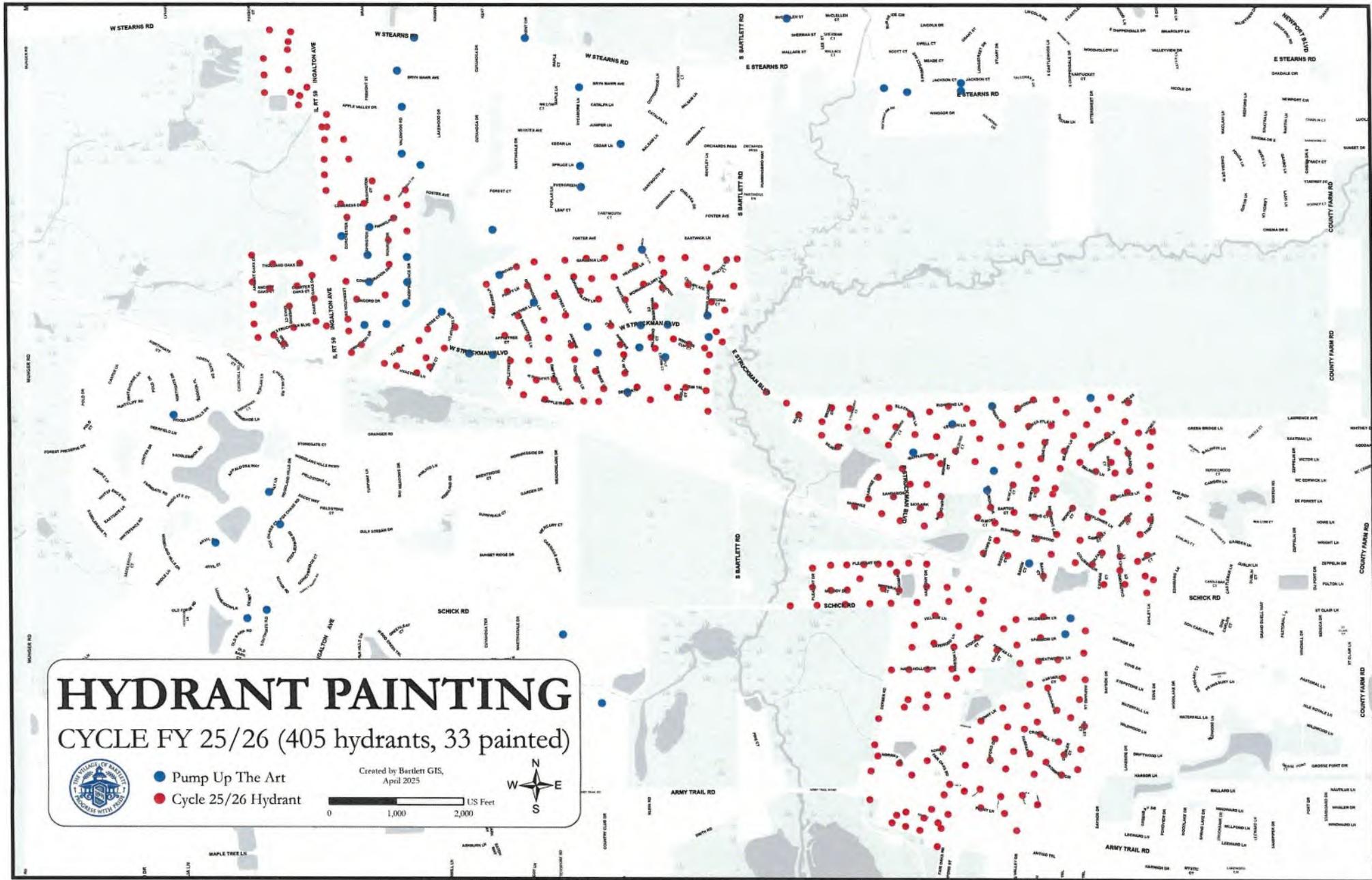
# HYDRANT PAINTING

CYCLE FY 25/26 (405 hydrants, 33 painted)



- Pump Up The Art
- Cycle 25/26 Hydrant

Created by Bartlett GIS,  
April 2025



RESOLUTION 2025 - \_\_\_\_\_

**A RESOLUTION APPROVING OF THE FIRST AMENDMENT TO THE  
FIRE HYDRANT SANDBLASTING AND PAINTING PROJECT AGREEMENT  
BETWEEN  
THE VILLAGE OF BARTLETT AND GO PAINTERS INC.**

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**BE IT RESOLVED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

**SECTION ONE:** The Fire Hydrant Painting Project Agreement Amendment dated August 19, 2025, between the Village of Bartlett and GO PAINTERS INC (the "Agreement"), a copy of which is appended hereto and expressly incorporated herein by this reference, is hereby approved.

**SECTION TWO:** That the Village President and the Village Clerk are hereby authorized and directed to sign and attest, respectively, the Agreement on behalf of the Village of Bartlett.

**SECTION THREE: SEVERABILITY.** The various provisions of this Resolution are to be considered as severable, and of any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

**SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FIVE: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: August 19, 2025

APPROVED: August 19, 2025

\_\_\_\_\_  
Daniel H. Gunsteen, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2025 - \_\_\_\_\_ enacted on August 19, 2025, and approved on August 19, 2025, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk

**FIRST AMENDMENT TO THE HYDRANT SANDBLASTING AND PAINTING  
AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND GO PAINTERS, INC.**

This First Amendment to the Hydrant Sandblasting and Painting Agreement, by and between GO Painters, Inc., (the “**Contractor**”) and the Village of Barlett, an Illinois municipal corporation and home rule unit of government of Cook, DuPage, and Kane Counties, Illinois (the “**Village**”) is entered into on this 19th day of August 2025.

**RECITALS:**

**WHEREAS**, the Contractor and Village entered into that certain Hydrant Sandblasting and Painting Agreement dated (May 20, 2025) (the “**Original Agreement**”); and

**WHEREAS**, the Parties desire to amend the term of the Original Agreement as set forth in this First Amendment.

**NOW THEREFORE**, in consideration of the foregoing and as acknowledged and agreed to in the Original Agreement and this First Amendment, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

**Section 1. Recitals.** The foregoing recitals are expressly incorporated herein and are made a part of this First Amendment.

**Section 2. Amendment to Section 4(A) of the Original Agreement.** Section 4(A) of the Original Agreement is hereby deleted in its entirety and replaced with the following:

- A. **Term:** The term of this Agreement, unless terminated pursuant to Section 4(B) herein, will run for a period of one (1) year, beginning on August 19, 2025, and ending on April 30, 2026. The Village will have the option to renew this Agreement for two (2) additional one (1) year terms. Contractor will provide annual sandblasting and painting service for the Village’s fire hydrants pursuant to the quantity, schedule, and pricing shown in Group Exhibit A.

**Section 3. Continuing Effect.** All other terms and conditions set forth in the Original Agreement, except as expressly modified by this First Amendment, shall remain in full force and effect.

[signature page follows]

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to be executed, effective on the date first above written.

VILLAGE

CONTACTOR

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

VILLAGE OF BARTLETT

GO PAINTERS, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Daniel H. Gunsteen  
Village President

Its \_\_\_\_\_