VILLAGE OF BARTLETT

COMMITTEE AGENDA

OCTOBER 2, 2018

BUILDING & ZONING, CHAIRMAN HOPKINS

Jain Society Annexation

Express Carwash Special Use Permit

Moretti's Special Use for Packaged Liquor (Wine)

FINANCE & GOLF, CHAIRMAN DEYNE

Health Insurance

COMMUNITY & ECONOMIC DEV, CHAIRMAN GABRENYA

Bartlett Plaza BEDA Application

Gambit's Ordinance Amendment and Special Use Permit

EXECUTIVE SESSION

To Discuss Property Acquisition Pursuant to
Section 2(c)5 of the Open Meetings Act

To Discuss Sale or Lease of Real Estate Pursuant to
Section 2(c)6 of the Open Meetings Act

Agenda Item Executive Summary

Item Name	Jain Society- Annexation	Committee or Board	Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Petitioner is requesting to **annex** a 1.0 acre site adjacent to their existing property; directly to the south. Upon annexation, the subject property will be zoned to the ER-1 (Estate Residence) Zoning District.

The property is located on the east side of Route 59, approximately 1,110 feet south of Lake Street.

No improvements will be made to this property at this time and therefore no annexation agreement or public hearing is required. Staff will notify the appropriate government agencies of the annexation.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map and Plat of Annexation

ACTION REQUESTED

- ■ For Discussion Only - To review the Petitioner's request and forward to the Village Board for a final vote.
- ❑ Resolution
- ❑ Ordinance
- ❑ Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	September 21, 2018

COMMUNITY DEVELOPMENT MEMORANDUM
18-172

DATE: September 21, 2018

TO: Paula Schumacher, Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **(#18-19) Jain Society**

PETITIONER

Samprati Shah on behalf of the Jain Society

SUBJECT SITE

East side of Route 59, approximately 1,110 feet south of Lake Street

REQUEST

Annexation

SURROUNDING LAND USES

	Land Use	Comprehensive Plan	Zoning
Subject Site	**Vacant**	**Suburban Residential**	**C-8***
North	Access Drive	Municipal/Institutional	ER-1
South	Single Family	Suburban Residential	R-5**
East	Institution	Municipal/Institutional	ER-1
West	Vacant	Commercial	ER-1

* Unincorporated Cook County- Intensive Commercial District
** Unincorporated Cook County- Single Family Residence District

DISCUSSION

1. The Petitioner is requesting to **Annex** a 1.0 acre site and upon annexation the subject property will be zoned to the ER-1 (Estate Residence) Zoning District.

2. The Petitioner has future plans to connect the driveway on this lot to their existing access drive on the adjacent site to the north. A building permit will be required at that time. The Petitioner has stated during the winter months their current access drive becomes very icy due to its steep grade and would rather use this alternative path, when needed.

3. There was a house previously located on the subject property that was recently demolished. There is also a cell tower located in the southeast corner of the site that will remain. The tower will be considered a non-conforming structure since it exceeds the 30 foot maximum height requirement in the ER-1 Zoning District.

RECOMMENDATION

1. The Staff recommends **approval** of the annexation subject to the following conditions:

   A. Building permits shall be required for all future construction activities;
   B. Zoning Map shall be updated; and
   C. Annexation Plat shall be recorded.

2. The Staff recommends forwarding the Petitioner's request to the Village Board for a final vote.

3. Background information is attached for your review.

alz/attachments

\\vhfs\vhusers\comdev\mem2018\172_Jain Society_vbc.docx

Jain Society of Metropolitan Chicago
435 N. Route 59, Bartlett, Illinois, 60103
Phone: (630) 837-1077 | Email: info@jsmcoffice.org | www.jsmconline.org

Board of Trustees

Atul Shah
Chairman

Hitesh R. Shah
Vice Chairman

Trustees
Himanshu Jain
Jignesh Jain
Surendra Shah
Tejas Shah
Vasant Shah

Executive Committee

Vipul Shah
President

Dilip Shah
Vice President

Piyush Gandhi
General Secretary

Jagat Shah
Jt. Secretary

Sunil Shah
Treasurer

Dinesh Shah
Jt. Treasurer

Pragnesh Shah
Membership Secretary

Upendra Dalal
Food Secretary

Raj Shah
Jt. Food Secretary

Dr. Pradip Shah
Education Secretary

Himesh Jhaveri
Religious Secretary

Hitesh Shah
Facility Secretary

Meghna Shah
Youth Secretary

August 24, 2018

Village President and Board of Trustees,
Village of Bartlett,
228 S. Main Street,
Bartlett, IL 60103

RE: Annexation and Re-Zoning Application for
9 N 121 N. Route 59, PIN No. **06-27-301-024-0000**

Dear Village President and Board of Trustees:

I represent the Jain Society of Metropolitan Chicago (JSMC) who owns the referenced property. I am requesting to annex approximately 1 acre located in unincorporated Cook County and zone it to ER-1.

We have submitted an application with all the required materials.

If there are any questions, please contact Samprati Shah at 847-312-4635.

Thank you for your cooperation.

Sincerely,

Atul Shah
Chairman, Jain Society of Metropolitan Chicago
Bartlett, IL

CC: Angela Zubko
Samprati Shah

VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2018-19

RECEIVED
COMMUNITY DEVELOPMENT
AUG 24 2018
VILLAGE OF BARTLETT

PROJECT NAME Jain Society

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Samprati Shah

Street Address:

City, State: Elk Grove Village, IL **Zip Code:** 60007

Email Address: **Phone Number:**

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Jain Society of Metropolitan Chicago

Street Address: 435 N. Route 59

City, State: Bartlett, IL **Zip Code:** 60103

Phone Number:

OWNER'S SIGNATURE: **Date:** 8/24/18

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- X Annexation
- ___ PUD (preliminary)
- ___ PUD (final)
- ___ Subdivision (preliminary)
- ___ Subdivision (final)
- ___ Site Plan (please describe use: commercial, industrial, square footage):
- ___ Unified Business Center Sign Plan
- ___ Other (please describe)
- ___ Text Amendment
- X Rezoning See Dropdown to ER-1
- ___ Special Use for:
- ___ Variation:

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: Formerly 9N121 Route 59

Property Index Number ("Tax PIN"/"Parcel ID"): 06-27-301-024

Zoning: Existing: See Dropdown
(Refer to Official Zoning Map)
Proposed: ER-1

Land Use: Existing: Vacant
Proposed: Vacant

Comprehensive Plan Designation for this Property: Suburban Residential
(Refer to Future Land Use Map)

Acreage: 1.003

For PUD's and Subdivisions:

No. of Lots/Units: 0

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS **(If applicable, including name, address, phone and email)**

Attorney _____

_____

_____

Engineer _____

_____

_____

Other _____

_____

_____

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Atul Shah

PRINT NAME: ATUL SHAH

DATE: 8/24/2018

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: SAMPRATI J. SHAH

ADDRESS: ___

___

PHONE NUMBER: ___

EMAIL: ___

SIGNATURE: Samprati J Shah

DATE: 8/24/2018

ZONING/LOCATION MAP

Jain Society
Case #18-19 - Annexation

PLAT OF ANNEXATION

TO THE VILLAGE OF BARTLETT, COOK COUNTY, ILLINOIS

BEING

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN, TOWNSHIP FORTY-ONE NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 59, AS DESCRIBED BY THE PLAT THEREOF RECORDED MAY 7, 1937 AS DOCUMENT NUMBER 11611940, IN COOK COUNTY, ILLINOIS, SAID PONT BEING THE NORTHWEST CORNER OF LYLE GETZELMAN'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 450.00 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 219.37 FEET, ALONG SAID EAST LINE TO A POINT 68.00 FEET SOUTHERLY OF THE NORTH LINE OF LOT SEVEN (AS MEASURED ALONG SAID EAST LINE) IN THE ASSESSOR'S PLAT OF SAID SECTION TWENTY-SEVEN; THENCE SOUTH 73 DEGREES, 44 MINUTES, 06 SECONDS EAST, 315.00 FEET; THENCE SOUTH 00 DEGREES, 58 MINUTES, 20 SECONDS WEST, 125.00 FEET, TO A POINT THAT BEARS NORTH 88 DEGREES, 50 MINUTES, 13 SECONDS EAST, 302.88 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 50 MINUTES, 13 SECONDS WEST, 302.88 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 40.00 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS.

VILLAGE OF BARTLETT

ANNEXATION CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY ANNEXED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS BY

ORDINANCE NO._____.

APPROVED ON _____.

DATED AT BARTLETT, ILLINOIS THIS ___, DAY OF _____, A.D. 20 __.

_____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____A.D. 20 _____.

_____
OWNER/OWNERS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I,_____A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID DO HEREBY CERTIFY THAT

_____

_____

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACTS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

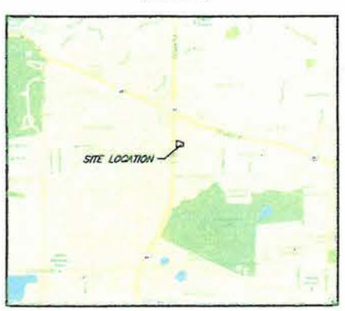
GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____DAY OF

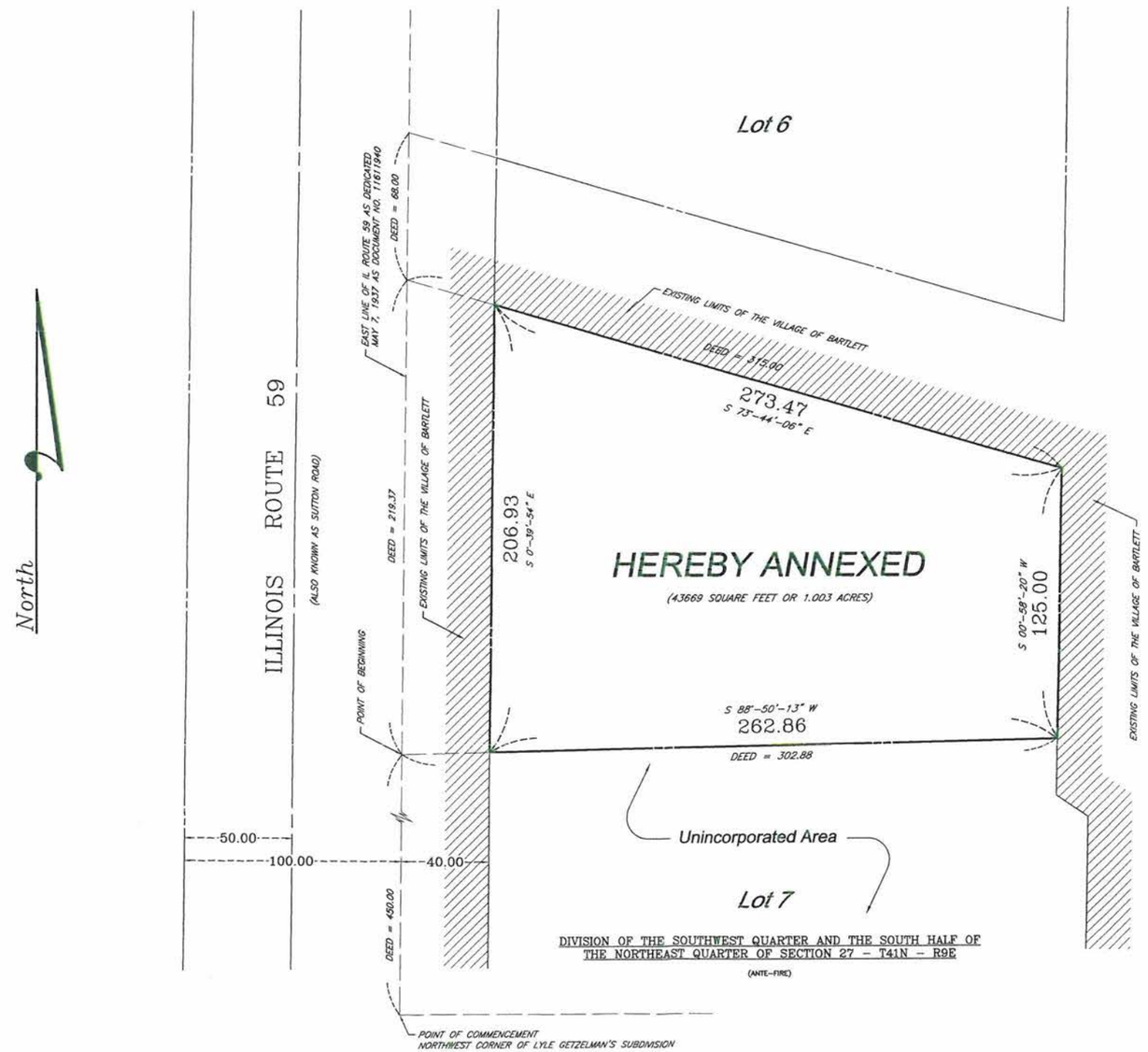
_____ A.D., 20____.

_____
NOTARY PUBLIC

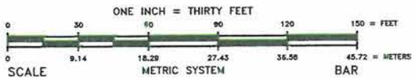
MY COMMISSION EXPIRES:_____

SITE LOCATION MAP
(Not to Scale)





ONE INCH = THIRTY FEET



METES AND BOUNDS LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN, TOWNSHIP FORTY-ONE NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 59, AS DESCRIBED BY THE PLAT THEREOF RECORDED MAY 7, 1937 AS DOCUMENT NUMBER 11611940, IN COOK COUNTY, ILLINOIS, SAID PONT BEING THE NORTHWEST CORNER OF LYLE GETZELMAN'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 450.00 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 219.37 FEET, ALONG SAID EAST LINE TO A POINT 68.00 FEET SOUTHERLY OF THE NORTH LINE OF LOT SEVEN (AS MEASURED ALONG SAID EAST LINE) IN THE ASSESSOR'S PLAT OF SAID SECTION TWENTY-SEVEN; THENCE SOUTH 73 DEGREES, 44 MINUTES, 06 SECONDS EAST, 315.00 FEET, THENCE SOUTH 00 DEGREES, 58 MINUTES, 20 SECONDS WEST, 125.00 FEET, TO A POINT THAT BEARS NORTH 88 DEGREES, 50 MINUTES, 13 SECONDS EAST, 302.88 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 50 MINUTES, 13 SECONDS WEST, 302.88 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 40.00 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS.

PIN NO.: 06 - 27 - 301 - 024 - 0000

SUBMITTED BY / RETURN TO:
VILLAGE OF BARTLETT
228 S. MAIN STREET
BARTLETT, IL 60103
(630) 837-0800

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS,

THIS _____ DAY OF_____, 20___, AT_____ O'CLOCK ___M.

AND RECORDED IN MAP BOOK_____, PAGE _____, AS DOCUMENT NO._____.

BY:_____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I PAUL N. MARCHESE, AN ILLINOIS REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FROM THE RECORD PROPERTY DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SEVEN, TOWNSHIP FORTY-ONE NORTH, RANGE NINE, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 59, AS DESCRIBED BY THE PLAT THEREOF RECORDED MAY 7, 1937 AS DOCUMENT NUMBER 11611940, IN COOK COUNTY, ILLINOIS, SAID PONT BEING THE NORTHWEST CORNER OF LYLE GETZELMAN'S SUBDIVISION, A SUBDIVISION OF PART OF SAID SOUTHWEST QUARTER, THENCE NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 450.00 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 39 MINUTES, 54 SECONDS EAST 219.37 FEET, ALONG SAID EAST LINE TO A POINT 68.00 FEET SOUTHERLY OF THE NORTH LINE OF LOT SEVEN (AS MEASURED ALONG SAID EAST LINE) IN THE ASSESSOR'S PLAT OF SAID SECTION TWENTY-SEVEN; THENCE SOUTH 73 DEGREES, 44 MINUTES, 06 SECONDS EAST, 315.00 FEET; THENCE SOUTH 00 DEGREES, 58 MINUTES, 20 SECONDS WEST, 125.00 FEET, TO A POINT THAT BEARS NORTH 88 DEGREES, 50 MINUTES, 13 SECONDS EAST, 302.88 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 50 MINUTES, 13 SECONDS WEST, 302.88 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 40.00 FEET THEREOF), ALL IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF BARTLETT, ILLINOIS, AND THE ANNEXED PLAT ACCURATELY SHOWS SUCH TERRITORY TO BE ANNEXED. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SCALE OF MAP IS 30 FEET TO ONE INCH.

GIVEN UNDER MY HAND AND SEAL AT ROSELLE, ILLINOIS, THIS 30TH DAY OF MAY,2018

PAUL N. MARCHESE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002461
10 MONACO DRIVE
ROSELLE, ILLINOIS 60172
(630) 894-5680

STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR 035-002461 PAUL N. MARCHESE

MY CURRENT LICENSE EXPIRES ON NOVEMBER 30, 2018

SHEET: 1 OF 1

ADDRESS: (Vacant) ILLINOIS ROUTE 59
BARTLETT, ILLINOIS 60103

SCALE: ONE INCH = THIRTY FEET

ORDER NO.: 18-16421

ORDERED BY: JAIN SOCIETY OF METROPOLITAN CHICAGO

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE. BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED. MONUMENTS OR WITNESS POINTS WERE NOT SET AT THE CLIENT'S REQUEST.

DATE	REVISION	MARK
9/10/18	Village Review Comments	2
5/30/18	Original Date	1

REVISION SCHEDULE

PLAT OF ANNEXATION
Prepared By
MARCHESE AND SONS, Inc.
Design Firm No. 184-002762
land – marine – construction surveys

10 Monaco Drive
Roselle, Illinois 60172
Phone : (630) 894-5680
FAX : (630) 894-8869

www.marchese-sons.com © ALL RIGHTS RESERVED : MARCHESE AND SONS, Inc. 2017

Agenda Item Executive Summary

Item Name	Express Carwash	Committee or Board	Committee

BUDGET IMPACT			
Amount:	N/A	*Budgeted*	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The Petitioner is requesting a **Site Plan Review** and a **Special Use Permit** for a carwash proposed to be located at 1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Site Plan, Color Renderings, Building Elevations, Landscape Plan and Vehicle Stacking Plan

ACTION REQUESTED

- ■ For Discussion Only - To review the Petitioner's request and forward to the Plan Commission for further review and to conduct the required public hearing.
- ❑ Resolution
- ❑ Ordinance
- ❑ Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	September 24, 2018

COMMUNITY DEVELOPMENT MEMORANDUM
18-176

DATE: September 24, 2018

TO: Paula Schumacher, Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **(#18-17) Express Carwash**

PETITIONER

Dan & Shawn Andre

SUBJECT SITE

1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road

REQUESTS

Site Plan Review
Special Use Permit for a carwash

SURROUNDING LAND USES

	Land Use	Comprehensive Plan	Zoning
Subject Site	**Residential**	**Commercial**	**B-3**
North	Commercial	Commercial	C-2*
South	Residential	Commercial	SR-4 PUD
East	Commercial	Commercial	B-3
West	Religious Institution	Municipal/Institutional	B-4

*Village of Streamwood- Neighborhood Commercial

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** and a **Special Use Permit** for a carwash to be located on a 2.88 acre parcel at 1255 W. Lake Street located along the south side of Lake Street, 800 feet east of Naperville Road.

2. The carwash would include a tunnel wash with accompanying vacuums.

3. The proposed 5,500 square foot building will consist of brick veneer with a stone veneer at the north and south ends of the building, along the bottom of the building, the pillars and includes metal canopies. The tallest portions of the

building will be 33'-5" due to the two towers on the carwash; however, the average height of the carwash would be 19'-6", meeting the Zoning Code requirement of 25'. Windows would be incorporated along both the east and west elevations to provide a clear view through the building while vehicles are accessing the tunnel wash. The vacuum metal canopies will be 14'-0", meeting the Zoning Code requirement of 25'.

4. Lake Street is under the jurisdiction of Illinois Department of Transportation (IDOT) and the Petitioner has requested one curb for access to the carwash. This curb cut would be located approximately where the current driveway is located. The Petitioner has been in contact with IDOT regarding this access.

5. Internal circulation on the site would primarily consist of a one-way pattern clockwise with all passenger vehicles queuing at the pay stations and then entering the building from the south side. Vehicles would travel through the tunnel wash and then exit the building from the north side. Vehicles would then either drive straight to Lake Street or turn right to drive to the vacuums.

6. The Zoning Ordinance requires number of stacking spaces provided shall be equal in number to 5 times the maximum capacity of the automobile laundry for each wash rack, plus 1 parking space for each 2 employees. A total of 25 stacking spaces shall be provided to meet the Zoning Ordinance requirement. The Site Plan identifies stacking spaces for a total of 57 cars before entering the wash. The Site Plan also includes 31 vacuum parking stalls including 2 handicapped accessible parking stalls and 5 parking stalls dedicated for employees only. This would exceed the Zoning Ordinance requirements.

7. The Petitioner has designed the carwash to keep the dryer portion of the tunnel wash furthest away from the residential use to the south. In addition, the central vacuum mechanical unit, located adjacent to the trash enclosure on the south east side of the property, would be screened on all four sides and have a metal roof matching the building and vacuum canopies. The arched vacuums located along the east side of the building would contain no motors but would be run from the central vacuum system.

8. A six (6) foot high wood fence would be installed along the south property line along with landscaping that would provide a buffer between this use and the adjacent residential subdivision to the south.

9. General hours of operation for the carwash would be from 7:00 a.m. until 9:00 p.m. Monday through Saturday and 7:00 a.m. until 7:00 p.m. on Sunday. Three (3) employees will generally be on site and the carwash will always have an employee available while it is operational.

10. Engineering and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's request to the Plan Commission for further review and to conduct the required public hearing.

2. Background information is attached for your review and consideration.

alz/attachments

x:\comdev\mem2018\176_Express Carwash_vbc1.docx

AMJ LEGAL SERVICE
Alan M Jacob, Attorney
950 N. Milwaukee Avenue
Suite 329
Glenview, Illinois 60025
(847)852-0021
alanmjacob@gmail.com

13 August 2018

President and Board of Trustees
Village of Bartlett
228 S. Main Street,
Bartlett, IL 60103

SUBJECT: SPECIAL USE PERMIT APPLICATION 1225 WEST LAKE STREET, BARTLETT, ILLINOIS

This correspondence shall be used for the purpose of describing the project of the subject matter above in relation to a Special Use Permit Application.

The Special Use Permit Application is submitted for the allowance of the construction of a new car wash facility to be located at 1225 W. Lake Street, Bartlett, Illinois.

The purpose of this application is to propose to construct and thereafter establish a new State-Of-The-Art car wash facility. The facility shall have designated and clear marked lanes of use, staff members throughout the facility (from entry to exit), and a systematic plan executed to allow a steady and smooth flow of service. Clients shall have options to choose specific service to be performed, communicated either electronically, verbally, by writing, or in some other manner thereby creating direction to the client through staff communication to proceed along the facility grounds to obtain the service or services selected.

Pursuant to the standards of the Zoning Ordinance found within the Zoning Code of the Village of Bartlett, the proposed Special Use Permit Application complies with those standards as follows:

A) Provide environmental design and preservation of natural features of the site, in the development of land that would be more desirable than what is possible through the strict application of this ordinance.

B) Nothing in the proposed plan disrupts, alters, or modifies the natural features of the land upon which construction shall be commenced notwithstanding the resurrection of a new structure upon that land.

C) The design of this car wash facility would create desirability to the extent that the Village of Bartlett seeks to enhance its business corridor.

As-is, the property provides no utility or function in line with the general plans of a growing or sustaining metropolitan area. In other words, the approval of this proposal and its effects clearly outweigh and provide greater benefit, generally, than applying the strict enforcement of the zoning ordinance.

This Special Use allowance would in fact create a new and unique service to potential clients, provide new jobs to local job seekers, create additional flow to adjacent businesses and establishments, and create a positive image of expansion to the residents of Bartlett.

The ground/land/property upon which the facility shall be constructed and operated creates diversity generally, and in particular, provides coupling and complimentary element to its surroundings. The business corridor of Lake Avenue, Bartlett, Illinois has several commercial properties adjacent to it in their own unique niche.

The structure plans of the facility are unique, elegant, and luxurious. The structure(s) is neither a copy or identical in design to any other structure of facility nearby nor an anomaly. The height, width, depth, and breadth are not too wide, high, or deep to create a distraction. Rather, the design is made to create the cohesion of a business district and a unified and symmetrical representation of the area.

The subject property and the design upon that property by the Applicant shall create an extremely aesthetic and beneficial use of the open areas and property. The design has the intent to ensure steady flow, extreme symmetrical layout, and beneficial use of landscape to create beautification, and at the same time, provide a function. The function is a service sought

after during every season in the Midwest.

The proposed hours of operation are Monday thru Saturday from 7:00A.M. until 9:00P.M. and Sunday from 7:00A.M. to 7:00P.M. The proposed number of employees is to be three maximum at any one given time. The services offered by employees include one employee to assist in wash type selection and payment, upon entry to the customer or client, one employee to offer payment assistance and premises upkeep and maintenance, and one on-site manager. Vending products may include water, snacks, coffee, and cleaning supplies specifically for motor vehicles.

The Applicant shall provide phasing of development, encourage inspections by City and County employees to ensure compliance with all codes and ordinances and will provide full cooperation in this very important process.

We look forward to working with the Village of Bartlett on this project.

Sincerely,

Alan M Jacob

Alan M Jacob, Attorney

VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 2018-17
RECEIVED
COMMUNITY DEVELOPMENT
SEP 19 2018
VILLAGE OF BARTLETT

PROJECT NAME Express Car Wash

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dan Andre, Shawn Andre

Street Address: 500 N. Michigan Suite 600

City, State: Chicago, Illinois **Zip Code:** 60611

Email Address: **Phone Number:**

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Judy Cortina, Mike Cortina, Anthony Cortina

Street Address:

City, State: Elgin, Illinois **Zip Code:** 60123

Phone Number:

OWNER'S SIGNATURE: **Date:** 08/13/2018
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Express Car Wash

PROPERTY INFORMATION

Common Address/General Location of Property: 1225 West Lake Street

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-018-0000

Acreage: 2.879

Zoning: B-3
(Refer to Official Zoning Map)

Land Use: Commercial

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney

Alan M Jacob, AMJ Legal Service
950 N. Milwaukee Avenue, Suite 329, Glenview, Illinois 60025

Engineer

Michael Elliott, PE, LEED AP Terra Consulting Group, Ltd. 847-698-6400
Terra Consulting Group, Ltd.

Other

Car Wash Pro Designers (CWPD)
Nick Spallone
500 N. Michigan Avenue, Suite 600 Chicago, Illinois 60611

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

   The proposed plan and use is in line with the general use of the surrounding lands and public ways. The plan allows for public convenience, service, and promotes competition among the various providers of similar service.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

   The plan, design, and use shall not be detrimental in any way to the health, safety morals, values, or general welfare of the community at large nor the commuters who travel and traverse across Lake Street. The use calls for safety measures and ensures general welfare by implementing systems above and beyond the minimum standards of all ordinances, codes, zoning laws, rules, and statutes locally and within the State of Illinois.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

   The Special Use will conform will all regulations and conditions and shall also comply with any special rules and conditions imposed by the Village, should it be required, so long as the additional special rules do not impede the business model of the car wash proposed.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

PRINT NAME: NICK SPALLONE CWPD

DATE: 08/13/2018

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Dan Andre

ADDRESS: _____

_____

PHONE NUMBER: _____

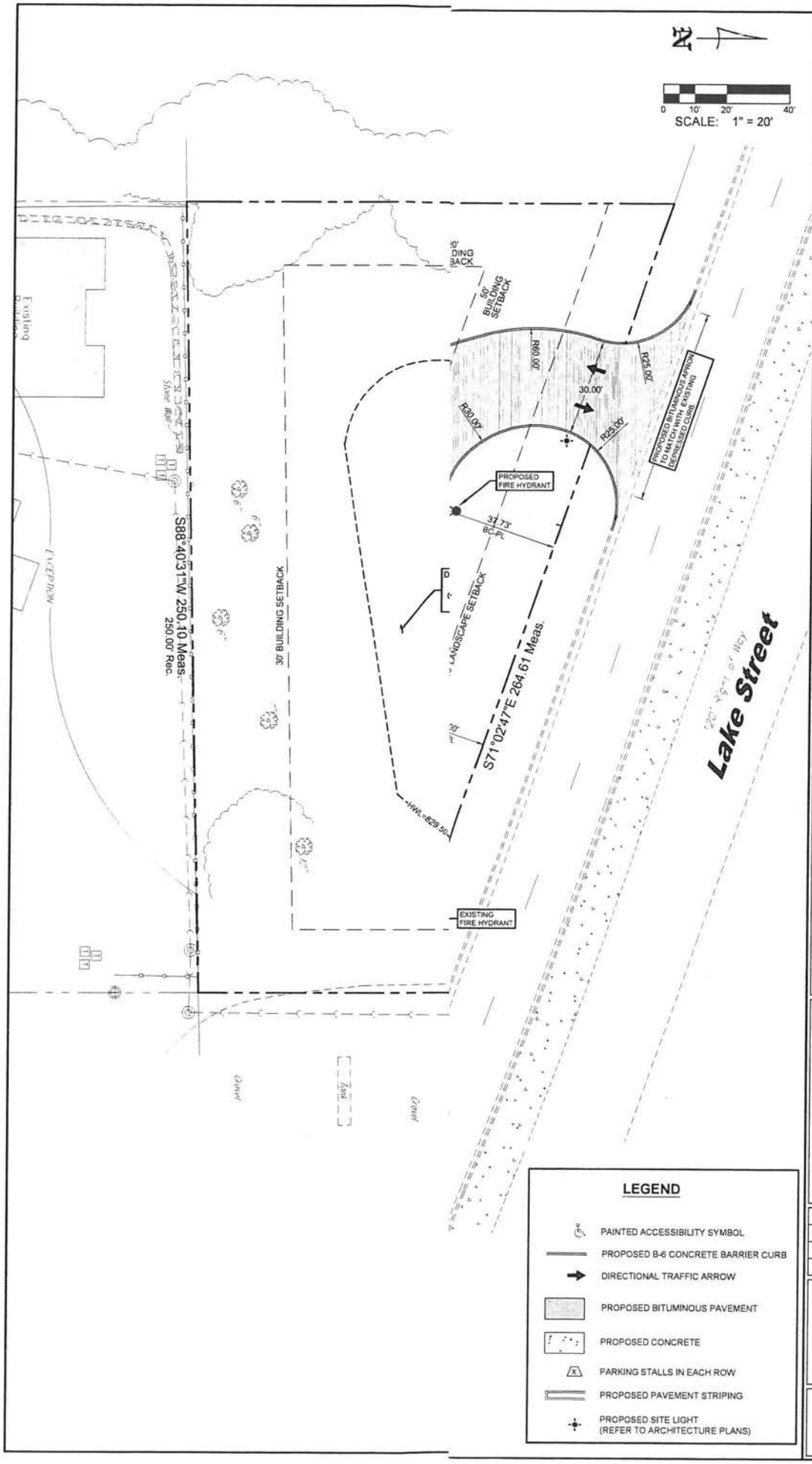
EMAIL: _____

SIGNATURE: _____

DATE: 8/19/2018

ZONING/LOCATION MAP

1255 W. Lake St.
Case #18-17 - Special Use & Site Plan Review



PREPARED FOR:

CAR WASH Pro Designers
Design, Development, Consulting

PREPARED BY:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004549 EXP. 04/30/2019

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	VILLAGE SUBMITTAL	08-16-18
1	VILLAGE REVIEW #1	09-18-18

FINAL ENGINEERING

FOR

SITE IMPROVEMENTS

CAR WASH FACILITY

1255 WEST LAKE ST.
BARTLETT, IL 60103

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	07/31/2018
PROJECT #:	1519

SHEET TITLE

GEOMETRIC PLAN

SHEET NUMBER

C-4

1827
09.18.18
AC-12

1 AC-12 Enscape View LOOKING NORTHWEST
SCALE: 12" = 1'-0"

RECEIVED
COMMUNITY DEVELOPMENT
SEP 19 2018
VILLAGE OF
BARTLETT

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
TEL 847.825.9400
FAX 847.825.5451

1827
09.18.18
AC-13

1 AC-13 VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

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444 N. NORTHWEST HWY. STE 355
PARK RIDGE IL 60068
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1827

09.18.18

AC-16

1 AC-16 AERIAL VIEW LOOKING SOUTHWEST

SCALE: 12" = 1'-0"

N E R I

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444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

1827
09.18.18
AC-15

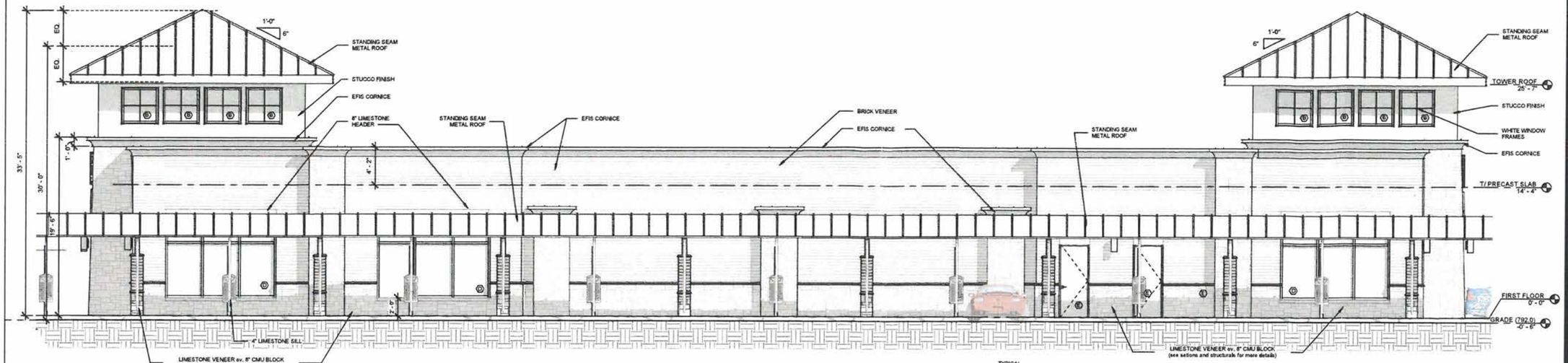
1 AC-15 VIEW LOOKING SOUTHWEST
SCALE: 12" = 1'-0"

N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 255
PARK RIDGE, IL 60068
TEL 847.825.9405
FAX 847.825.9451

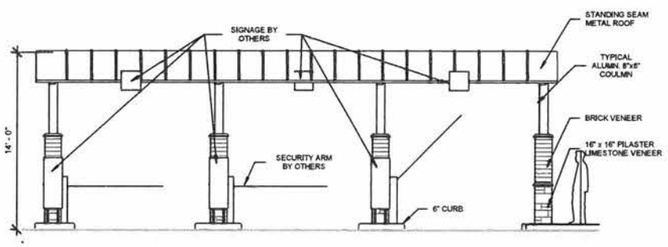
1827
09.18.18
AC-14

1 / AC-14 VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

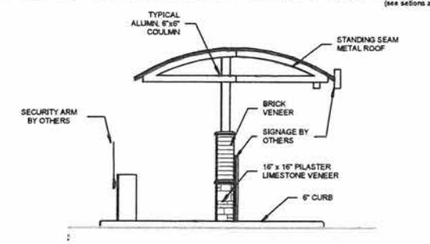
N E R I
ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451



1 East - Main Elevation
SCALE: 3/16" = 1'-0"



1 Pay-Station ELEVATION
SCALE: 3/16" = 1'-0"



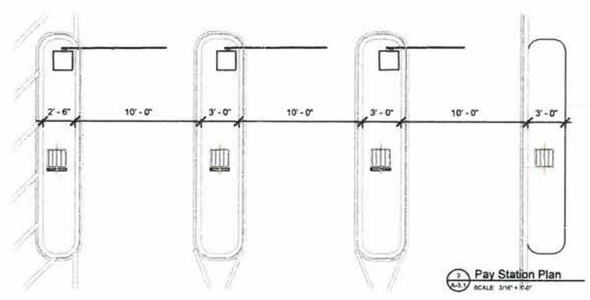
2 Pay-Station SIDE ELEVATION
SCALE: 3/16" = 1'-0"

DOOR DESIGNATION SYMBOL

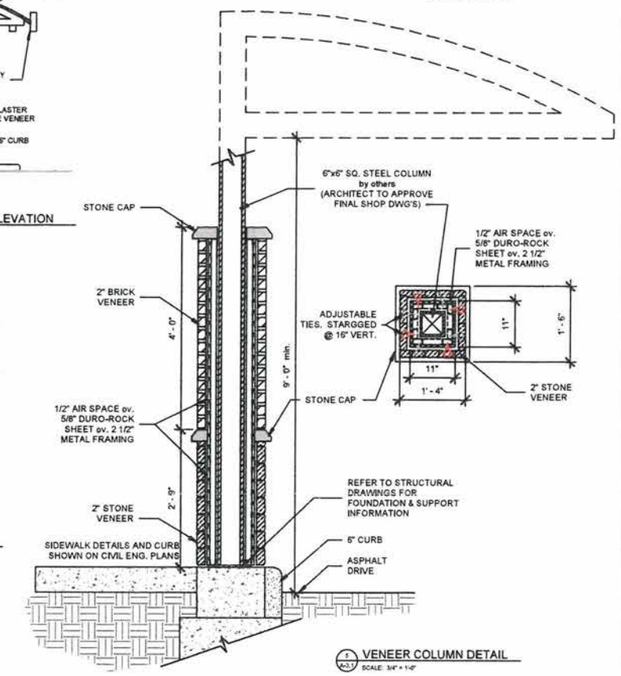
1. DOOR HARDWARE TO BE REVIEWED BY ARCHITECT, OWNER AND GENERAL CONTRACTOR BEFORE ORDERING.
2. CONTRACTOR TO USE THE ARCHITECT'S DOOR TYPE PLAN DESIGNATION IN ADDITION TO THE ROOM NUMBER ON ALL SHOP DRAWING SCHEDULE SUBMITTALS.
3. DOOR THICKNESS SHALL BE 1 3/4" TYP. UNO.
4. ALL DOORS LEADING INTO HAZARDOUS ROOMS OR SPACES TO HAVE KNURLED HARDWARE AND FULLY GASKETED .
5. GLAZING AT LABELED DOORS TO BE FIRE-RESISTIVE, PROVIDE SAFETY GLAZING AT ALL NON-RATED DOORS.
6. ALL UNIT ENTRY DOORS TO BE SMOKE / DRAFT CONTROL DOORS.
7. ALL EXTERIOR, OPAQUE, SWINGING DOORS TO HAVE A U-FACTOR ≤ 0.37.
8. ALL EXTERIOR, OPAQUE, NON-SWINGING DOORS TO HAVE AN R FACTOR ≥ 4.75.
9. PROVIDE LEVER OPERATED HARDWARE THROUGHOUT THE BUILDING. NO DOOR KNOBS.

DOOR HARDWARE SCHEDULE

SET (#)	HINGES	LOCKSET	KNOB/LEVER	FINISH	CLOSER	STOP	WEATHERSTRIPPING	REMARKS
01	1 1/2 PR. PRIME BUTT	PR. KEYED (OUT)	LEVER	CHROME - SATIN	YES		YES	
02	1 1/2 PR. PRIME BUTT	KEYED (OUT)	LEVER	CHROME - SATIN	NO	WALL	NO	
03	1 1/2 PR. BB BUTT	PASSAGE	LEVER	CHROME - SATIN	NO	WALL	NO	
04	1 1/2 PR. BB BUTT	PRIVACY	LEVER	CHROME - SATIN	NO	WALL	NO	
05	1 1/2 PR. BB BUTT	KEYED (OUT)	KNURLED LEVER	CHROME - SATIN	YES	WALL	YES	
06	1 1/2 PR. BB BUTT	KEYED (OUT)	LEVER w/ PANIC	CHROME - SATIN	YES	WALL	YES	



3 Pay Station Plan
SCALE: 3/16" = 1'-0"

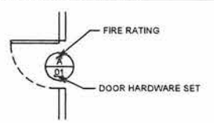


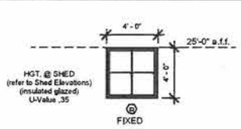
1 VENEER COLUMN DETAIL
SCALE: 3/4" = 1'-0"

DOOR DESIGNATION SYMBOL

FIRE RATING LEGEND

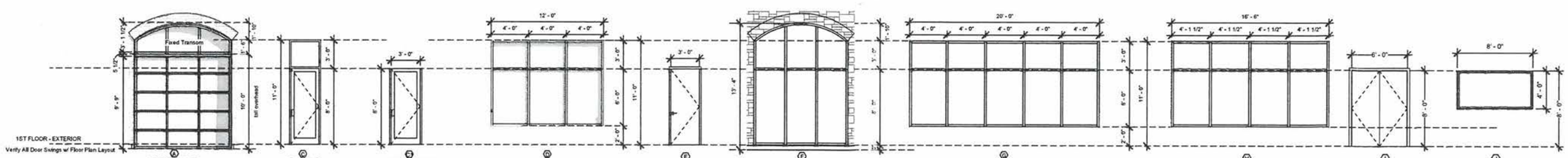
A 3 HR. (CLASS A)
B 90 MIN. (CLASS B)
C 60 MIN. (CLASS B)
D 45 MIN. (CLASS C)
E 20 MIN.
N NON RATED





DOOR HARDWARE NOTE:

DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMB-TURN DEADBOLTS ARE PROHIBITED. LEVER OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT. THRESHOLDS EXCEEDING ONE-QUARTER INCH (1/4") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS." SECTION: IAC 400.310 J) 7), 9), 9), 10)



1ST FLOOR - EXTERIOR
Verify All Door Swings w/ Floor Plan Layout

A OVERHEAD DOOR (tempered glazed) R-Value 4.75 U-Value .21

G ENTRY DOOR (safety glazed) U-Value .52

H CONTROL ROOM (safety glazed) U-Value .52

D (3) WINDOW UNIT STOREFRONT (tempered / insulated glazed) KAWNEER -451-T-VG with Clear Insulated = .38

E UTILITY DOOR w/ TRANSOM Insulated Metal Door (fully gasketed @ Equip. Rm.) U-Value .29

F (3) WINDOW UNIT ARCHED STOREFRONT (tempered / insulated glazed) KAWNEER -451-T-VG with Clear Insulated = .38

B (5) WINDOW UNIT STOREFRONT (tempered / insulated glazed) KAWNEER -451-T-VG with Clear Insulated = .38

C (4) WINDOW UNIT STOREFRONT (tempered / insulated glazed) KAWNEER -451-T-VG with Clear Insulated = .38

I UTILITY DBL. DOOR Insulated Metal Door (fully gasketed @ Fire Supp.) U-Value .37

J FIXED WINDOW STOREFRONT (tempered / insulated glazed) Interior Window

DOOR & WINDOW SCHEDULE
SCALE: 3/16" = 1'-0"

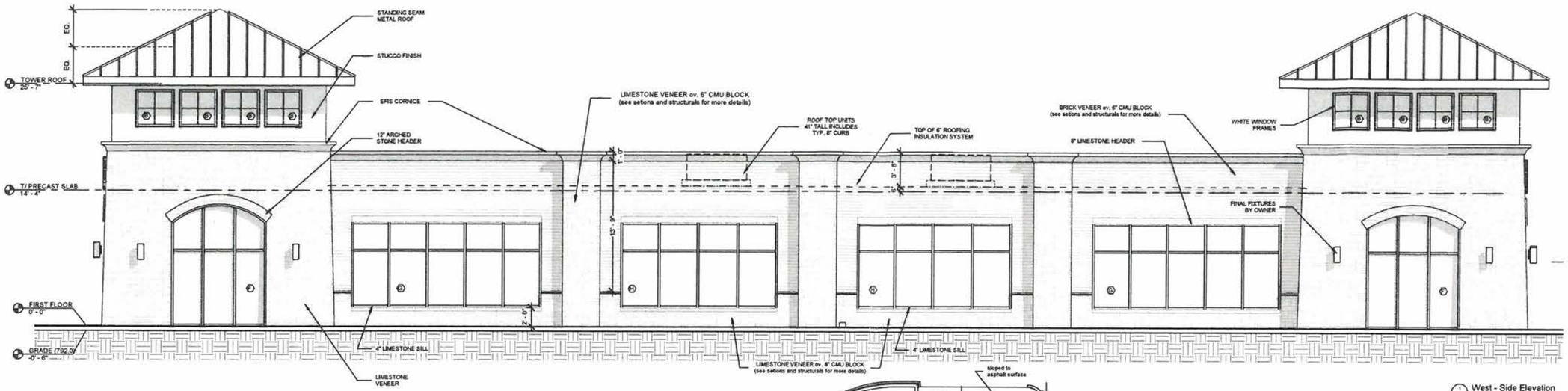
N E R I ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 365
PARK RIDGE, IL 60068
TEL 847.825.9400
FAX 847.825.9451

PROJECT #	1827
DATE:	08.17.18

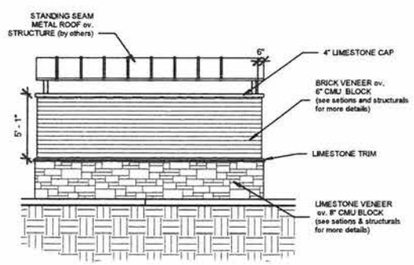
NEW AUTOMATED CAR WASH FACILITY "Squeeky G's"

1255 LAKE STREET
BARTLETT, IL 60103

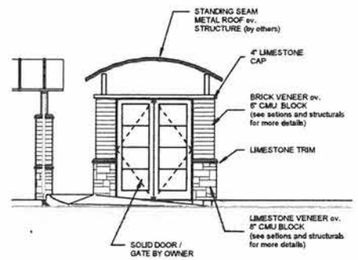
09/18/18	ZONING REVIEW
▲	REVISIONS
DRAWN BY:	MAM / RAM
APPROVED BY:	G.C.N.
SCALE:	AS NOTED
DESCRIPTION:	MAIN ELEVATION & WIN./DR. ~~SCHEDULES~~
SHEET NO.	A-3.1



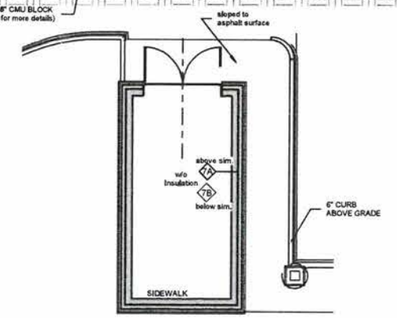
1 West - Side Elevation
SCALE 3/16" = 1'-0"



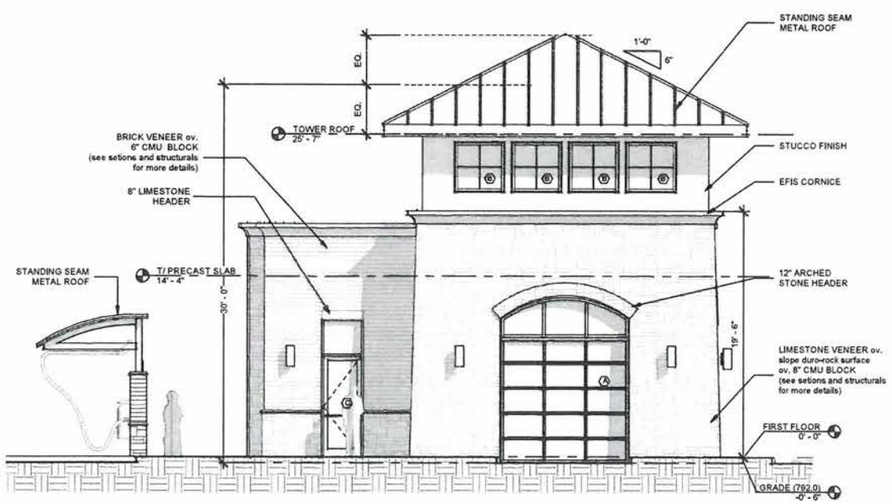
4 Refuse South Elevation
SCALE 3/16" = 1'-0"



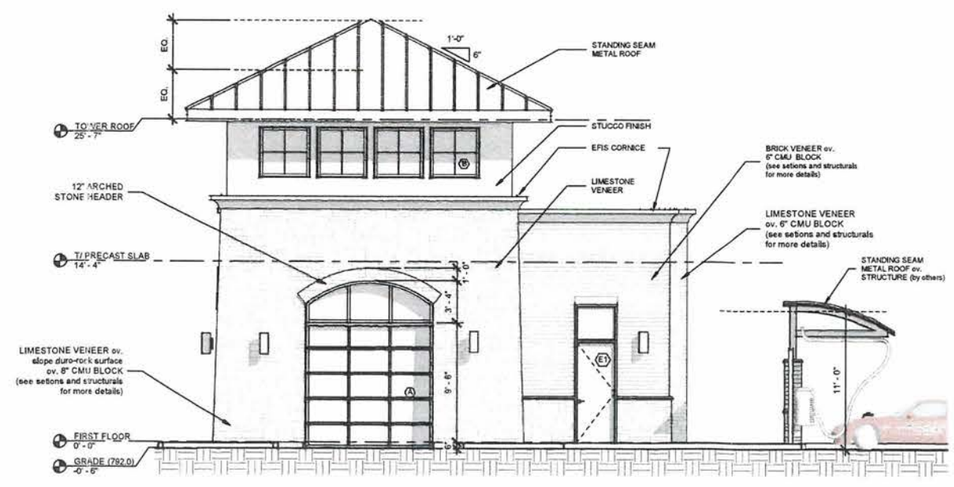
5 Refuse West Elevation
SCALE 3/16" = 1'-0"



6 Refuse Plan
SCALE 3/16" = 1'-0"



2 North -Front Elevation
SCALE 3/16" = 1'-0"



3 South - Rear Elevation
SCALE 3/16" = 1'-0"

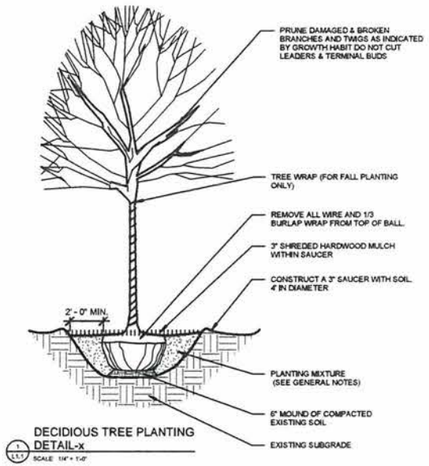
N E R I ARCHITECTS, pc
444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.825.9401
FAX 847.825.9451

PROJECT #	1827
DATE:	08.17.18

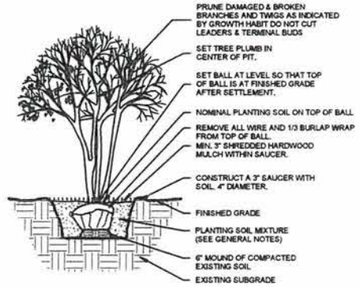
NEW AUTOMATED CAR WASH FACILITY "Squeeky G's"

1255 LAKE STREET
BARTLETT, IL 60103

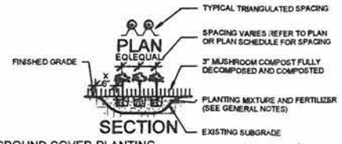
09/18/18	ZONING REVIEW
	REVISIONS
DRAWN BY:	MAM / RAM
APPROVED BY:	G.C.N.
SCALE:	AS NOTED
DESCRIPTION:	ELEVATIONS
SHEET NO.	A-3.2



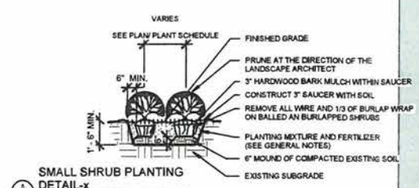
1 L1.1 DECIDIOUS TREE PLANTING DETAIL-x
SCALE: 1/4" = 1'-0"



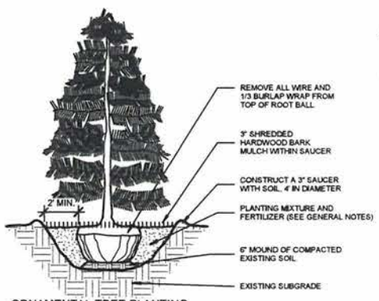
3 L1.1 LARGE SHRUB PLANTING DETAIL-x
SCALE: 1/4" = 1'-0"



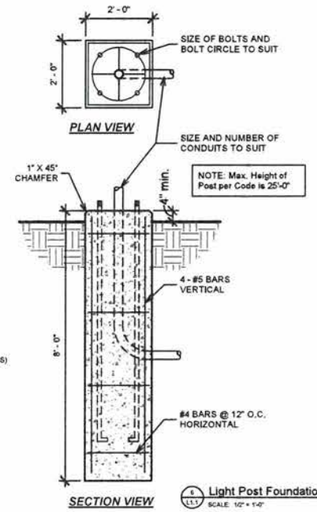
4 L1.1 GROUND COVER PLANTING DETAIL-x
SCALE: 1/4" = 1'-0"



5 L1.1 SMALL SHRUB PLANTING DETAIL-x
SCALE: 1/4" = 1'-0"



2 L1.1 ORNAMENTAL TREE PLANTING DETAIL-x
SCALE: 1/4" = 1'-0"



6 L1.1 Light Post Foundation
SCALE: 1/2" = 1'-0"

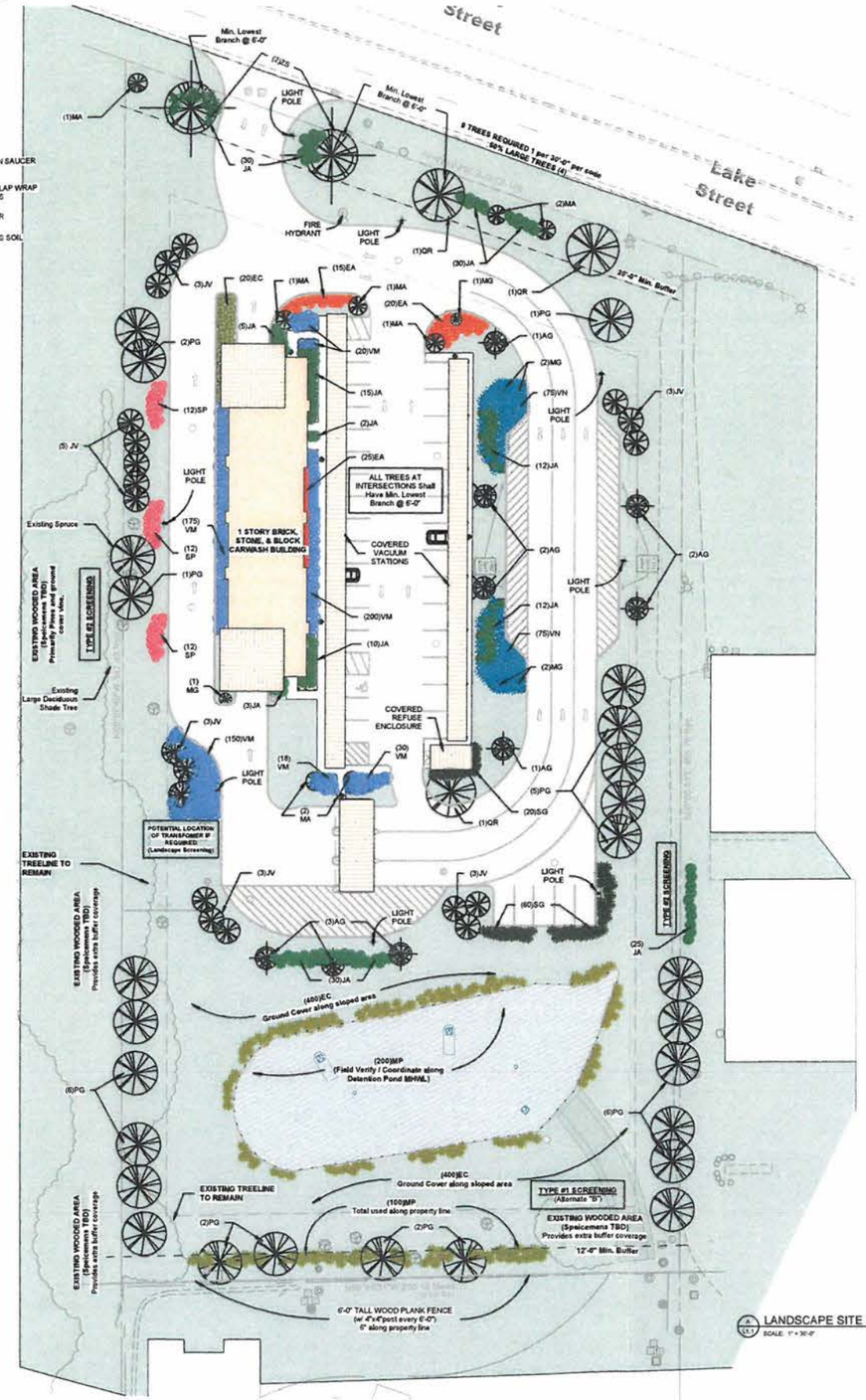
GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETEROUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 9-25% CLAY, 25-33% SAND; SOIL ACIDITY: PH 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.

Planting Schedule

LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/SPECIAL CONDITIONS
LARGE DECIDUOUS SHADE TREES					
QR	3	Quercus Rubra	Red Oak	8' ht	
ZS	2	Zelkova Serrata	Japanese Zelkova	8' ht	
SMALL DECIDUOUS TREES					
MG	6	Magnolia Stellata	Star Magnolia	8' ht	
AG	9	Amelanchier Laevis	Apple Serviceberry	8' ht	
MA	8	Magnolia x 'Ann'	Ann Magnolia	8' ht	
EVERGREEN TREES					
PG	25	Picea Glauca	White Spruce	10' - 25' ht.	
JV	20	Juniperus Virginiana Skyrocket	Juniper 'Skyrocket'	8' ht	
SHRUBS (TALL & SHORT)					
EA	60	Euonymus alatus 'Compacta'	Dwarf Burning Bush	36" spr.	
JA	174	Juniperus	Juniper (Armstrong, Pfitzer, etc.)	24" spr	24" o.c
MP	300	Myrica Pennsylvanica	Bayberry	30" spr	B&B
SP	36	Spirea Japonica	Little Princess Spirea	30" spr	4' to 6' mature height
SG	80	Panicum virgatum 'Heavy Metal'	Switch Grass	36" spr	B&B
PERENNIALS & GROUND COVER PLANTS					
VN	150	Vergosa Nemorosa	Salvia (Blue)	2" pot	
VM	593	Vinca minor	Periwinkle	2" pot	
EC	820	Euyonumus fortunei 'Coloratus'	Purpleleaf Winter creeper	2" pot	use on the sloped embankment

SHRUBS SHALL NOT EXCEED A MATURE HEIGHT OF THIRTY INCHES (30") ABOVE PAVEMENT ON LANDSCAPE ISLANDS AT THE END OF PARKING ROWS



A L1.1 LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"

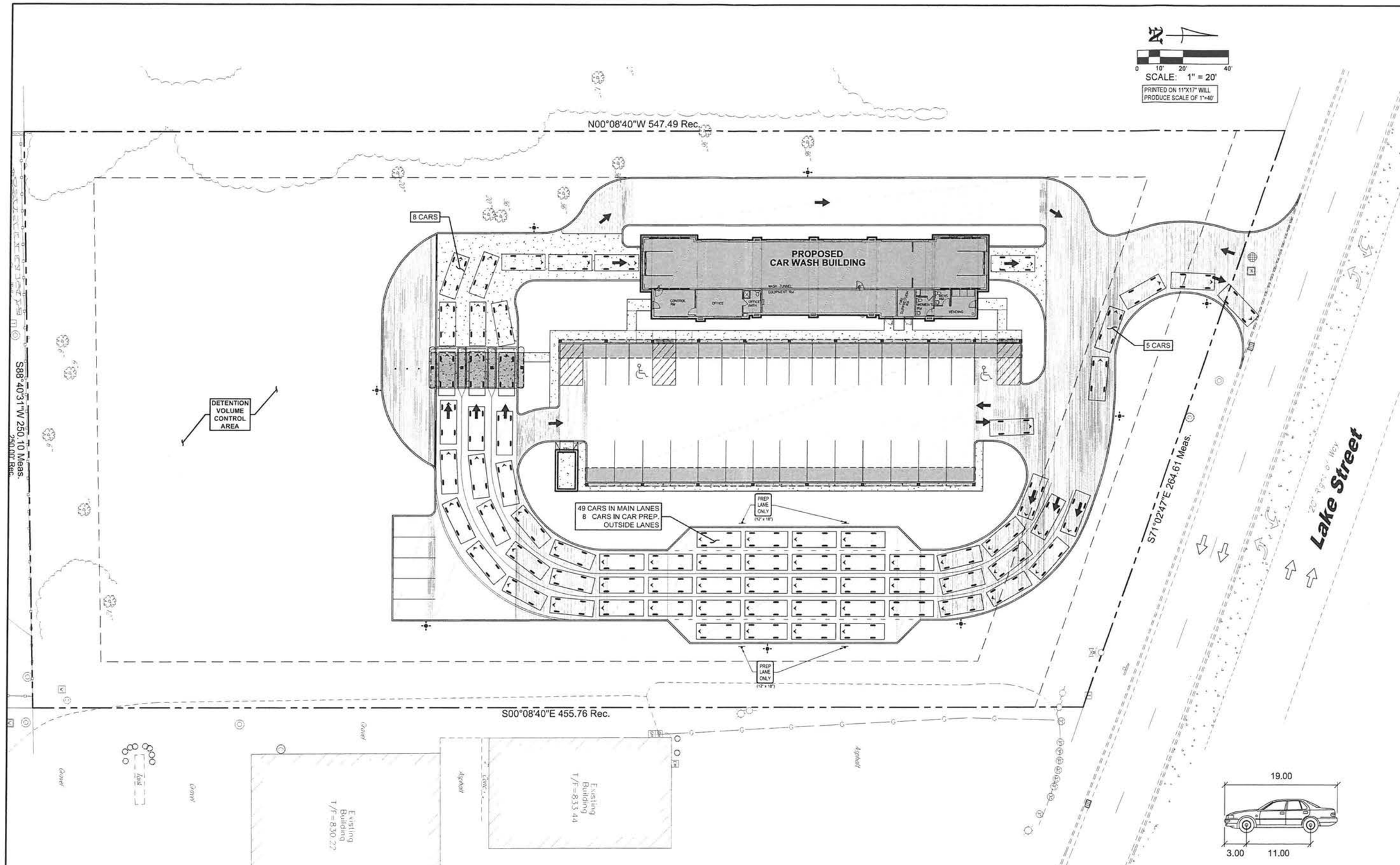
N E R I ARCHITECTS, pc
444 N. NORTHWEST HWY, STE 355
PARK RIDGE, IL 60068
TEL 847.825.9000
FAX 847.825.9451

PROJECT #	1827
DATE:	08.17.18

NEW AUTOMATED CAR WASH FACILITY
"Squeeky G's"

1255 LAKE STREET
BARTLETT, IL 60103

09/18/18	ZONING REVIEW
	REVISIONS
DRAWN BY:	MAM / RAM
APPROVED BY:	G.C.N.
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE PLAN
SHEET NO.	L1.1



PASSENGER CAR (TYPICAL)
ILDOT 2014 (US)

		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.5

PREPARED FOR:

CAR WASH Pro Designers
Design, Development, Consulting

PREPARED BY:

TERRA CONSULTING GROUP, LTD.
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
1	VILL. MEETING REVISION	07-09-18
2	VILL. REVISION	09-17-18

SITE IMPROVEMENTS

FOR

1255 WEST LAKE ST.
BARTLETT, IL 60103

DESIGNED BY:	K.S.B.
DRAWN BY:	K.S.B.
DATE:	06/08/2018
PROJECT #:	1519

SHEET TITLE

CAR QUEUE LINE EXHIBIT

SHEET NUMBER

1

Agenda Item Executive Summary

Item Name	Moretti's Wine Club	Committee or Board	Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Petitioner is requesting a **Special Use Permit** to sell packaged liquor (wine) and to start a wine club for their guests. Moretti's is located at 1175 W. Lake Street located along the south side of Lake Street, 1,500 feet east of Naperville Road.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Floor Plan, Wine Club Information and how Coopers Hawk currently runs their wine club

ACTION REQUESTED

- ■ For Discussion Only – To review the Petitioner's request and forward to the Plan Commission for further review and to conduct the required public hearing.
- ❑ Resolution
- ❑ Ordinance
- ❑ Motion

Staff:	Jim Plonczynski, Com Dev Director	Date:	September 24, 2018

COMMUNITY DEVELOPMENT MEMORANDUM
18-179

DATE: September 24, 2018

TO: Paula Schumacher, Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **(#18-20) Moretti's Wine Club**

PETITIONER

James Earley on behalf of Ala Carte Entertainment

SUBJECT SITE

1175 W. Lake Street located along the south side of Lake Street, 1,500 feet east of Naperville Road.

REQUEST

Special Use Permit

SURROUNDING LAND USES

	Land Use	Comprehensive Plan	Zoning
Subject Site	**Commercial**	**Commercial**	**B-3**
North	Commercial	Commercial	B-3
South	Residential/Vacant	Commercial	SR-4 PUD; ER-1
East	Vacant	Commercial	ER-1
West	Commercial	Commercial	B-3

DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to sell packaged liquor (wine) to their patrons at this proposed location.

2. The petitioner is proposing to start a Wine Club similar to the Cooper Hawk's wine club in which there is a membership to receive bottles of wine each month and also have a wine tasting.

3. The 22,900 square foot establishment would offer wine tastings at the bar located behind and west of the host stand (please see Floor Plan)

4. Moretti's current hours of operation are from 11 a.m. to 12 a.m. Sunday through

Thursday and 11 a.m. to 2 a.m. Friday and Saturday. Moretti's already has a Class A liquor license (to serve alcohol) and a Class N liquor license (serve any alcohol, outdoor seating only available for premises defined as a "nightclub") for Lucky Star. Moretti's will be applying for a Class G liquor license (allow for retail sales & wine tastings) if the Special Use is granted.

5. Parking for Moretti's and the attached Lucky Star Bar consists of 442 parking spaces plus an overflow parking lot located at the south end. This use would not require any additional parking spaces.

RECOMMENDATION

1. The Staff recommends forwarding the petitioner's request on to the Plan Commission for further review and to conduct the public hearing.

2. Background information is attached for your review.

ALZ/attachments

x:\comdev\mem2018\179_Moretti's Wine Club_SU for packaged liquor_vbc1.docx

Moretti's
— Ristorante & Pizzeria —

September 10, 2018

Dear President Wallace and Village Trustees,

We would like to sell bottles of wine in the original package via a wine club at Moretti's. The membership would include wine tastings to monthly members at the bar. Members would be able to receive featured bottles of wine monthly at a discount that we would serve to them at their table or the bar. They also have the opportunity to take their bottles home.

We are still working out all the details for the membership, the wine club membership would be a smaller version similar to the Cooper Hawk's wine club. I have attached a copy of the membership brochure from Cooper Hawk's as an example of what we propose, along with our first brochure draft.

We have received great response from all the Villages that we've contacted. A couple are amending our current license to include only bottled wine as a packaged good, no beer or liquor to be sold as packaged.

We are hoping to get all Moretti's on board by November 1, 2018 so we can promote the club as gifts for Christmas. We will be donating 3 month memberships as prizes for community groups that we work with along with the Chamber of Commerce.

Thank you for considering my request.

Jim Earley

Jim Earley
Corporate General Manager
Ala Carte Entertainment
jearley@aceplaces.com
aceplaces.com
2330 Hammond Dr. #G
Schaumburg,Il. 60173
W# 847-303-4425
C# 312-208-0060

The finest compliment I can ever receive is a referral from friends and customers.
Thank You,
JimE

RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2018
VILLAGE OF
BARTLETT

VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # 2018 - 20
RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2018
VILLAGE OF BARTLETT

PROJECT NAME MORETTI'S WINE CLUB

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: JAMES EARLEY

Street Address: 2330 HAMMOND DR #G

City, State: SCHAUMBURG IL **Zip Code:** 60173

Email Address: [redacted] **Phone Number:** 312-208-0060

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: ALA CARTE ENTERTAINMENT LTD

Street Address: 2330 HAMMOND DR #G

City, State: SCHAUMBURG IL **Zip Code:** 60173

Phone Number: [redacted]

OWNER'S SIGNATURE: [signature] **Date:** 9-11-18
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Requesting bottled wine from the Wine Club to be able to leave the property if a customer would rather take home VS: corking it at the table in the restaurant IE: Cooper Hawk.

PROPERTY INFORMATION

Common Address/General Location of Property: 1175 W. LAKE STREET

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-202-006

Acreage: _____

Zoning: _____
(Refer to Official Zoning Map)

Land Use: See Dropdown

Comprehensive Plan Designation for this Property: See Dropdown
(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney _____

Engineer _____

Other _____

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: (**Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.**)

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

We believe this would be the only Wine Club in Bartlett. We would advertise our community fundraising option to all of our members.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

We feel the Moretti's Bartlett Wine Club will be well received, and we will be donating 3 month memberships to many of the communities 401 C3 groups along with the Chamber of Commerce.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Would respect this special use the same as the liquor license held at the restaurant.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: James Earley

PRINT NAME: James E Earley Corp. Dir. Mgr of Air Care

DATE: 9-10-18

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: James Earley

ADDRESS: 2330 Hammond dr. #G
Schaumburg IL. 60173

PHONE NUMBER: 312-204-0060

EMAIL:

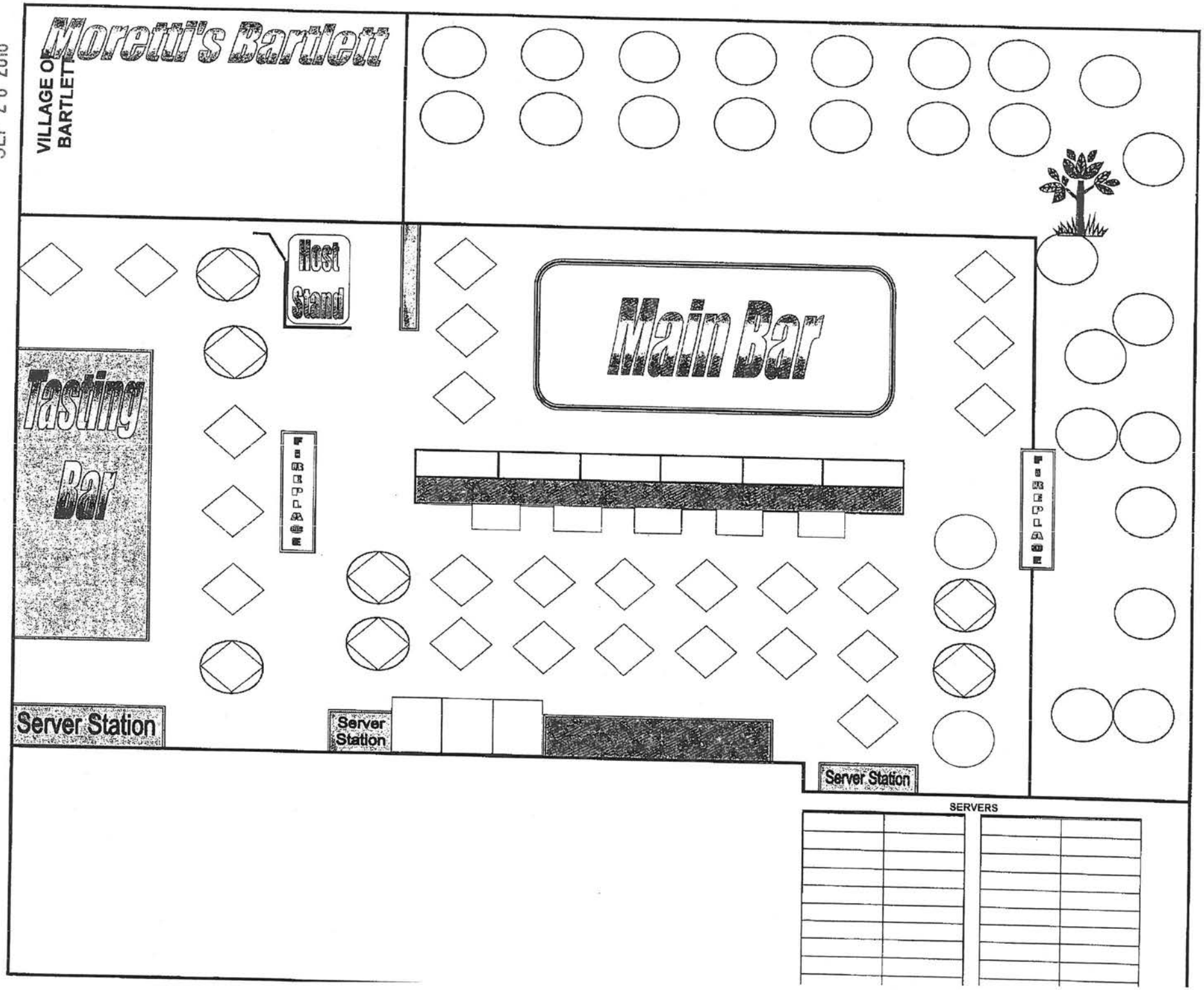
SIGNATURE: James Earley

DATE: 9-10-18

ZONING/LOCATION MAP

1175 W. Lake St.
Case #18-20 - Special Use Permit

RECEIVED
COMMUNITY DEVELOPMENT
SEP 20 2018
VILLAGE OF
BARTLETT



Moretti's

WELCOME TO OUR WINE CLUB

YOUR PASSPORT TO AWARD WINNING WINES AND THE BEST CLUB IN TOWN!

WHY JOIN?

Our unique wine club offers members the opportunity to try a variety of international and domestic wines at an amazingly low price in a number of different ways. Our flexible plans allow you to control all aspects of your Club experience; the when, the where, the wine – you decide. Then just pick it up at the Moretti's of your choosing.

To kick off the membership drive, we are offering a limited number of introductory memberships starting at only $15 per month for the Silver Club (one bottle per month) or $25 for the Gold Club (two bottles per month). This offer will only be available for a very limited time, but if you join now at this low introductory price, you will NOT be asked to pay a higher monthly fee when the price goes up! Don't miss your chance to get in on the ground floor! Club members also receive complimentary tastings, invitations to insider events, quarterly gift certificates and more. ***JOIN NOW!***

HOW IT WORKS

When you join the Moretti's Silver or Gold Wine Club, you will enjoy the following benefits:

- **BOTTLES OF WINE** Each month, we will offer a carefully curated selection of award winning wines. Whether you prefer, red, white, bubbly or something nontraditional, you're sure to find a wine or two that you love. You can take it home to drink or give as a gift or we will be happy to pour it with no corkage fee for you and your guests to enjoy in our restaurant whether you are enjoying a fine dinner in our dining room or snacking on tasty appetizers at the bar.

- **MONTHLY WINE TASTINGS** When you come to pick up your wine at any Moretti's or Chandler's Chophouse, you will also receive a complimentary wine tasting for two people. This is an opportunity to try the featured wine before you take it home. If you'd prefer something different, you can pick any of the seven to eight wines that you will try during the tasting. Cheers!

- **GIFT CERTIFICATES** If the promise of great wines and free tastings haven't yet convinced you to become a founding Club member, this should seal the deal: Once you have been a member for three months, you will receive a complimentary Moretti's gift card to use at your leisure. If you are part of the Silver Club, you will receive a gift card worth $25 while Gold Club members will get $50! And it's not just a one-time offer either…you will get an additional Moretti's Gift Card EVERY three months that you are a member!

- **TASTING NOTES & PAIRINGS** Each wine is chosen for its quality and character and we want to make sure you enjoy every nuance and aspect so we will provide tasting notes and exceptional food pairing suggestions for each of our selections.

- **NEWSLETTER AND RECIPES** Each month, you will receive our Club Newsletter detailing the wines we will be featuring for the month. As a special bonus, exclusively for our members, we will be including recipes designed to pair with the monthly features created in Moretti's kitchens by our professional culinary teams for you to make at home.

- **FLEXIBILITY** We think you will love our Club so much that we will be together forever, but hey, we get it - we just met - so there are no long-term commitments! Want to check out other wine clubs, we understand. We will miss you, but you can cancel your membership at any time. Change your mind again? (We knew you'd be back.) No problem. There is no fee to resume your Club membership following a cancellation. Maybe you just want to put your Membership on hold for a short while? No judgment here. Whether you're planning an extended vacation or experiencing a temporary change in lifestyle, we will be happy to hold your Club membership for you. Just let us know when you would like to get started again!

- **PICK UPS AT YOUR CONVENIENCE** Hey, we know you're busy. If you don't have time to stop by Moretti's or Chandler's and pick up your wine, no worries. When it's convenient for you to visit us, your wine will be waiting for you.

- **WINE CLUB MEMBERSHIPS MAKE PERFECT GIFTS!** Whether it's a special anniversary, the perfect wedding present, a great holiday gift for friends and coworkers or just your BFFs birthday, we've got you covered. We offer Wine Club Gift Memberships for three months, six months or one year in both our Silver and Gold Wine Clubs.

MORETTI'S WINE CLUB CHOICES

$15 PER MONTH (SILVER) - or - $25 PER MONTH (GOLD)

Members of these Clubs receive:

- ✓ ONE (Silver) or TWO (Gold) bottles of your choice of our featured wines each month.
- ✓ Complimentary Wine Tasting for 2 guests each month ($16 value)
- ✓ $25 (Silver) or $50 (Gold) in complimentary gift certificate after 3 months of membership
- ✓ Tasting notes and food pairing suggestions
- ✓ Monthly newsletter exclusively for Club members
- ✓ Convenient and flexible pick up options – any time we are open, any Moretti's location

WHAT ARE YOU WAITING FOR??? JOIN NOW!!

Moretti's

SEPTEMBER 2018: WINE TASTING

Tasting $7 || Wine Club Members Receive One Complimentary Tasting Each Month

BIELER PERE ET FILS
SABINE ROSÉ

RASPBERRY CHERRY PEACH

ORIGIN: AIX-N-PROVENCE, FRANCE

PERSONALITY: FLORAL & FRUITY

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: GRILLED MEATS & FISH

ECHO BAY
SAUVIGNON BLANC

PASSION FRUIT MELON FIG GOOSEBERRY

ORIGIN: MARLBOROUGH, NEW ZEALAND

PERSONALITY: FLORAL & CITRUS

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: LEMON PEPPER ROASTED CHICKEN, PAD THAI CHICKEN, CHICKEN FAJITAS

POMELO
CHARDONNAY

APPLE PEACH

ORIGIN: CALIFORNIA

PERSONALITY: CRISP & VIBRANT

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: SEAFOOD, LIKE SEARED TUNA OR BAY SCALLOPS

SEAGLASS
RIESLING

APRICOT PEACH MELON HONEYSUCKLE

ORIGIN: MONTEREY COUNTY, CA

PERSONALITY: FRUITY

SWEETNESS: SWEET

BODY: LIGHT

PAIRING: SPICY ASIAN DISHES, SMOKED SALMON, LOBSTER SALAD & BLUE CHEESE

MARK WEST
PINOT NOIR

BLACK CHERRY STRAWBERRY PLUM

ORIGIN: CALIFORNIA

PERSONALITY: FRUITY

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: PASTAS WITH LIGHT TOMATO BASED SAUCES, CHEESEBURGER, GRILLED SALMON, ROASTED PORK TENDERLOIN

TERRA D'ORO
ZINFANDEL

BLACK CHERRY LICORICE BLACK OLIVE

ORIGIN: AMADOR COUNTY, CA

PERSONALITY: BOLD

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: EGGPLANT PARMESAN OR GRILLED LAMB SKEWERS

DONA PAULA
MALBEC

RASPBERRY BLACKBERRY STRAWBERRY

ORIGIN: MENDOZA, ARGENTINA

PERSONALITY: BOLD

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: SPICY GRILLED SAUSAGES OR THICK, JUICY STEAK

CHARLES & CHARLES
CABERNET SAUVIGNON

BLACK CHERRY BLACKBERRY VANILLA COCOA

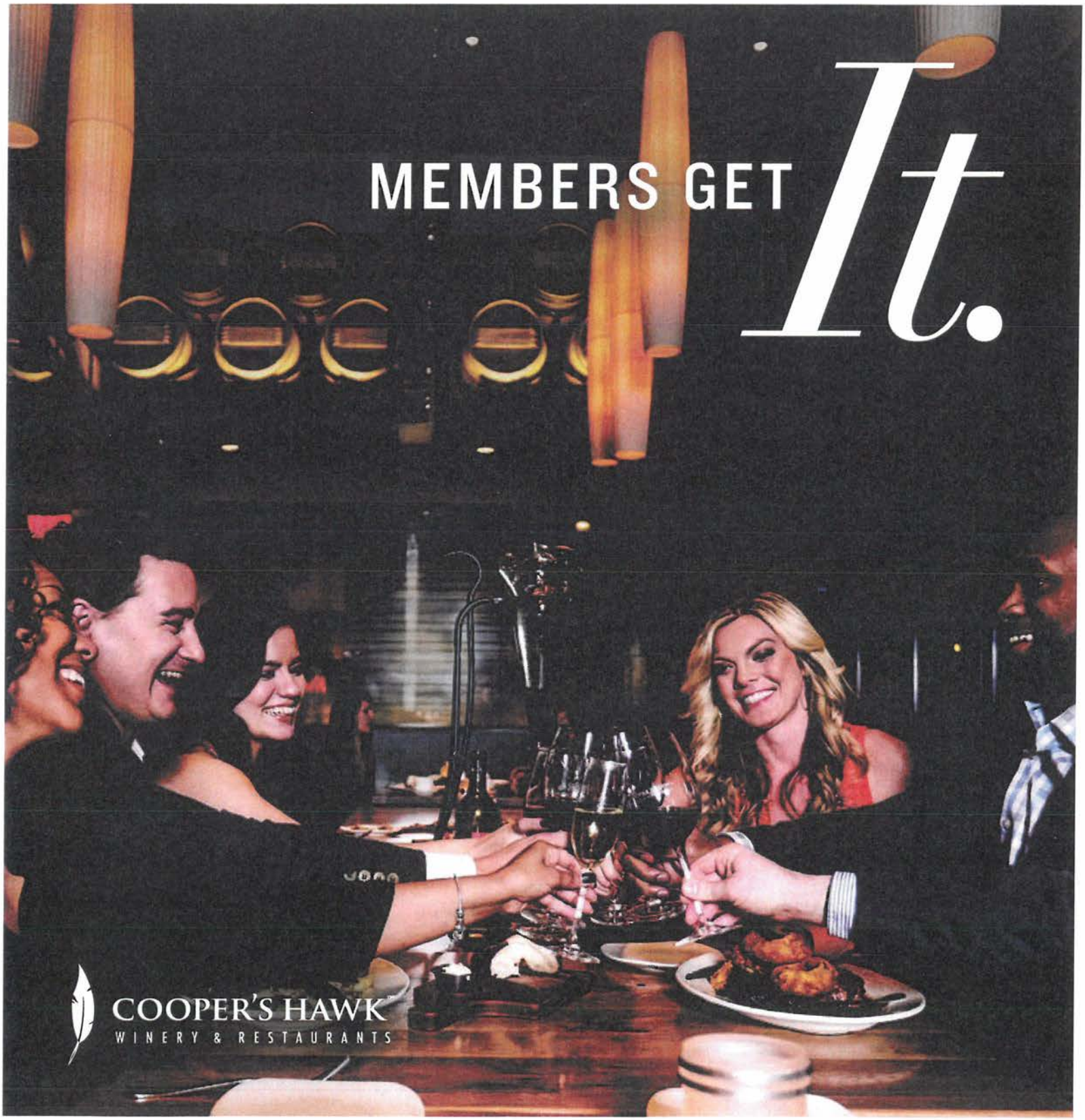
ORIGIN: COLUMBIA VALLEY, WA

PERSONALITY: BOLD & RICH

SWEETNESS: DRY

BODY: MEDIUM

PAIRING: STEAK, BEEF & PASTAS


MEMBERS GET It.
COOPER'S HAWK
WINERY & RESTAURANTS

MEMBERS GET:

- *Access*
- *Rewards*
- *Adventure*
- *Invited*
- *Gifts*
- *Value*

CHWINERY.COM/WINECLUB

At Cooper's Hawk, our Wine Club is designed exclusively for our Members who love to explore, share, and pair new wines with wonderful food and memorable moments. Our Wine Club Members enjoy access to extraordinary events and partake in one-of-a-kind experiences in their own cities and around the world. In short, our Club is a community of your friends and neighbors who have a thirst for a life well lived.

I'M THRILLED TO INVITE YOU TO BE A PART OF THE COOPER'S HAWK WINE CLUB.

Tim McEnery

TIM McENERY, FOUNDER & CEO
COOPER'S HAWK WINERY & RESTAURANTS

MEMBERS GET
Access
RECEIVE MONTHLY WINES, INSIDER TASTING NOTES, AND DELICIOUS RECIPES NOT AVAILABLE TO THE GENERAL PUBLIC.
SHIRAZ ZIN
COOPER'S HAWK
CHWINERY.COM/WINECLUB

MEMBERS GET

Rewards

WITH EVERY DOLLAR YOU SPEND, EARN POINTS TOWARDS DINING REWARDS.

MEMBERS GET

Adventure

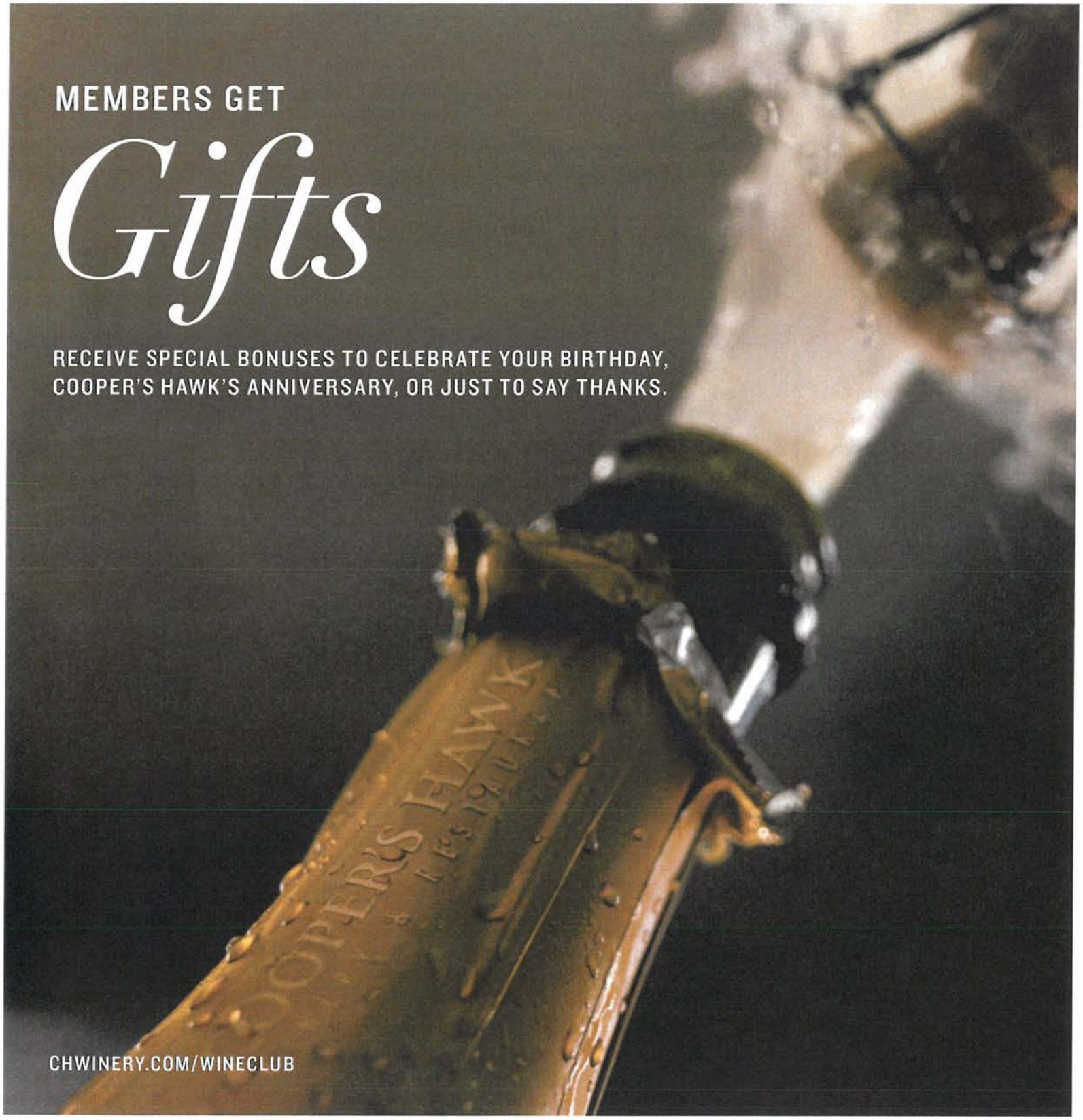
EPIC DOMESTIC AND INTERNATIONAL TRIPS TO THE GREATEST WINE REGIONS.

CHWINERY.COM/WINECLUB

MEMBERS GET

Invited

ENJOY AMAZING EVENINGS OF FOOD AND WINE FEATURING PERSONAL ACCESS TO CELEBRITY CHEFS, SOMMELIERS, AND OUTSTANDING COOKING DEMONSTRATIONS.


MEMBERS GET
Gifts
RECEIVE SPECIAL BONUSES TO CELEBRATE YOUR BIRTHDAY,
COOPER'S HAWK'S ANNIVERSARY, OR JUST TO SAY THANKS.
COOPER'S HAWK
CHWINERY.COM/WINECLUB

MEMBERS GET
Value
MEMBER PRICING ON WINE, SELECT RETAIL, CATERING, AND CARRYOUT.

Members Get It All

ACCESS

EXCLUSIVE WINES

Wine Club Membership brings with it extraordinary access inside the Cooper's Hawk experience—starting with receiving monthly wine that is not available to the general public. Our Wine Club wines are created by our winemaker expressly with our Members' tastes and sense of adventure in mind. Instead of selling these featured wines of the month in our tasting rooms, we reserve them for the enjoyment of our Wine Club Members.

INSIDER TASTING NOTES & RECIPES

Every month, we send Members our tasting notes and information-packed newsletter, where we give Members an insider's look into our latest news, our favorite wines, and educational features about better living with great wine. We also include special recipes from our Chef so that our Members can create the Cooper's Hawk experience at home.

INTERNATIONAL WINE COUNTRY EXPERIENCES

We have partnered with 6 premium wine destinations, offering our Wine Club Members exclusive access to experience Napa, Sonoma, and France like no other. Enjoy access to additional benefits at select Boisset wineries, worldwide.

Included in your Membership:

Buena Vista Winery, Sonoma, CA
Winery Tour and Tasting. Plus, a Pass to Buena Vista's Historical Museum & Access to Blending Experience and Bubble Lounge (based on availability).

De Loach Vineyards, Santa Rosa, CA
Winery Tour and Tasting on the De Loach Estate.

Raymond Vineyards, St. Helena, CA
Winery Tour and Tasting & Access to Experience the Corridor of Senses.

L'Imaginarium, Nuits-Saint-Georges, Burgundy, France
Complimentary admission, access to explore on self-guided tour, and complimentary wine tasting for four.

Bouchard Aîné & Fils, Côte de Beaune, Burgundy, France
Complimentary guided tour and complimentary wine tasting for four.

Bonpas, Rhône Valley, France
Complimentary admission, self-guided estate/grounds tour, and complimentary wine tasting for four.

To book your experience, call our Member Concierge at *708.215.5674*.

INVITED

FRIENDS OF COOPER'S HAWK EVENTS

Experience our Friends of Cooper's Hawk events. These dinners, book signings, wine tastings, and chef presentations are an opportunity to interact with celebrity chefs and sommeliers. These special evenings provide a warm, intimate, and memorable way to expand your knowledge of both food and wine.

WINE CLUB DINNERS

At every one of our locations, our Wine Club Members are invited to our monthly Wine Club Dinners. These extraordinary, multiple-course meals are always themed around a wine, cheese, recipe, or cultural experience. Paired with wines, each exclusive course is crafted by our chefs specifically for this Members-only event.

MONTHLY TASTINGS

Included in the 2-bottle Membership is a monthly tasting experience for two in our tasting room (a $14 value).

WINEMAKER'S BARREL RESERVE FUTURES

Our Winemaker's Barrel Reserve is a special Bordeaux-style blend served directly from the barrel in our restaurants. Once a year, we offer Members the opportunity to reserve bottles of the limited release in advance.

Member Pricing can lead to savings up to $120 off each case purchased in advance.

REWARDS

EARN $25 LOYALTY REWARDS

Our Loyalty Rewards program offers Members a reward point for each dollar spent. After 350 points are accrued, our Members receive a $25 bonus that is automatically added to their account. Members can use reward bonuses to enjoy in our restaurants.

Members Get It All

ADVENTURE

DOMESTIC & INTERNATIONAL WINE ADVENTURES

Every year, our Founder Tim McEnery and our Executive Chef Matt McMillin plan epic trips to some of the world's greatest wine regions, and the itineraries are crafted specifically with our adventure-loving Members in mind. Take time away to live the wine country lifestyle with other members of our Cooper's Hawk family. Expand your horizons, explore the world of wine and global cuisine, and create memories and friendships that will last a lifetime.

GIFTS

JULY MEMBER THANK YOU REWARD

Every July, Members receive a 'Thank You' gift. Just Because. Our Members are the ones who let us do what we love to do every day—we take special care to thank them for their support.

OCTOBER ANNIVERSARY GIFTS

We celebrate by giving our Members a memorable experience at an exceptional value. Some examples of past Member gifts include a cookbook or a favorite wine accessory. This annual gift is our way of saying Thank You!

HAPPY BIRTHDAY!

Members get more, but in this case, their wine-drinking buddy will enjoy the benefits of Membership as well. Whoever you designate—your spouse, a sibling, a friend, or your Mom—can come celebrate their milestone at Cooper's Hawk, as they also receive the $15 Reward on their special day as the second Member on your account.

VALUE PRICING

MEMBER PRICING

10% off all 1-5 wine bottle purchases
15% off 6-11 bottles
20% off of 12+ bottles

RETAIL BENEFITS

10% off the featured retail item of the month.

CARRYOUT BENEFITS

10% off all carryout food purchases from our restaurants.

CATERING BENEFITS

10% off catering orders. Let us do the hard work while you celebrate.

In addition to Member Pricing, all above purchases earn points towards rewards.

Members Get More

FLEXIBLE & CUSTOMIZABLE. MAKE YOUR MEMBERSHIP WORK FOR YOU.

GUEST SERVICES/CONCIERGE ACCESS

If you ever have questions or need help with your Membership, you can simply go online or our Guest Membership Concierge Team is just a phone call away: *708.215.5674*.

A CUSTOMIZABLE MEMBERSHIP

We have 1- or 2-bottle-per-month programs. Our Members can switch back and forth from one program to another with ease.

We also have four options to which our Members can subscribe. Sign up for the Club that makes the most sense for you.

RED WINE CLUB

WHITE WINE CLUB

VARIETY WINE CLUB
(Red or white alternates every other month.)

SWEET WINE CLUB

CHOOSE THE WINE YOU'LL LOVE

When you pick up your Wine of the Month, you are welcome to try a taste before you take it with you. If it's not to your liking, we encourage you to sample another wine and swap our Wine of the Month for a new favorite.

COME AND GO AS YOU PLEASE

You may cancel your Membership at any time—there are no long-term commitments. Change your mind again? No problem. There is no fee to re-up your Membership following a cancellation.

Just want to put your Membership on hold for a short while? You can do that too. Whether you're planning an extended vacation or experiencing a temporary change in lifestyle, we are always happy to hold your Membership for you. Just let us know when you would like to get started again!

PICK UPS AT YOUR CONVENIENCE

Life gets hectic. If you don't have time to stop by Cooper's Hawk and pick up your wine, no worries. When it's convenient for you to visit us, your wine will be waiting for you.

YOU CAN SIGN UP NOW OR GIFT IT TODAY!

Wine Club Member benefits are activated immediately; 3-, 6- or 12-month Gift Memberships are available.

Wine Club Membership Prices

MONTHLY PICK UP	1 BOTTLE	2 BOTTLE
Variety	19.99	37.99
Red	19.99	37.99
White	19.99	37.99
Sweet	17.99	33.99
QUARTERLY SHIP PRICE	82.99	145.99

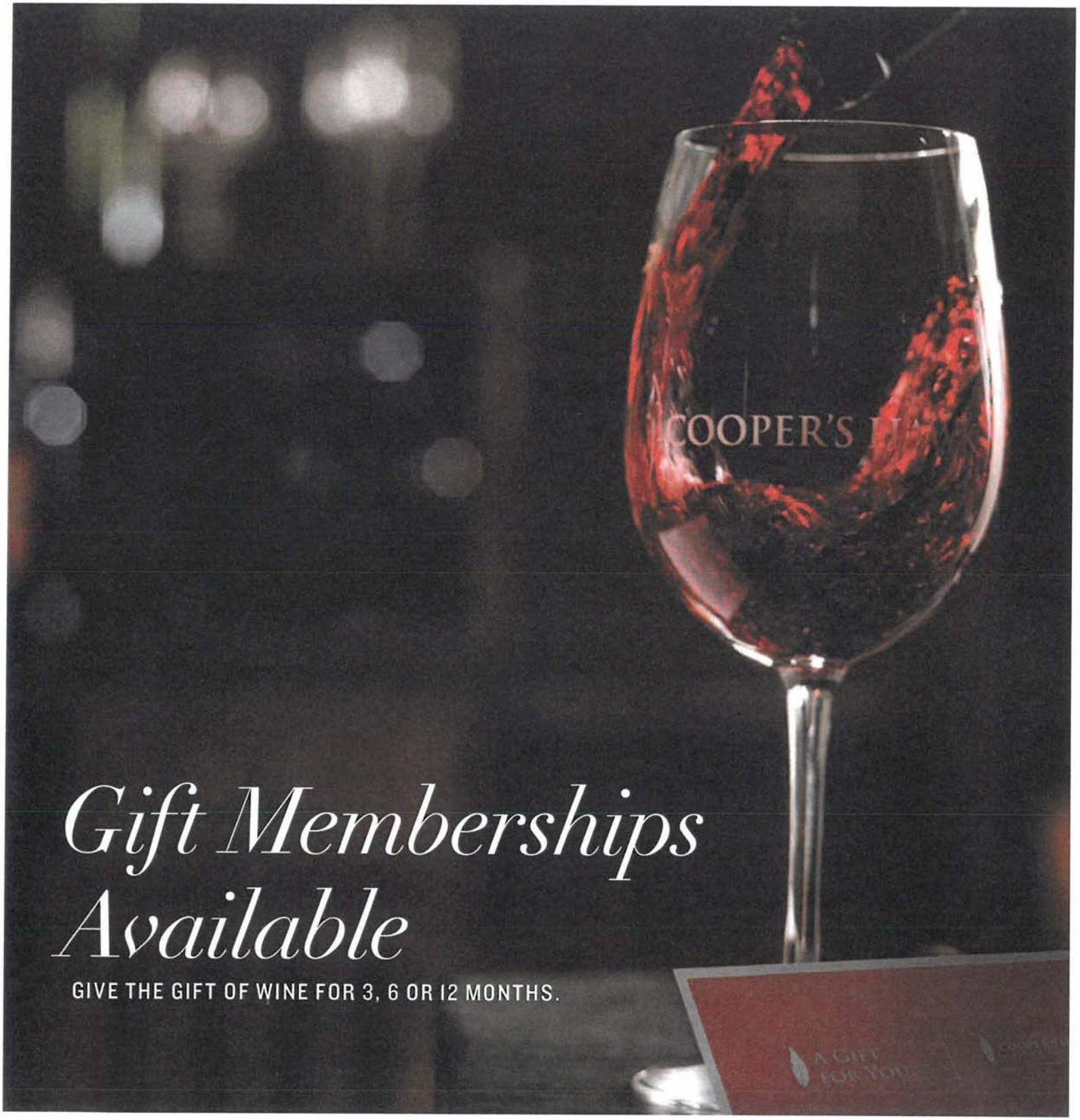
Ships March, June, September, December

GIFT MEMBERSHIPS

3-MONTH		
Pick up Variety, Red, or White	59.99	113.99
Pick up Sweet	53.99	101.99
Ship Price	82.99	145.99

6-MONTH		
Pick up Variety, Red, or White	119.99	227.99
Pick up Sweet	107.99	203.99
Ship Price	165.99	291.99

12-MONTH		
Pick up Variety, Red, or White	239.99	455.99
Pick up Sweet	215.99	407.99
Ship Price	331.99	583.99



Gift Memberships Available

GIVE THE GIFT OF WINE FOR 3, 6 OR 12 MONTHS.

C H

YOU'VE GOT GREAT TASTE.

Join the Club.

CHWINERY.COM/WINECLUB

Agenda Item Executive Summary

Item Name	Discussion of changes to the Village of Bartlett group health insurance plans.	Committee or Board	Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Village Board requested additional time and an opportunity to review and discuss the employee group health insurance plan and costs.

The attached documents provide further details and information regarding recommendations for changes to the group health insurance plans, and how those changes will affect the overall costs.

ATTACHMENTS (PLEASE LIST)

Memo

ACTION REQUESTED

- ✓ For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff:	Janelle Terrance, Human Resources Director	Date:	09/25/2018

Memorandum

To: Paula Schumacher, Village Administrator

From: Janelle Terrance, Human Resources Director

Date: September 24, 2018

Re: Village Health Insurance Changes

The attached documents include information on the proposed changes to the group health insurance plans as discussed at the previous Committee of the Whole Meeting. Included in these attachments are two charts that indicate the rates for each proposed plan, along with the rates that we are currently paying. The rates are broken out into three sections; total monthly premiums, total cost to the employee per month and total cost to the Village per month for each plan. Two of the attachments are Benefit/Cost Comparisons of the Group Health Programs for both the HMO and the PPO plans.

CURRENT PLANS WITH NO CHANGES

The Village was presented with an overall increase of 3.04% for this year's renewal for its health insurance plans through Blue Cross Blue Shield. The attached charts show what our respective rates would be if we were to keep the plans with no changes.

CHANGES TO THE HMO PLAN

We presented a change in the HMO Plan from the HMO Illinois Network to the HMO Blue Advantage Network, resulting in a decrease in HMO premiums. This change to a smaller network within Blue Cross Blue Shield reduces the premium costs by over 8.5%, and would provide for an overall savings in HMO Plan premium costs of $84,484.51 per year, based on current enrollment figures.

CHANGES TO THE PPO PLAN(S)

We presented a recommendation for offering two PPO Plan options. One option, will be a Hybrid PPO Option, Blue Choice, providing overall lower costs to the Village and the employees. The other option, Blue Print PPO, is a large network that will closely mirror our current plan with the same network. Employees that select this plan will be required to make up the difference between the premium cost for this plan and the cost of the premium paid by the Village for the Blue Choice Plan. Approximately 20%

of our employees on the PPO Plan would potentially be affected by the smaller network.

Offering the two PPO Plans would result in a little over 11% savings overall, equating to $235,376.32 for the PPO plans; based on current enrollment figures. By requiring the employees to pay the full difference between the two plans, the Village secures a higher level of savings.

PRESCRIPTIONS

By changing from the current plans to the Blue Cross Blue Shield standard plans we would automatically change from a three-tier to a six-tier prescription drug co-pay plan. Prescription drug co-pay costs have been above benchmarks and this will allow for a more managed approach to cutting those costs, which in turn will affect future premium rate increases.

TOTAL COST SAVINGS OVER LAST YEAR

Under current enrollments, the annual cost to the Village for employee health insurance is $3,166,083. Utilizing the new plan structure, will result in an overall cost reduction of approximately $319,860, which equates to roughly 9%.

As previously discussed, the Village will continue to evaluate and make changes to the plans in the upcoming years, which may include further plan design changes relative to out of pocket expenses, removing spouses that have coverage through their employers, evaluating a retiree "carve out" plan, and consideration of requiring new employees to enroll in HMO Plan coverage for the first year of employment (currently researching the ability to do this).

GROUP HEALTH PROGRAMS
RATES PER PROPOSED PLAN

	Current HMO HMO Illinois (CURRENT YEAR)	Current HMO HMO Illinois (NO CHANGES)	Blue Advantage HMO Smaller Network
TOTAL MONTHLY PREMIUMS			
Employee	$777.39	$801.04	$732.36
Employee & Spouse	$1,589.88	$1,638.24	$1,497.78
Employee & Children	$1,525.72	$1,572.13	$1,437.33
Family	$2,360.56	$2,432.36	$2,223.81
TOTAL COST TO EMPLOYEE PER MONTH			
Employee	$77.74	$80.10	$73.24
Employee & Spouse	$158.99	$163.82	$149.78
Employee & Children	$152.57	$157.21	$143.73
Family	$236.06	$243.24	$222.38
TOTAL COST TO VILLAGE PER MONTH			
Employee	$699.65	$720.94	$659.12
Employee & Spouse	$1,430.89	$1,474.42	$1,348.00
Employee & Children	$1,373.15	$1,414.92	$1,293.60
Family	$2,124.50	$2,189.12	$2,001.43

Group Health Programs
Benefit / Cost Comparisons

Village of Bartlett
January 1, 2019

Insurance Company: **Blue Cross HMO Plans**

Plan of Benefits:	**Current HMO** *HMO Illinios*	**MIBAH 102** *Blue Advantage HMO*	
Deductible:			
In-Network: (Individual/Family)	$0	$0	
Out-of-Network: (Individual/Family)	Not Covered	Not Covered	
Payment % (In/Out Network) :	100% / NC	100% / NC	
Maximum Out-of-Pocket: (Inc. Ded)			
In-Network: (Individual/Family)	$1,500 / $3,000	$1,500 / $3,000	
Out-of-Network: (Individual/Family)	Not Covered	Not Covered	
Rx copay out of pocket max	$1,000/$2,000	none	
OV In-Network Copay: PCP/Spec	$20 / $40	$30 / $50	
Urgent Care	$40 copay	$50 copay	
In-Patient Admission:	100% / NC	100% / NC	
Out-Patient Surgery:	100% / NC	100% / NC	
Diagnostic tests	100% / NC	100% / NC	
Imaging (CT/PET/MRI)	100% / NC	100% / NC	
Preventive Care:	100%	100%	
Emergency Room Copay:	$150 copay Copay waived if admitted	$250 copay Copay waived if admitted	
Prescription Drugs:			
- Generic Preferred	$10 copay	$0 copay	
- Generic Non-Preferred	$10 copay	$10 copay	
- Brand Preferred	$25 copay	$50 copay	
- Brand Non-Preferred	$25 copay	$100 copay	
- Specialty Drugs	$40 copay	$150 copay	
- Super Specialty Drugs	$40 copay	$250 copay	
Proposed Rates:	renewal rates		
Employee	$801.04	$732.36	
Employee & Spouse	$1,638.24	$1,497.78	
Employee & Child(ren)	$1,572.13	$1,437.33	
Family	$2,432.36	$2,223.81	

GROUP HEALTH PROGRAMS
RATES PER PROPOSED PLAN

	Blue Print PPO Large PPO Network (CURRENT YEAR)	Blue Print PPO Large PPO Network (NO CHANGES)	Blue Print PPO Large PPO Network	Blue Choice Options Small/Large PPO Network
TOTAL MONTHLY PREMIUMS				
Employee	$974.26	$1,003.89	$960.41	$890.78
Employee & Spouse	$2,132.67	$2,197.54	$1,964.20	$1,821.79
Employee & Children	$2,046.62	$2,108.87	$1,884.93	$1,840.29
Family	$3,166.47	$3,262.78	$2,916.33	$2,704.88
TOTAL COST TO EMPLOYEE PER MONTH				
Employee	$146.14	$150.58	$144.06	$133.62
Employee & Spouse	$319.90	$329.63	$294.63	$273.27
Employee & Children	$306.99	$316.33	$282.74	$276.04
Family	$474.97	$489.42	$437.45	$405.73
TOTAL COST TO VILLAGE PER MONTH				
Employee	$828.12	$853.31	$816.35	$757.16
Employee & Spouse	$1,812.77	$1,867.91	$1,669.57	$1,548.52
Employee & Children	$1,739.63	$1,792.54	$1,602.19	$1,564.25
Family	$2,691.50	$2,773.36	$2,478.88	$2,299.15

Group Health Programs
Benefit / Cost Comparisons

Village of Bartlett
January 1, 2019

Insurance Company: **Blue Cross PPO Plans**

Plan of Benefits:	**Current PPO** ***Blue Print PPO*** ***Large PPO Network***	**MIBPP101** ***Blue Print PPO*** ***Large PPO Network***	**MIBCO101** ***Blue Choice Options*** ***Small - Large PPO Network***
Deductible:			
In-Network: (Individual/Family)	$250/$750	$250/$750	$500/$1,500 - $1,500/$4,500
Out-of-Network: (Individual/Family)	$300 ded non-network hosp	$500/$1,500	$3,000/$9,000
Payment % (In/Out Network) :	90% / 70%	80% / 60%	100% - 70% - 50%
Maximum Out-of-Pocket: (Inc. Ded)			
In-Network: (Individual/Family)	$1,250/$3,750	$1,250/$3,750	$500/$1,500 - $3,000/$9,000
Out-of-Network: (Individual/Family)	$3,250/$9,750	$2,500/$7,500	$6,000/$24,000
Rx copay out of pocket max	$1,000/$3,000	none	none
OV In-Network Copay: PCP/ Spec	$20 / $40	$20 / $40	$20/$40 - $50/$100
Urgent Care	90% after deductible	80% after deductible	$75 copay
In-Patient Admission:	90% after deductible	80% after deductible	$250-$500-$600 + ded & coins
Out-Patient Surgery:	90% after deductible	80% after deductible	$200-$400-$500 + ded & coins
Diagnostic tests	90% after deductible	$20 / $40	$20/$40 - $50/$100
Imaging (CT/PET/MRI)	90% after deductible	80% after deductible	100% - 70% - 50% after ded
Preventive Care:	100%	100%	100%
Emergency Room Copay:	$150 copay Copay waived if admitted	$150 copay Copay waived if admitted	$400 copay Copay waived if admitted
Prescription Drugs:			
- Generic Preferred	$10 copay	$0/$10 copay	$0/$10 copay
- Generic Non-Preferred	$10 copay	$10/$20 copay	$10/$20 copay
- Brand Preferred	$30 copay	$35/$55 copay	$35/$55 copay
- Brand Non-Preferred	$30 copay	$75/$95 copay	$75/$95 copay
- Specialty Drugs	$50 copay	$150/$150 copay	$150/$150 copay
- Super Specialty Drugs	$50 copay	$250/$250 copay	$250/$250 copay
Proposed Rates:	**Renewal rates**		
Employee	$1,003.89	$960.41	$890.78
Employee & Spouse	$2,197.54	$1,964.20	$1,821.79
Employee & Child(ren)	$2,108.87	$1,884.93	$1,840.29
Family	$3,262.78	$2,916.33	$2,704.88

Agenda Item Executive Summary

Item Name	Bartlett Plaza BEDA Application	Committee or Board	Committee

BUDGET IMPACT			
Amount:	$50,000	*Budgeted*	Yes
List what fund	Economic Incentives		

EXECUTIVE SUMMARY

Manny Rafidia is a shopping center owner who typically purchases and improves distressed properties and those with high vacancy rates. He currently has Bartlett Plaza under contract and has plans to renovate the center including its façade, roof, parking area and to correct Code-related issues in the former grocery store space.

In his BEDA application, Mr. Rafidia has submitted a budget of $2 million worth of improvements that he would make to upgrade the center and has requested a $250,000 incentive. Staff has explained that the limit on BEDA grants is $50,000 due to limited funding and multiple applicants.

Mr. Rafidia appeared before the Economic Development Commission at its September 10th meeting, at which time the EDC recommended in favor of issuing a $50,000 BEDA grant to Mr. Rafidia provided that he close on Bartlett Plaza and complete the $2 million worth of improvements as submitted.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Mr. Rafidia's BEDA application including cost estimates for improving Bartlett Plaza and a rendering of a façade improvement, sales contract between Mr. Rafidia and owners of Bartlett Plaza, Demographics reports based on radius and drive time around Bartlett Plaza, minutes from the September 10, 2018 Economic Development Commission meeting

ACTION REQUESTED

- ☑ To review the Petitioner's request and forward to the Village Board for a final vote.
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion

Staff:	Tony Fradin, E.D. Coordinator	Date:	September 24, 2018

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: September 24, 2018

TO: Paula Schumacher, Village Administrator

FROM: Tony Fradin, Economic Development Coordinator TF

RE: Bartlett Plaza BEDA Application

APPLICANT: Manny Rafidia

BACKGROUND: Bartlett Plaza has been on the market for several years and, although several potential purchasers have pursued the property, it has not transacted and remains available for purchase.

Due to multiple factors, the former Bartlett Fresh Market space has remained vacant since fall of 2010, being the longest-term vacancy in the Village. The 31,860 SF space requires numerous improvements to bring it up to current Code and available for reoccupancy.

Furthermore, other aspects of the overall shopping center have suffered from deferred maintenance and should be remodeled or redeveloped in an effort to attract new businesses to the center and downtown Bartlett in general.

Economic Development staff has helped market the space and has worked with several commercial brokers over the years in an effort to attract tenants to Bartlett Plaza and to attract a buyer to the center who shares a common vision with the Village to improve it and make it more viable, increasing its value, occupancy and creating additional shopping and dining opportunities as well as increased employment for area residents.

One factor that has contributed to causing the former grocery space as well as others in Bartlett Plaza to remain unoccupied for long durations of time is due to the lack of updates to the building.

MANNY RAFIDIA:

Through his holding company, R. Group Properties & Management, Manny Rafidia has purchased and improved eighteen shopping centers throughout Illinois, Ohio and Arizona.

Several local centers include Prospect Crossing shopping center in Prospect Heights, Century Plaza Center in Palatine, Cross Creek Commons in Roselle, Montgomery Plaza in Montgomery and Lake Street Commons and Lake Street Plaza in Addison.

In one of his latest acquisitions, Mr. Rafidia purchased Prospect Crossing at only 30% occupancy and brought it up to 100% within a few years.

Mr. Rafidia often fills the vacant spaces in the shopping centers that he purchases with his own businesses including restaurants and other retail uses, rapidly increasing the occupancy rates.

As of this writing, 36,660 out of the total 86,094 SF in Bartlett Plaza are vacant, thus it continues with a high vacancy rate of 42.6%. The Village's overall retail/commercial vacancy rate has declined from 17.7% to 7.1% over the past two years. This acquisition would help further this positive trend within the Village.

The long-time owners of Bartlett Plaza, the Gorskis, have entered into a sales contract with Mr. Rafidia via their broker, Nick Peters of CBRE. Staff has met with Mr. Rafidia on numerous occasions in an effort to discuss potential incentives, assist in his purchase and to encourage redevelopment of Bartlett Plaza since late last year before the BEDA program was made available.

Once it was made known that this program is available, Mr. Rafidia continued negotiations for Bartlett Plaza, resulting in the attached sales contract.

Furthermore, Mr. Rafidia provided renderings of the planned façade renovation for Bartlett Plaza as well as the project scope with estimated costs detailing $2 million worth of improvements anticipated in the improvement of the center.

The amount requested on the application is $250,000; however, Staff has informed Mr. Rafidia that the maximum amount available via the BEDA program is $50,000.

RECOMMENDATION:

Several aspects of the Village's Strategic Plan and the EDC's 2016-2020 Marketing Plan reference attracting business and investment into the Downtown and throughout the Village. Three of the items in the Strategic Plan include:

- ✓ Develop a business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett.
- ✓ Work to improve retail business profile in the Village.
- ✓ Revisit, refine and execute the Village's overall economic development incentives.

With the former Bartlett Fresh Market space having remained vacant for eight years as of this coming November, it has proven a challenging space to attract an occupant considering the improvements that must be made to it.

The BEDA program was enacted to provide financial incentives to attract tenants to such challenging vacant spaces while enhancing the Village's sales tax revenues and increasing employment opportunities. It allows the Village to facilitate development and redevelopment deemed in its best interest by providing partial financing for economic development projects.

Thus, staff is recommending a maximum BEDA grant amount of **$50,000** to Manny Rafidia, subject to documentation of closing on the property and subsequent $2 million worth of expenditures including improvements to the roof, façade, parking lot, lighting, landscaping, HVAC, sidewalk replacements, a new sign and the build-out of the former grocery space into a space that meets current Village Code and contains at least one sales tax producing business.

A $50,000 grant amounts to 2.5% of the project cost for upgrading Bartlett Plaza.

SEPTEMBER 10TH EDC:

Mr. Rafidia appeared before the Economic Development Commission at its September 10th meeting.

Through the course of the EDC's questioning, some of the details that emerged are:

- Mr. Rafidia intends to purchase Bartlett Plaza with cash and plans to obtain a loan from Midland State Bank to complete the $2 million worth of renovations.
- He plans to renovate Bartlett Plaza prior to obtaining tenants in an effort to attract new businesses to the center. Mr. Rafidia often opens his own businesses in vacant spaces in unleased spaces.
- He has worked on twenty-four (24) properties since the early nineties and currently holds eighteen (18).
- Mr. Rafidia intends to apply for an additional $50,000 BEDA grant next year as he redevelops Bartlett Plaza should the program be continued.
- He has thoughts of possibly building an additional 20,000 square foot building as an outlot to create additional commercial space after renovating the existing buildings.

Following their discussion and consideration of the application, the EDC recommended in favor of awarding Mr. Rafidia the maximum $50,000 BEDA grant to facilitate in the redevelopment of Bartlett Plaza provided that he purchases the shopping center and completes the improvements as detailed in his application.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Manny Rafidia

Applicant(s) Address: PO Box 315, Itasca, IL 60143

E-Mail Address: tscrmadison@gmail.com

Primary Contact for Project: Manny Rafidia

Cell Phone Number and/or Home Number: 847-921-9200

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

Number of Years in Business: 35+ Number of Years in Bartlett: New

Contact Name and Information for Applicant's Agent or Architect (if any):
Shawn Purnell / #847-989-2772 / stp.architecture@gmail.com

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

Property Information:

Project Property Location/Address: 114-399 Bartlett Plaza

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

Other ____ (explain)

Number of Businesses on Site: 22

Names of Other Businesses on Site: See attached

Size of Building (dimensions or total square feet) 86,094 SF

Stories in building: 1 Parking spaces on property: 519

Last Real Estate Taxes Paid: 2017 (2nd 1/2)

Property Tax Index Number(s) (PIN): 06-35-317-042-0000 & 06-35-317-047-0000

County: Cook X DuPage ____ Kane ____

Project Information:

Total Anticipated Project Cost: $ 2,000,000.00

Amount Requested from Village: $ 250,000.00

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

See attached scope of work

If approved, estimated project completion date: 3rd Quarter 2019

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

Application Statement (Read and Sign Below)

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

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

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

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

I also understand that if selected for this program, the Village will establish a maximum grant award for the project and this may be at a lower amount than requested or less than half of the anticipated cost of the project. I further understand that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at 50% of the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

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

Applicant Signature

AUGUST 9, 2018
Date

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

114-399 Bartlett Plaza
Bartlett, IL 60103

Names of Occupied Businesses on Site:

- Pasta Mia – 4,125 SF
- Subway – 1,300 SF
- Midwest Physical Therapy – 2,600 SF
- Dollar Works – 2,600 SF
- Kumon Math & Reading – 1,300 SF
- Ziegler's Ace Hardware – 10,201 SF
- Edward Jones – 1,220 SF
- Planet Window & Siding – 1,200 SF
- Golden Bowl – 1,200 SF
- Boutique Necessities – 1,200 SF
- Eden Nails – 1,200 SF
- Steve Davenport – Yeah – 1,200 SF
- State Farm Insurance – 1,170 SF
- Dr. Camerer Chiropractor – 1,200 SF
- US Postal Service – 1,200 SF
- Lorena's Hair Salon – 1,200 SF
- Albert Mategrano, DDS – 1,200 SF
- Sanuka Medical – 1,200 SF
- Kripa Montessori School – 5,782 SF
- Lisa's School of Dance – 2,792 SF
- Dr. Raj Patel – 2,500 SF
- ProConsult – 650 SF

114-399 Bartlett Plaza
Bartlett, IL 60103

Project Information:

Project Scope:

- Roof – reapply approximately 40,000 square feet of roofing
- Roof – Remove upper slanted roof, apply EIFS system finish to upper portion
- Façade – Remove all brick under windows and columns and replace with stone
- Parking Lot – Asphalt, seal & stripe entire parking lot
- Lighting – Install new parking lot lighting system
- Landscape – New landscaping throughout entire center
- Rehab – Rehab the former grocery space, 32,000 square feet
- HVAC – Remove & replace (15) HVAC rooftop units
- Sidewalk – Replace approximately 10,000 square feet of sidewalk for ADA compliance
- Marquee Sign – Remove existing & install a new Marquee Shopping Center sign

114-399 Bartlett Plaza
Bartlett, IL 60103

Project Information:

Project Scope with Estimated Project Cost:

Roof – reapply approximately 40,000 square feet of roofing Roof – Remove upper slanted roof, apply EIFS system finish to upper portion	400,000
Façade – Remove all brick under windows and columns and replace with stone	350,000
Parking Lot – Grind and remove 2" of old asphalt and reapply with 2-1/2" new asphalt, prime, seal & stripe entire parking lot approximately 600 parking spaces; alley area to be repaired, prime and sealed	400,000
Lighting – Install new LED cost effective parking lot lighting system	100,000
Landscape – New landscaping throughout entire center, full landscaping plan to follow	100,000
Rehab – Rehab the former grocery space, 32,000 square feet, as needed	300,000
HVAC – Remove & replace (15) 10 ton HVAC rooftop units	150,000
Sidewalk – Replace approximately 10,000 square feet of sidewalk for ADA compliance	100,000
Marquee Sign – Remove existing & install a new Marquee Shopping Center sign	100,000
Total Estimated Project Cost:	2,000,000

MAINSTREET ORGANIZATION OF REALTORS®

COMMERCIAL SALES CONTRACT

WHEN EXECUTED BY ALL PARTIES THIS WILL BECOME A LEGALLY BINDING AND ENFORCEABLE CONTRACT

If Dual Agency applies, complete Paragraph #28.

FROM: (Buyer) MMAJ, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
Name

TO: (Seller) BARTLETT PLAZA PROPERTIES, LLC DATE: 7/18/2018 8-2-18

OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:
114-[illegible] BARTLETT PLAZA, BARTLETT, IL 60103
Street City County State Zip

legally described on Exhibit A, if any, lot size approximately 9.79 ACRES OF LAND WITH APPROX. 68,094 SF OF BUILDING, permanent Index No.: 06-36-217-042-0000 AND 06-36-217-047-0000, together with improvements thereon.

INCLUSIONS: The following shall be included: fixtures, equipment, appliances, security systems (owned) and personal property, if any, located on the Real Estate of the date hereof, for which a bill of sale will be given: screens, storm windows and doors; shades, window blinds; radiator covers; heating, central cooling, ventilating, lighting and plumbing fixtures; attached mirrors, shelving, interior shutters, cabinets and awnings; planted vegetation; smoke detectors; as well as the following specific items: ALL ITEMS AS IS.

EXCLUSIONS: The following shall be excluded; all tenant owned personal property, tenant owned trade fixtures, and: _____

Any personal property not specifically included shall be deemed excluded. A system or item shall be deemed to be in operating condition if it performs the function for which it is intended, regardless of age, and does not constitute a threat to health or safety.

1. PURCHASE PRICE: Purchase Price of [redacted] shall be paid as follows: Initial earnest money of $ [redacted] by ☑ check, ☐ cash OR ☐ note due on _____, 20____, to be increased to a total of $ N/A by _____, 20____. The earnest money and the original of this Contract shall be held by the Listing Company, as "Escrowee", in trust for the mutual benefit of the Parties. The balance of the Purchase Price, as adjusted by prorations, shall be paid at Closing by wire transfer of funds, or by certified, cashier's, mortgage lender's or title company's check (provided that the title company's check is guaranteed by a licensed title insurance company).

2. CLOSING: Provided title conforms with this contract or has been accepted by Buyer, closing or escrow payout shall be on 30 days after the satisfaction or expiration of the Due Diligence Period, by conveyance by stamped recordable warranty deed (or other appropriate deed if title is in trust or in an estate) and payment of purchase price. Title shall be conveyed at the time required by this contract subject only to: general Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies; the mortgage or trust deed, if any, as described in Paragraph 2 above; acts done or suffered by or through the Buyer. However, Special Assessments, if any, for improvements not yet completed shall be paid by Seller at closing. This sale shall be closed at office of title insurance company or Seller's attorney's office as agreed or in escrow with the title company issuing the title commitment by deed and money escrow fee to be divided between Seller and Buyer. Seller and/or Buyer will pay their respective brokers' commissions as provided in their respective representation agreements or contracts and shall provide waiver of Brokers' liens at closing.

3. FINANCING: This contract is contingent upon the ability of Buyer to secure within 90 days of the Date of Acceptance, a firm written commitment for a loan evidenced by a note to be secured by a mortgage or trust deed on the Real Estate.

Seller and Buyer shall execute all documents and provide all information so that Buyer's lender can issue its commitment and close the transaction. If Buyer makes a good faith effort but is unable to obtain a commitment for the mortgage loan contemplated herein, Buyer shall so notify Seller in writing within the time specified in this Paragraph. IF SELLER IS NOT SO NOTIFIED WITHIN SUCH TIME PERIOD, BUYER SHALL FOR ALL PURPOSES BE DEEMED TO HAVE SECURED SUCH COMMITMENT OR TO HAVE AGREED TO PURCHASE THE REAL ESTATE WITHOUT MORTGAGE FINANCING OR BASED UPON THE MORTGAGE COMMITMENT ACTUALLY OBTAINED. If Seller is so notified, Seller may, at Seller's option, within 10 business days after Seller's receipt of said notice, elect to accept purchase money

financing or to secure a mortgage commitment on behalf of Buyer upon substantially the same terms for the mortgage loan contemplated herein with such other material terms and conditions for comparable loans. If Seller is so notified, Buyer agrees to furnish to Seller all requested credit and financial information and to sign customary papers relating to the application for securing of a mortgage commitment. If Seller is thereafter unable or unwilling to secure such commitment or to accept purchase money financing as herein provided, this contract shall be null and void, and Buyer and Seller shall execute all necessary documents to refund earnest money to Buyer.

4. PRORATIONS: Proratable items shall include, without limitation, Real Estate taxes based on 105 % of most recent ascertainable taxes; assignable insurance policies, if requested by Buyer; rents and/or security deposits, if any; Special Service Area tax for the year of closing only; Condominium Association fees, if any; water taxes and other proratable items including flood hazard insurance shall be prorated to date of possession. Parties, hereto agree to re-prorate all unbilled Real Estate tax bills through the date of closing.

5. POSSESSION: Possession shall be delivered at closing subject to existing leases and tenancies, unless otherwise agreed in writing.

6. ATTORNEY MODIFICATION: The respective attorneys for the Parties may approve, disapprove, or make modifications to this Contract, other than stated Purchase Price, within ten (10) Business Days after the Date of Acceptance. Disapproval or modification of this Contract shall not be based solely upon stated Purchase Price. Any notice of disapproval or proposed modification(s) by any Party shall be in writing. If written notice is not served within the time specified, this provision shall be deemed waived by the Parties and this Contract shall remain in full force and effect. If prior to the expiration of ten (10) Business Days after Date of Acceptance, written agreement is not reached by the Parties with respect to resolution of proposed modifications, then this Contract shall be null and void, and all earnest money shall be returned to Buyer.

7. INSPECTION/ENVIRONMENTAL SITE ASSESSMENT: This contract is contingent upon approval by Buyer of the condition of the Real Estate as evidenced by an inspection/environmental site assessment conducted at Buyer's expense and by contractor(s) selected by Buyer, within 10 business days after Seller's acceptance of this contract. Buyer shall indemnify Seller from and against any loss or damage to the Real Estate caused by the acts or negligence of Buyer or the person performing such inspection. If written notice of Buyer's disapproval is not served within the time specified, this provision shall be deemed waived by the Buyer and this Contract shall remain in full force and effect.

8. DISCLOSURE: Within ~~five (5)~~ days after date of acceptance Seller shall provide to the Buyer all information relevant to the condition, use and operation of the Real Estate available to Seller including but not limited to: schedule of operating expenses, existing surveys and title policies. Seller shall prepare, and deliver to Buyer, all documentation for the Real Estate as may be required by applicable disclosure laws in the jurisdiction the property is located. Seller shall also cooperate with Buyer to secure whatever environmental site assessment Buyer or Buyer's lender deems necessary or appropriate.

9. SELLER REPRESENTATION: Seller represents that Seller has not received written notice from any Governmental body or Homeowner Association regarding (a) zoning, building, fire or health code violations that have not been corrected; (b) any pending rezoning; (c) any pending condemnation or eminent domain proceeding; or (d) a proposed or confirmed special assessment and/or Special Service Area affecting the Real Estate. Seller represents, however, that, in the case of a special assessment and/or Special Service Area, the following applies:

1. There *(check one)* is ☐ is not ☑ a proposed or pending unconfirmed special assessment affecting the Real Estate and payable by Seller after date of Closing.
2. The Real Estate *(check one)* is ☐ is not ☑ located within a Special Service Area, payments for which will not be the obligation of Seller after date of Closing.

If any of the representations contained herein regarding non-Homeowner Association special assessment or Special Service Area are not acceptable to Buyer, Buyer shall have the option to declare this Contract null and void. If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the term specified in Paragraph 7 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect. Seller further represents that Seller has no knowledge of boundary line disputes, easements or claims of easement not shown by the public records or any hazardous waste on the Real Estate or any improvements for which the required permits were not obtained. Seller represents that there have been no improvements to the Real Estate which are not either included in full in the determination of the most recent Real Estate tax assessment or which are eligible for home improvement tax exemption. Notwithstanding anything to the contrary contained in this contract, Seller represents that to the best of Seller's knowledge, all heating, central cooling, ventilating, electrical and plumbing

fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order and will be so at the time of closing.

Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for _____ _____, and that the Property has not been cited for any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located within any designated legislative "superfund" area, except for _____.

10. LEASES: Seller will not enter into or extend any leases with respect to the Real Estate from and after the date Seller signs this contract *; All security deposits, damage deposits, or other deposits in the possession of Seller, including interest earned, if applicable, shall be assigned to Buyer at the time of closing; Seller shall deliver to Buyer, within 5 business days after the Date of Acceptance, true and correct copies of all leases, and this contract is subject to Buyer's review and approval of same within 10 business days from Date of Acceptance. If written notice of Buyer's disapproval is not served within 10 business days after Date of Acceptance, this provision shall be deemed waived by the Buyer and this contract shall remain in full force and effect.

* unless the rental rate of such lease(s) are minimum of $10.00 per square foot net.

11. TITLE: At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of Illinois, issued on or subsequent to the Date of Acceptance, subject only to items listed in Paragraph 15. The requirement of providing extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by Seller will be conclusive evidence of good and merchantable title as therein shown, subject only to the exceptions therein stated. If the title commitment discloses unpermitted exceptions, or if the Plat of Survey shows any encroachments which are not acceptable to Buyer, then Seller shall have said exceptions or encroachments removed, or have the title insurer commit to insure against loss or damage that may be caused by such exceptions or encroachments. If Seller fails to have unpermitted exceptions waived or title insured over prior to Closing, Buyer may elect to take the title as it then is, with the right to deduct from the Purchase Price prior encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.

12. PERFORMANCE: Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney fees and costs from the non-Prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs, including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold Escrowee harmless from any and all conflicting claims and demands arising under this paragraph. _____

_____.

13. NOTICE: All Notices, except as provided otherwise in Paragraph 31(C) (2), shall be in writing and shall be served by one Party or attorney to the other Party or attorney. Notice to any one of a multiple person Party shall be sufficient Notice to all. Notice shall be given in the following manner:

(a) By personal delivery of such Notice; or

(b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested. Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or

(c) By sending facsimile transmission. 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. In the event fax Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or

(d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight delivery). In the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after transmission; or

(e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following deposit with the overnight delivery company.

14. BUSINESS DAYS/HOURS: Business Days are defined as Monday through Friday, excluding Federal holidays. Business Hours are defined as 8:00 A.M. to 6:00 P.M. Chicago time.

15. FACSIMILE: Facsimile signatures shall be sufficient for purposes of executing, negotiating, and finalizing this Contract.

16. DAMAGE TO REAL ESTATE PRIOR TO CLOSING: If, prior to delivery of the deed, the Real Estate shall be destroyed or materially damaged by fire or other casualty, or the Real Estate is taken by condemnation, then Buyer shall have the option of either terminating this Contract (and receiving a refund of earnest money) or accepting the Real Estate as damaged or destroyed, together with the proceeds of the condemnation award or any insurance payable as a result of the destruction or damage, which gross proceeds Seller agrees to assign to Buyer and deliver to Buyer at closing. Seller shall not be obligated to repair or replace damaged improvements. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract, except as modified in this paragraph.

17. PLAT OF SURVEY: Prior to closing, Seller shall furnish Buyer an existing ALTA/ACSM Land Title Survey prepared by Hofendorf Land Surveying, not certified, but with drafting completed on September 19, 2014. Buyer will be responsible, at Buyers expense, to procure any updating to this Survey or to procure any new Survey that it desired by Buyer or that its Lender may require. If the survey discloses improper location of improvements or encroachments and Seller is unable to obtain title insurance protection for the benefit of Buyer against loss resulting from such improper locations or encroachment, Buyer may, at his option, declare this contract to be null and void. Providing all existing improvements (including fences) and encroachments, if any, appear on the survey thus furnished, Buyer shall bear the cost of any later date survey which may be required by Buyer's lender or desired by Buyer.

18. BILL OF SALE: All of the items of personal property shall be transferred to Buyer by delivery at closing of Bill of Sale without warranty of merchantability or fitness for particular purpose.

19. AFFIDAVIT OF TITLE: Seller also shall furnish Buyer an Affidavit of Title covering the time of closing, subject only to the title exceptions permitted by this contract and shall sign customary ALTA form.

20. CLEAN CONDITION: Seller shall remove all debris from the Real Estate and improvements by date of possession. Buyer shall have the right to inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and included personal property are in substantially the same condition as of the date of Seller's acceptance of this contract, normal wear and tear excepted.

21. CODE VIOLATIONS: The Seller warrants that neither Seller nor Seller's agent has received notice of any dwelling zoning, building, fire and health code violations which exists on the date of this contract from any city, village, or other governmental authority.

22. MUNICIPAL ORDINANCES: Seller shall comply with the terms of any municipal ordinance relating to the transaction contemplated herein for the municipality in which the Real Estate is located and shall provide to Buyer at closing evidence of compliance with such ordinances. Transfer taxes required by local ordinance shall be paid by the party designated in such ordinance. Seller shall pay any transfer tax imposed by state law.

23. SPECIAL FLOOD HAZARD AREA: Buyer shall have the option to declare this Contract null and void if the Real Estate is located in a special flood hazard area which requires Buyer to carry flood insurance. If written notice of the option to declare this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the time specified in Paragraph 3 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall remain in full force and effect.

24. TAX LAW COMPLIANCE: Seller agrees to provide to the Internal Revenue Service the Sale of Real Estate 1099 form as required by law. This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions necessary in order that Buyer shall have no liability, either actual or potential, under the Act. This contract and the transaction described herein may be subject to the provisions of the Foreign Investment in Real Property Tax Act of 1980 and all amendments thereto (the "Act"). Seller and Buyer shall execute or cause to be executed all documents and take or cause to be taken all actions necessary in order that Buyer shall have no liability, either actual or potential, under the Act.

Buyer Initial _____ *Buyer Initial* _____ *Seller Initial* _____ *Seller Initial* _____
Address _____

25. CAPTIONS: Captions are not intended to limit the terms contained after said caption and are not part of the contract.

26. TAX-DEFERRED EXCHANGE: Seller and Buyer agree to cooperate in any applicable tax- deferred Exchange, and shall execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue Code, as amended from time to time.

27. CONDOMINIUM/COMMON INTEREST ASSOCIATIONS: (If applicable) The Parties agree that the terms contained in this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.

(a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium/Covenants, Conditions and Restrictions.

(b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments confirmed prior to the Date of Acceptance.

(c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated by the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any option of first refusal or other pre-emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and Restrictions within the time established by the Declaration of Condominium/Covenants, Conditions and Restrictions. In the event the Condominium Association requires personal appearance of Buyer and/or additional documentation, Buyer agrees to comply with same.

(d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in violation of existing rules, regulations or other restrictions, or that the terms and conditions contained within the documents would unreasonably restrict Buyer's use of the premises or would result in increased financial obligations unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and void by giving Seller written notice within five (5) Business Days after the receipt of the documents and information required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If written notice is not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract shall remain in full force and effect.

(e) Seller shall not be obligated to provide a condominium survey.

(f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee, if any) as an insured.

☐☐☐☐ **28. CONFIRMATION OF DUAL AGENCY:** The Parties confirm that they have previously consented _____ (Licensee) to acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this contract.

29. ADDITIONAL TERMS AND CONDITIONS. Notwithstanding the foregoing, in the case of any inconsistency between the terms and conditions in terms 1 through 28 and item 29 below of this Commercial Sales Contract, Item 29 shall prevail.

(a) Due Diligence: Buyer shall have ninety (90) days from the execution of this Commercial Sales Contract to perform inspections on the Property, to review any documents, surveys and title, and to obtain financing. Buyer shall have the option to extend the Due Diligence Period for an additional sixty (60) days to seek certain special use approvals from the Village of Bartlett and to receive support from the Village of Bartlett for Buyer to receive real estate tax relief from Cook County and in the event that Buyer does not obtain such special use approvals and Village of Bartlett support for real estate tax relief, then all Earnest Money will be refundable to Buyer. It is understood that this Contract is not contingent on Buyer receiving Cook County approval for real estate tax relief, as that approval may not be granted until after the date of Closing.

(b) Condition of Property: The Property will be sold and delivered in its "AS IS" condition.

(c) Closing will take place thirty (30) days after the satisfaction or expiration of the Due Diligence Period, or any extensions provided in 29 (a).

(d) Title and Survey: Within forty-five (45) days after the execution of this Commercial Sales Contract, Seller shall provide Buyer, at Seller's expense, a Title Commitment for standard Owner's Title Policy. Buyer, at Buyer's expense, shall be responsible for any special endorsements. Buyer shall be responsible, at Buyer's expense, to obtain any updated Survey the Buyer requires or desires. Both Title and Survey are subject to the approval of Buyer's attorney and financing lender.

(e) Brokerage: Nicholas E. Peters and Thomas E. Peters of CBRE are the sole brokers that represent the Seller only in this transaction. All commissions due to CBRE shall be the sole responsibility of the Seller.

Buyer Initial _____ *Buyer Initial* _____ *Seller Initial* _____ *Seller Initial* _____
Address _____

259 The terms of Rider(s) _____ attached hereto are made a part hereof.
260
261 ~~July 31, 2018~~ 8-2-18
262 Date of Offer — Date of Acceptance 8-6-18
263
264 Buyer (signature) — Seller (signature) Andrew Gorski
265 MALAALIC PARTNER
266 Buyer (signature) — Seller (signature) ANDREW GORSKI
267 Munir Reddin
268 Print Buyer(s) Name(s) [Required] — Print Seller(s) Name(s) [Required]
269 PO Box 316
270 Address — Address
271
272 Itasca IL 60143 — 134 BARTLETT PLAZA
273 City State Zip — City Bartlett State IL Zip 60103
274 (847) 921-9200
275 Phone Number(s) — Phone Number(s) 630-736-9607
276
277
278 F O R I N F O R M A T I O N O N L Y
279
280 Selling Office MLS # — Listing Office MLS #
281
282 Buyer's Designated Agent MLS # — Listing Designated Agent MLS #
283
284 Phone: Fax — Phone Fax
285
286 Email — Email
287 Jay Goldberg jgoldberg@fieldandgoldberg.com — ANDYGORSKI@COMCAST.NET
288 Buyer's Attorney Email — Seller's Attorney Email
289 312-408-7271 312-408-7201
290 Phone Fax — Phone Fax
291
292 Mortgage Company Phone — Loan Officer Fax
293
294
295
296
297
298
299 Approved by the following organization – DuPage County Bar Association.
300
301
302
303

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 (1 mile)
Bartlett Plz, Bartlett, Illinois, 60103
Ring of 1 mile

S. Main Street and Devon Ave.
Latitude: 41.98836
Longitude: -88.18398

KEY FACTS

9,984
Population

39.9
Median Age

2.7
Average Household Size

$89,819
Median Household Income

EDUCATION

6%
No High School Diploma

24%
High School Graduate

30%
Some College

40%
Bachelor's/Grad/Prof Degree

BUSINESS

300
Total Businesses

3,012
Total Employees

EMPLOYMENT

69%
White Collar

20%
Blue Collar

12%
Services

4.6%
Unemployment Rate

INCOME

$89,819
Median Household Income

$41,030
Per Capita Income

$298,888
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (21.4%)
The smallest group: <$15,000 (4.4%)

Indicator	Value	Difference
<$15,000	4.4%	-8.1%
$15,000 - $24,999	4.4%	-4.9%
$25,000 - $34,999	4.7%	-3.8%
$35,000 - $49,999	9.8%	-2.1%
$50,000 - $74,999	15.7%	-0.7%
$75,000 - $99,999	16.5%	+4.4%
$100,000 - $149,999	21.4%	+6.6%
$150,000 - $199,999	12.6%	+6.0%
$200,000+	10.4%	+2.5%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 (3 miles)
Bartlett Plz, Bartlett, Illinois, 60103
Ring of 3 miles

S. Main Street and Devon Ave.
Latitude: 41.98836
Longitude: -88.18398

KEY FACTS

98,460
Population

36.1
Median Age

3.1
Average Household Size

$81,905
Median Household Income

EDUCATION

13%
No High School Diploma

25%
High School Graduate

29%
Some College

33%
Bachelor's/Grad/Prof Degree

BUSINESS

1,869
Total Businesses

21,906
Total Employees

EMPLOYMENT

64%
White Collar

22%
Blue Collar

14%
Services

5.0%
Unemployment Rate

INCOME

$81,905
Median Household Income

$32,134
Per Capita Income

$246,135
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (22.0%)
The smallest group: <$15,000 (4.9%)

Indicator	Value	Difference
<$15,000	4.9%	-7.6%
$15,000 - $24,999	5.6%	-3.7%
$25,000 - $34,999	5.8%	-2.7%
$35,000 - $49,999	11.0%	-0.9%
$50,000 - $74,999	17.2%	+0.8%
$75,000 - $99,999	16.1%	+4.0%
$100,000 - $149,999	22.0%	+7.2%
$150,000 - $199,999	10.2%	+3.6%
$200,000+	7.3%	-0.6%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 (5 miles)
Bartlett Plz, Bartlett, Illinois, 60103
Ring of 5 miles

S. Main Street and Devon Ave.
Latitude: 41.98836
Longitude: -88.18398

KEY FACTS

219,274
Population

37.3
Median Age

3.0
Average Household Size

$84,147
Median Household Income

EDUCATION

10%
No High School Diploma

23%
High School Graduate

29%
Some College

37%
Bachelor's/Grad/Prof Degree

BUSINESS

4,810
Total Businesses

59,683
Total Employees

EMPLOYMENT

66%
White Collar

21%
Blue Collar

13%
Services

4.5%
Unemployment Rate

INCOME

$84,147
Median Household Income

$34,458
Per Capita Income

$256,720
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (23.0%)
The smallest group: <$15,000 (5.0%)

Indicator	Value	Difference
<$15,000	5.0%	-7.5%
$15,000 - $24,999	5.1%	-4.2%
$25,000 - $34,999	5.8%	-2.7%
$35,000 - $49,999	10.2%	-1.7%
$50,000 - $74,999	16.8%	+0.4%
$75,000 - $99,999	16.3%	+4.2%
$100,000 - $149,999	23.0%	+8.2%
$150,000 - $199,999	10.2%	+3.6%
$200,000+	7.7%	-0.2%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 2 (0 - 5 minutes)
Bartlett Plz, Bartlett, Illinois, 60103
Drive time band of 0 - 5 minutes

Drive Time Demographics
Latitude: 41.9883
Longitude: -88.18398

KEY FACTS

20,694
Population

37.8
Median Age

2.9
Average Household Size

$89,338
Median Household Income

EDUCATION

8%
No High School Diploma

23%
High School Graduate

29%
Some College

40%
Bachelor's/Grad/Prof Degree

BUSINESS

508
Total Businesses

5,085
Total Employees

EMPLOYMENT

69%
White Collar

19%
Blue Collar

12%
Services

4.5%
Unemployment Rate

INCOME

$89,338
Median Household Income

$37,061
Per Capita Income

$281,816
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (23.1%)
The smallest group: <$15,000 (4.1%)

Indicator	Value	Difference
<$15,000	4.1%	-8.4%
$15,000 - $24,999	4.7%	-4.6%
$25,000 - $34,999	5.4%	-3.1%
$35,000 - $49,999	9.9%	-2.0%
$50,000 - $74,999	15.2%	-1.2%
$75,000 - $99,999	16.5%	+4.4%
$100,000 - $149,999	23.1%	+8.3%
$150,000 - $199,999	12.5%	+5.9%
$200,000+	8.5%	+0.6%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 2 (5 - 10 minutes)
Bartlett Plz, Bartlett, Illinois, 60103
Drive time band of 5 - 10 minutes

Drive Time Demographics
Latitude: 41.98836
Longitude: -88.18395

KEY FACTS

97,613
Population

36.0
Median Age

3.1
Average Household Size

$82,554
Median Household Income

EDUCATION

13%
No High School Diploma

24%
High School Graduate

29%
Some College

34%
Bachelor's/Grad/Prof Degree

BUSINESS

1,697
Total Businesses

20,943
Total Employees

EMPLOYMENT

64%
White Collar

23%
Blue Collar

13%
Services

4.9%
Unemployment Rate

INCOME

$82,554
Median Household Income

$32,198
Per Capita Income

$244,071
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (22.3%)
The smallest group: <$15,000 (5.2%)

Indicator	Value	Difference
<$15,000	5.2%	-7.3%
$15,000 - $24,999	5.4%	-3.9%
$25,000 - $34,999	5.5%	-3.0%
$35,000 - $49,999	10.7%	-1.2%
$50,000 - $74,999	17.2%	+0.8%
$75,000 - $99,999	16.1%	+4.0%
$100,000 - $149,999	22.3%	+7.5%
$150,000 - $199,999	10.2%	+3.6%
$200,000+	7.5%	-0.4%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Plz, Bartlett, Illinois, 60103 2 (10 - 15 minutes)
Bartlett Plz, Bartlett, Illinois, 60103
Drive time band of 10 - 15 minutes

Drive Time Demographics
Latitude 41.98836
Longitude -88.18398

KEY FACTS

185,152
Population

37.6
Median Age

2.9
Average Household Size

$80,257
Median Household Income

EDUCATION

11%
No High School Diploma

23%
High School Graduate

30%
Some College

36%
Bachelor's/Grad/Prof Degree

BUSINESS

5,586
Total Businesses

83,378
Total Employees

EMPLOYMENT

65%
White Collar

22%
Blue Collar

13%
Services

4.2%
Unemployment Rate

INCOME

$80,257
Median Household Income

$34,606
Per Capita Income

$215,868
Median Net Worth

Households By Income

The largest group: $100,000 - $149,999 (21.9%)
The smallest group: <$15,000 (5.5%)

Indicator	Value	Difference
<$15,000	5.5%	-7.0%
$15,000 - $24,999	5.9%	-3.4%
$25,000 - $34,999	6.7%	-1.8%
$35,000 - $49,999	11.0%	-0.9%
$50,000 - $74,999	17.0%	+0.6%
$75,000 - $99,999	15.0%	+2.9%
$100,000 - $149,999	21.9%	+7.1%
$150,000 - $199,999	9.3%	+2.7%
$200,000+	7.7%	-0.2%

Bars show deviation from Cook County

Minutes

Village of Bartlett
Economic Development Commission
September 10th, 2018

1) **Call to Order**

C. Green called the meeting to order at 7:00 pm

2) **Roll Call**

Present: **S. Gandsey, C. Green, N. Gudenkauf, J. LaPorte, R. Perri**

Absent: **D. Gunsteen, G. Kubaszko, A. Lewensky, T. Smodilla**

Also Present: **T. Fradin, Economic Development Coordinator;**
S. Skrycki, Assistant Village Administrator;
J. Dienberg, Administrative Intern;
M. Rafidia, BEDA Applicant

3) **Approval of Minutes**

LaPorte made a motion to approve the minutes from August 13th, 2018

Seconded by: S. Gandsey

C. Green Abstained

Motion Carried

4) **BEDA Application: Bartlett Plaza**

T. Fradin gave the commissioners some background on the site of the newest BEDA application, Bartlett Plaza. Bartlett Plaza has been on the market for several years and, although several would-be purchasers have pursued the property, it has not transacted and remains available for sale.

Due to multiple factors, the former Bartlett Fresh Market space has remained vacant since fall of 2010, being the longest-term vacancy in the Village. The 31,860 SF space requires numerous improvements to bring it up to current Code and available for occupancy. Furthermore, other aspects of the overall shopping center have suffered from deferred maintenance and should be remodeled or redeveloped in an effort to attract new businesses to the center and downtown Bartlett in general.

Economic Development staff has helped market the space and has worked with several commercial brokers over the years in an effort to attract tenants to Bartlett Plaza and to attract a buyer to the center who shares a common vision with the Village to improve it and make it more viable, increasing its

value, occupancy and creating additional shopping and dining opportunities as well as increased employment for area residents.

One factor that has contributed to causing the former grocery space as well as others in Bartlett Plaza to remain unoccupied for long durations of time is due to the lack of updates to the buildings comprising Bartlett Plaza.

T. Fradin introduced the commissioners to the applicant, Manny Rafidia. Through his holding company, R. Group Properties & Management, Manny Rafidia has purchased and improved eighteen shopping centers throughout Illinois, Ohio and Arizona.

Several local centers include Prospect Crossing shopping center in Prospect Heights, Century Plaza Center in Palatine, Cross Creek Commons in Roselle, Montgomery Plaza in Montgomery and Lake Street Commons and Lake Street Plaza in Addison.

In one of his latest acquisitions, Mr. Rafidia purchased Prospect Crossing at only 30% occupancy and brought it up to 100% within a few years.

Mr. Rafidia often fills the vacant spaces in the shopping centers that he purchases with his own businesses including restaurants and other retail uses, rapidly increasing the occupancy rates. As of this writing, 36,660 out of the total 86,094 SF in Bartlett Plaza are vacant, thus it continues with a high vacancy rate of 42.6%. The Village's overall retail/commercial vacancy rate has declined from 17.7% to 7.1% over the past two years. This acquisition would help further this positive trend within the Village.

The long-time owners of Bartlett Plaza, the Gorskis, have entered a sales contract with Mr. Rafidia via their broker, Nick Peters of CBRE. Staff has met with Mr. Rafidia on numerous occasions in an effort to assist in his purchase and to encourage redevelopment of Bartlett Plaza since late last year before the BEDA program was made available.

Once it was made known that this program is available, Mr. Rafidia continued negotiations for Bartlett Plaza, resulting in the attached sales contract.

Furthermore, Mr. Rafidia provided renderings of the planned façade renovation for Bartlett Plaza as well as the project scope with estimated costs detailing $2 million worth of improvements anticipated in the improvement of the center.

The amount requested on the application is $250,000; however, Staff has informed Mr. Rafidia that the maximum amount available via the BEDA program is $50,000.

Many aspects of the Village's Strategic Plan and the EDC's 2016-2020 Marketing Plan reference attracting business and investment into the Downtown and throughout the Village. Three of the items in the Strategic Plan include: (1) Develop a business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett. (2) Work to improve retail business profile in the Village. (3) Revisit, refine and execute the Village's overall economic development incentives.

With the former Bartlett Fresh Market space having remained vacant for eight years as of this coming November, it has proven a challenging space to attract an occupant considering the improvements that must be made to it.

The BEDA program was enacted to provide financial incentives to attract tenants to such challenging vacant spaces while enhancing the Village's sales tax receipts and increasing employment opportunities. It allows the Village to facilitate development and redevelopment deemed in its best interest by providing partial financing for economic development projects.

T. Fradin concluded by stating that staff is recommending a maximum BEDA grant amount of $50,000 to Manny Rafidia, subject to documentation of closing on the property and subsequent $2 million worth of expenditures including improvements to the roof, façade, parking lot, lighting, landscaping, HVAC, sidewalk replacements, a new sign and the build-out of the former grocery store space.

T. Fradin opened up the floor to the commissioners to ask questions to staff and the Mr. Rafidia

S. Gandsey asked staff what some of the other factors in staff's recommendations outside of the updates of the buildings have contributed to the long-term grocery space vacancy.

T. Fradin responded that its location in Cook County is a large factor that has made it unattractive to buyers and developers, and that typically most developers wouldn't do so without a tenant ready to go in. Mr. Fradin described it as a Chicken Versus the Egg routine, as the developers want a tenant ready to go once improvements are made, and tenants prefer not to make a commitment until the improvements are completed. He added that a benefit to Mr. Rafidia is that often when he doesn't fill a vacancy right away, that he will fill it with his own business.

C. Green asked about the sales contract, stating that it is listed as attached, but she could not find it.

T. Fradin stated that the sales contract was included in the electronic version of the packet that was emailed to the commissioners. He added that the price was blocked out. Mr. Fradin added that Mr. Rafidia was given 90 days for due diligence in that contract.

S. Gandsey stated that this looks like it would hit many goals associated with the TOD plan, however, some would not, she asked if there is anything else the commissioners should consider.

T. Fradin stated that parts of the TOD show a desire for part of the area to be redeveloped for apartments, and admitted that this project would not cultivate residential development in the downtown, but would help to beautify the area, as well as increasing the viability and density of businesses that will attract people. He concluded by stating that this project will take a functionally obsolete space, and bring in potentially three businesses that residents can enjoy, making the center viable again.

C. Green stated that she remembered Siri was recommended for $15,000, and asked Mr. Fradin to refresh her memory on what the previous BEDA grant was approved for.

T. Fradin stated that the first grant was recommended for $25,000, and that that applicant was going before the Committee of the Whole next Tuesday. He added that the Village Board asked that applicant to come up with a business plan because it was a first time business.

C. Green asked to clarify that neither grant has been approved by the Village Board yet.

T. Fradin stated that is correct and that they are both pending.

R. Perri stated that the recommended $50,000 is nothing for a project of this scale, and that he wishes they could give him more. He then welcomed Mr. Rafidia to Bartlett and asked about his work that he has done in Addison.

M. Rafidia stated that he started in the real estate business in the early 1990's and that he has worked on 24 properties, and that he currently holds about 18. These properties have ranged from Downtown Chicago, and other suburbs. He stated that in Addison he did work on what was called Lake Street Plaza that was a property with a Blockbuster in the front, and a few other vacancies in back. He stated that this property was an eyesore to the Village of Addison for years. He came into possession of the property 14 years ago, right as Blockbuster began to fail. As he rehabbed this space, he brought in a grocer, a large restaurant, a Little Caesar's, and a Dental Office. He added that a majority of the work he did was to beautify and improve the site, before tenants came in to make it more attractive to future tenants.

Mr. Rafidia added that when he went before the Village of Addison he was able to have the work done within two years, and that his center was at 100% occupancy. Due to his success with that property, Addison approached him with a similar situation and asked him to rehab that center as well. This property had a former Dominick's and Fannie May, and the property had gone through seven contracts and failed before he came in. He added that those failures came from developers that didn't have the assets to both purchase the property and to remodel. Mr. Rafidia stated that is not an issue for him, as he purchases the property in cash and will remodel without tenants on hand. He added that in bringing the property to 100% occupancy, he is able to work with large national chains, as well as maintaining strong relationships with small family-owned businesses.

R. Perri complemented Mr. Rafidia, and said that he knows the center, adding that it was a job well done.

M. Rafidia thanked commissioner Perri for the complement, and stated that the big difference between him and other developers, is that he is not afraid to make the investment, and spend the capital necessary, without a tenant in mind. He added that it is much better to get a tenant, when they are looking at a beautiful property rather than an abandoned property.

R. Perri stated that this is a "if you build it and they will come" mindset. He then added that we are in a rebound of real estate, and that the timing is very good.

M. Rafidia stated that he has worked with similar properties to the one in Bartlett, and that his property in Roselle is very similar. He stated that that property also had an ACE Hardware, and that Roselle has very similar demographics to Bartlett, and it is also in Cook County adding that is the biggest drawback to the current property. He added that the taxes become even more burdensome to vacant areas, as the owner of the property does not have anyone to pass the tax on to.

Mr. Rafidia added that with that added burden of being in Cook County, he does have a heavier burden. He stated that the potential $50,000 is only 2 1/2% of the amount of money he will spend, and 1 ¼ % of the total investment. He originally requested $250,000, but Mr. Fradin told him that it was not available in the program. He added that Addison was able to give him that kind of incentive on his previous projects. He added that he was also able to receive that kind of incentive in Roselle and in Prospect Heights, adding that they could call Mayor Nicholas Helmer and that he would say he is the Michael

Jordan of real estate, because of his experiences in real estate and retail. He stated that this is all because he is not afraid to make the big investments into his properties, as they have always come to pay for themselves.

S. Gandsey stated that she lives across the street from Bartlett Plaza, and is very interested into the types of businesses that could move in. She asked what businesses that Mr. Rafidia sees as a fit for the site.

M. Rafidia stated that his first fit is to find a grocer and that he is talking to three people currently that are showing some interest. He added that he is running into issues with leases of current tenants with restrictions for liquor being sold within 1000 feet of their stores, and that is his current challenge that he is working through. He also added that in the past he has owned an indoor amusement park, where families come in to do birthday parties, etc. He stated that he may use that idea and do both adult and children entertainment. He also added that he would use the end-cap of the grocery store area for different businesses.

S. Gandsey asked if this would be similar to a Main Event.

M. Rafidia stated that when he did this in the past, he had mini indoor roller coasters and could have 500 kids at once, and make it open concept birthday parties. On their best Saturday they had 55 parties in one day. He has since turned them around and sold them before the market crashed.

C. Green asked what was attractive about this property specifically.

M. Rafidia stated that it fits his prototype, and that he specializes in distressed retail situations. He sees the value much higher than a filled shipping center. He stated that with this type of property, there are three things involved. Location, Net Operating Income, and Capitalization Rate. He particularly likes this site, as he is bringing his sons into the family businesses and allow them to learn the profession.

R. Perri asked how Mr. Rafidia plans to pay for this property.

M. Rafidia stated that he has the cash to purchase the property, but not to do the remodeling. He stated that he has a good relationship with Midland State Bank. He stated that he used to work with Chase Bank, but when the economy crashed he moved on to Midland. He stated that he has no issues borrowing and refinancing.

R. Perri asked how long he had been doing business with Midland, and if he has already had discussions with them about this new project

M. Rafidia stated that he has been working with Midland since 2009/2010. He added that everything with this project is fine and should be ready to go.

J. LaPorte asked if any work will be done with the existing tenants, and if there was any fear of losing current tenants.

M. Rafidia stated that he would only work on the outside of the buildings of current tenants. He added that it is possible to lose tenants, but also that he has plenty of others in his portfolio that could come into a built out space, especially if that space is a fully built-out restaurant.

J. LaPorte asked if there would be development in the Parking Lot areas for an out lot.

M. Rafidia stated that it is promising, but he cannot disclose any conversations that he has had.

C. Green clarified that while he did request $250,000, the program maximum is $50,000.

M. Rafidia stated that he will also ask for another $50,000 next year, and that he asked the Mayor to have all permit fees waived, and that he doesn't know the answer to that at this point. He added that the answers to all of this will not turn him away from the property, and that it isn't a deal-breaker.

C. Green asked Mr. Fradin if a person could ask for more money in another year.

T. Fradin stated that this property is unique because it is comprised of two separate PIN numbers, making it two separate buildings. He also added that the BEDA program was intended to be spread around town, but this could be a unique situation, where the Village may invite another application to be submitted.

S. Gandsey added that the program states that individual properties will be eligible for grants, regardless of who the current tenant may be, once every three fiscal years.

M. Rafidia stated that with it being two PIN numbers, he will just come back with the other one next year.

S. Skrycki added that the potential out lot could come into play as well as a part of that process.

S. Gandsey asked if this would be done in phases, adding that if beautification is phase 1, what a phase 2 or 3 would look like.

M. Rafidia stated there would be a buildout of about 20,000 sq. ft. to the current building, and the potential out lot. He added that if there was a slam dunk, they would get rid of the water reclamation part.

T. Fradin clarified that it is an MWRD lift station, and that has always been a large setback to the property.

C. Green expressed excitement in the project.

M. Rafidia stated that if they want to get excited, to check out his new Pizza restaurant in Roselle over the weekend.

R. Perri asked for the name and address of the restaurant.

M. Rafidia stated that it is Pop's at 817 E. Nerge in Roselle, adding that it has been in existence for over 12 years. However, a fire next door took the whole side of the center, and that it has just been remodeled and is now a state of the art facility.

S. Gandsey asked if he has owned any other types of businesses.

M. Rafidia responded that he has owned banquet halls and sports bars. He added that he finds skilled people that he has worked with, trains them, and makes them partners to become a tenant to ensure success. He added that this is what he is doing with his sons as he brings them into the family business.

R. Perri added that the apples didn't fall too far from the tree.

S. Gandsey asked if there was a chance for none of the businesses to be sales tax generating.

T. Fradin stated that the risk exists, but judging by Mr. Rafidia's track record, staff has a lot of confidence that upgrading the center would be beneficial in the long run.

M. Rafidia added that even the entertainment center would be a sales tax cow, as parents will spend lots of money on parties for their kids. He asked if there was an added entertainment tax for the Village.

T. Fradin stated there is no entertainment tax, but there is a home-rule sales tax of 1%.

M. Rafidia stated that other municipalities that he works with have similar taxes.

S. Skrycki added that the communities Mr. Rafidia has worked with have a food and beverage tax, while Bartlett does not.

J. LaPorte made a motion to recommend awarding a $50,000 BEDA grant to Mr. Rafidia.

Seconded by R. Perri

Motion Carried

Agenda Item Executive Summary

Item Name	Gambit's- Ordinance Amendment and Special Use Permit	Committee or Board	Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioner is requesting to:

> **Amend Ordinance #1995-14, Exhibit A (Permitted Uses)**, and a **Special Use Permit** to serve alcohol

This request is for Gambit's, a restaurant with video gaming, proposed to be located at 997 S. Route 59 in the Bartlett Place Shopping Center.

The **Plan Commission** reviewed the Petitioner's requests, conducted the public hearing and recommended **approval** at their July 12, 2018 meeting subject to the conditions and findings of fact outlined in the Staff Report. **A condition was added by the Plan Commission that the trash enclosure be relocated to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Community Development Staff.** The Petitioner contacted the other owners in the building regarding the relocation of the trash enclosure. The other owners are not in favor of the enclosure being moved. Groot was also contacted and due to maneuverability issues if the enclosure was to be relocated and safety concerns they too are not in favor of the trash enclosure being relocated. Groot agreed to limit pick-up times and Staff recommends trash pick-up not before 9 am.

The **Village Board Committee** reviewed the Petitioner's requests at the August 21, 2018 meeting. A straw poll vote was conducted and the consensus was to not send the project to the Board.

The Petitioner is requesting the project be moved to a final vote. Please see the Petitioner's letter and supplemental information attached.

ATTACHMENTS (PLEASE LIST)

CD Memo, New Applicant Letter and Supplemental information

ACTION REQUESTED

- ■ For Discussion only – To review the Petitioner's requests and forward to the Village Board for a final vote.
- ❑ Resolution
- ❑ Ordinance
- ❑ Motion

Staff: Jim Plonczynski, Com Dev Director Date: 9/24/2018

COMMUNITY DEVELOPMENT MEMORANDUM
18-178

DATE: September 24, 2018

TO: Paula Schumacher, Village Administrator

FROM: Jim Plonczynski, Community Development Director

RE: **(#18-13) 997 S. Route 59- Gambit's**

MOST RECENT DISCUSSION

The Petitioner has prepared the attached letter of request dated September 10, 2018 with supplemental information to support their Petition. Their request is to review the information submitted and move the project onto a final vote.

PETITIONER

Jennifer Craig on behalf of Marvel One Management LLC

SUBJECT SITE

997 S. Route 59- Southeast corner of Route 59 and Apple Valley Drive in the Bartlett Place Shopping Center

REQUEST

Amendment to Ordinance #1995-14 ***(An Ordinance Granting Rezoning, A PUD, A Special use for Filling in a Portion of the Floodplain, Site Plan Approval, A Variance for Parking in the Corner Side Yard Setback and Approval of a Unified Business Center Sign Plan for Bartlett Place)*****, Exhibit A (Permitted Uses)**, and a
Special Use Permit to serve alcohol

SURROUNDING LAND USES

	Land Use	Comprehensive Plan	Zoning
Subject Site	**Commercial**	**Commercial**	**B-2 PUD**
North	Commercial	Commercial	B-3
South	Senior Living	Attached Residential- High	PD
East	Single Family Res.	Suburban Residential	SR-4
West	Commercial/F.P.	Commercial/Open Space	B-4; SR-3 PUD (Forest Preserve)

SITE HISTORY

1. The Site Plan for the existing building was approved by Ordinance #1995-14 *(An Ordinance Granting Rezoning, A PUD, A Special use for Filling in a Portion of the Floodplain, Site Plan Approval, A Variance for Parking in the Corner Side Yard Setback and Approval of a Unified Business Center Sign Plan for Bartlett Place)* on March 18, 1995.

2. As part of the approval of this Ordinance, Exhibit A limited the uses permitted on the property and specifically excludes, but not limited to, the following:

   Restaurants, carry-out
   Restaurants, indoor, sitdown, serving liquor, including carry-outs
   Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants
   Tavern or cocktail lounges, with or without entertainment

DISCUSSION

1. The Petitioner is requesting an **Amendment to Ordinance #1995-14, Exhibit A (Permitted Uses)** (see attachment) to no longer exclude the following uses:
   Restaurants, carry-out
   Restaurants, indoor, sitdown, serving liquor, including carry-outs
   Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants
   Tavern or cocktail lounges, with or without entertainment

   No other changes to Exhibit A are proposed.

2. The Petitioner is proposing to open a restaurant with a full kitchen and include video gaming that will provide dining and refreshments including alcohol for adults that wish to dine and game outside of a casino environment in accordance with the new state laws. This will be a 21 and older only establishment.

3. The Petitioner is also requesting a **Special Use Permit** to serve alcohol to their patrons at this proposed location.

4. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats as well as a "gaming area" with five (5) gaming stations (which is the state maximum). A draft floorplan of the proposed location is attached for reference.

5. The State Law requires establishments operating video gaming machines to

have a valid liquor license. Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week from 6 a.m. to 1 a.m. Monday through Thursday, 6 a.m. to 2 a.m. Friday and Saturday and 9 a.m. to 10 p.m. on Sundays. Gambit's is assessing which Class liquor license would best suit their needs. The Petitioner is aware they can only serve alcohol during the hours specified for the liquor license. Once a liquor license is issued, the petitioner will be able to apply for the state video gaming license.

6. The State Law requires video gaming establishments to be a minimum of 100 feet from any school or place of worship. There are no schools or places of worship within 100 feet of this proposed site.

7. Gambit's would have approximately six (6) employees. Parking for the Bartlett Place retail center consists of 47 parking spaces. This use would require 17 parking spaces. The hours of operation for the existing businesses are limited with most being closed during Gambit's anticipated high volume times (after 8 pm and on Sundays and Mondays). The Bartlett Place approved Site Plan is attached for reference.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the following conditions and findings of fact:

   A. Building permits shall be required for all construction activities;
   B. The Petitioner shall obtain a liquor license;
   C. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
   D. Findings of Fact: Special Use Permit (serving alcohol)
      i. The proposed business is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
      ii. That the proposed business will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
      iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

2. The Floor Plan, Information on Gambit's including a menu, Ordinance #1995-14, the approved Site Plan and additional information are attached for your review and consideration.

3. The **Plan Commission** reviewed the Petitioner's requests, conducted the public hearing and recommended **approval** at their July 12, 2018 meeting subject to the conditions and Findings of Fact outlined above by Staff. **A condition was added by the Plan Commission that the trash enclosure be relocated to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Community Development Staff.**

4. The Petitioner contacted the other owners in the building regarding the relocation of the trash enclosure. The other owners are not in favor of the enclosure being moved. Groot was also contacted and due to maneuverability issues if the enclosure was to be relocated and safety concerns they too are not in favor of the trash enclosure being relocated. Groot agreed to limit pick-up times and Staff recommends trash pick-up not before 9 am.

5. The **Village Board Committee** reviewed the Petitioner's requests at the August 21, 2018 meeting. A straw poll vote was conducted and the consensus was to not send the project to the Board.

6. The Petitioner is requesting the project be moved to a final vote. Please see the Petitioner's letter and supplemental information attached.

ALZ/attachments

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Marvel One Management LLC

997 S Rt 59
Bartlett, IL 60103
630-788-0138
marvelonemanagement@gmail.com

Village President Kevin Wallace
Board of Trustees
228 S. Main St.
Bartlett, IL 60103

September 10, 2018

Dear President and Trustees of Bartlett,

My name is Jennifer Craig, Owner of Marvel One Management LLC, and current resident of Bartlett. I have requested approval of a special use permit for my proposed restaurant, Gambit's. As the owner of Gambits, I ask that you please carefully review all of the information before you in consideration to move to a final vote.

My original petition that I submitted in the spring included my layout, partial menu, and my overall plans. With a full commercial size kitchen, we will offer a rotating menu of American food with a cajun style twist. We offer breakfast, lunch, and dinner with very limited items available "to go". A bar stocking the most tasteful selection of whiskey, wine, and IPAs. A dining area with various seating to enjoy just a specialty coffee or a full meal. A private room to host sip & paint parties, Chamber events, or a monthly BAM meeting. A comfortable, secure, and private gaming area for those that like to win. A"whine room" with a fireplace, couch, chaise, and library to include the daily paper, popular magazines, classic board games, and over 100 books! Offering Bartlett a new experience, something unique and like no other. A place where everyone over 21 is welcome, and can feel comfortable. Not another gaming facility with free snacks. Not a sports bar with 30 tvs. Not a coffee house with spotty wifi. Something of everything for everyone. Where you can have coffee and a homemade doughnut while you read the paper. Where you can grab a glass of wine and chat with friends over homemade pie. Somewhere that you can play games and enjoy the company of friends. A place where you don't feel "out of place." This was met with excitement and anticipation from yourselves and the community!

I have since had the opportunity and pleasure of meeting and working with several Bartlett business owners, and also the chance to give back to our village under the Gambit's name. As you can imagine, these events we've participated in, especially Bartlett's National Night Out, has brought a lot of attention and support. Mostly, a lot of pride in giving back to my community. Not as just a mother, a neighbor, or a friend, but as a contributing business owner. As we were successfully moving along with this process, it is now hard to explain why suddenly we have been met with such objection from the Village Board regarding this location. I understand that a resident has brought up some concerns. Those that needed to be addressed, were. We did our very best to try and alleviate any concerns, and provide you with a strong sense of confidence that we will be an asset to your community and economy. However, if we must keep things as they were thirty years ago, how will we grow and thrive as a village? Also, do we pick and choose who we hold to what standards? There are many locations within the village offering just gaming, directly near residents and childcare facilities. Directly across from our Village Hall, is a gaming facility opening this fall! There are bars directly below and across residents. There are exposed dumpsters and grease containers behind bars. So is one resident's concerns more important than another? Who chooses what resident gets authority to make decisions that impact all of us? Is one business to be held to such conditions, when others are not? That sounds biased to me.

When purchasing property, especially so close to a busy highway that runs through many towns, you have to realize that there is going to be traffic, road construction, businesses, and many changes. For instance, with new construction near this location, we have recently welcomed another Starbucks to the village. We will soon have Amita Healthcare occupying a large vacant space that Dominick's left years ago. My point is, things will not remain the same over the course of 30 years. Some of us need to better accept change, as it is necessary to thrive. We have the Bartlett Historical Society and events like Bartlett Heritage Days to celebrate our history, as we continue to grow and prosper as a village.

At this time on the north end of this intersection of Rt. 59 and Applevalley Drive, sits many successful restaurants. Why limit the south end? This property at 997 S Rt 59 has been vacant for many years. Now I understand why. The current zoning limits about everything that can occupy this space. For this reason, many other interested parties have taken their businesses elsewhere, to neighboring towns. The strip itself is in need of some cosmetic maintenance. We have plans to improve this within our limits as renters, and have voiced our concerns with the association. Occupying this unit, we plan to make the outside more appealing and inviting. Make this location not just a destination, but an overflow of business. Customers coming in for a glass of wine, may visit our neighboring businesses for their hair and nail services, and vice versa. If you're not willing to change the current zoning, which the zoning board approved (with the condition of addressing the dumpster), what will occupy this space? NOTHING. This unit will remain vacant for many years to come. Hurting not only the owner, the surrounding businesses, but also the Village of Bartlett. This will attract crime, and lower the property and assesment values. Why

not allow a small resident owned business to occupy this space? The money brought to you from the sales tax and gaming would definitely be worth it! Not to mention the many contributions we've planned (and have begun)to make to our community. Just the business itself is saying, "we support local women business owners!"

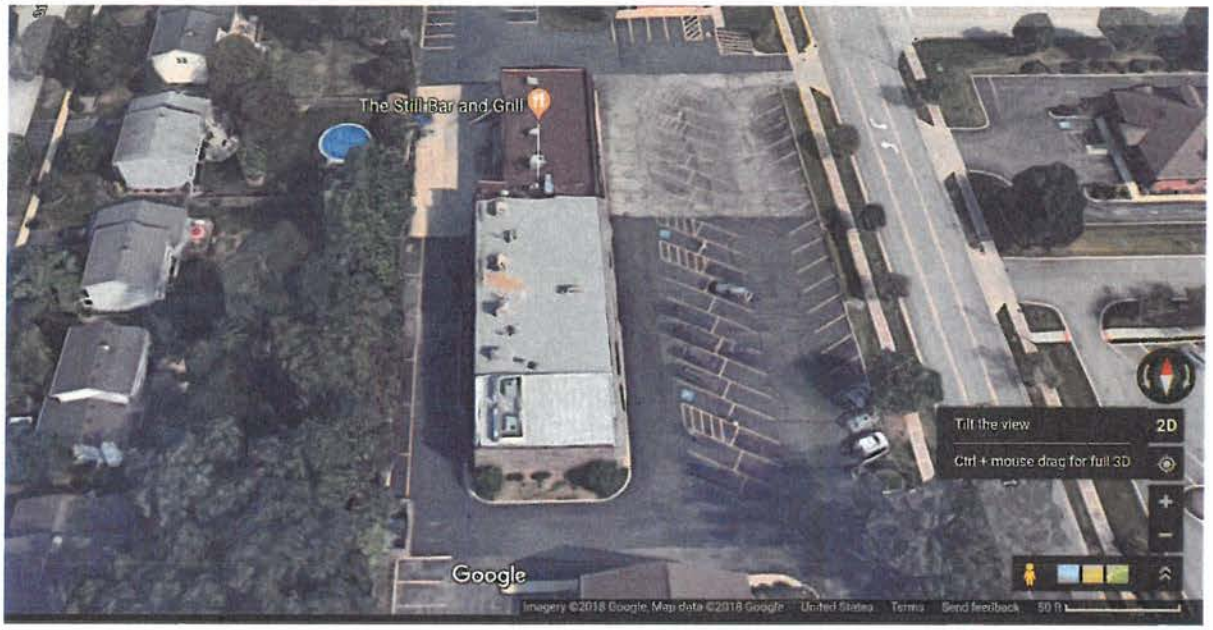
In a few years, my plan is to purchase this property. This would only allow for more opportunity and growth. I would then have the ability to fund and insist on the updates and investment that needs to be made to enhance Bartlett Place. As I have explained my love of Bartlett to you and that I wouldn't want to open anywhere else, I did look at several available properties in Bartlett. None of the them have the space, zoning, and traffic needed to move forward with my project successfully. This location was perfect, and rezoning did not seem to be an issue when I began this process.

I understand, you must think of the best interest of the Village of Bartlett when you're making your final decision. I ask of you though, to please take in consideration that I have poured my heart, time, and money into this proposed business. A negative vote would greatly hurt not only myself, my family, but also the community that has been supporting us during this process. I trust you will make the best decision. If you should have any questions or require further information, please do not hesitate to contact me at (630)788-0138.

Jennifer Craig

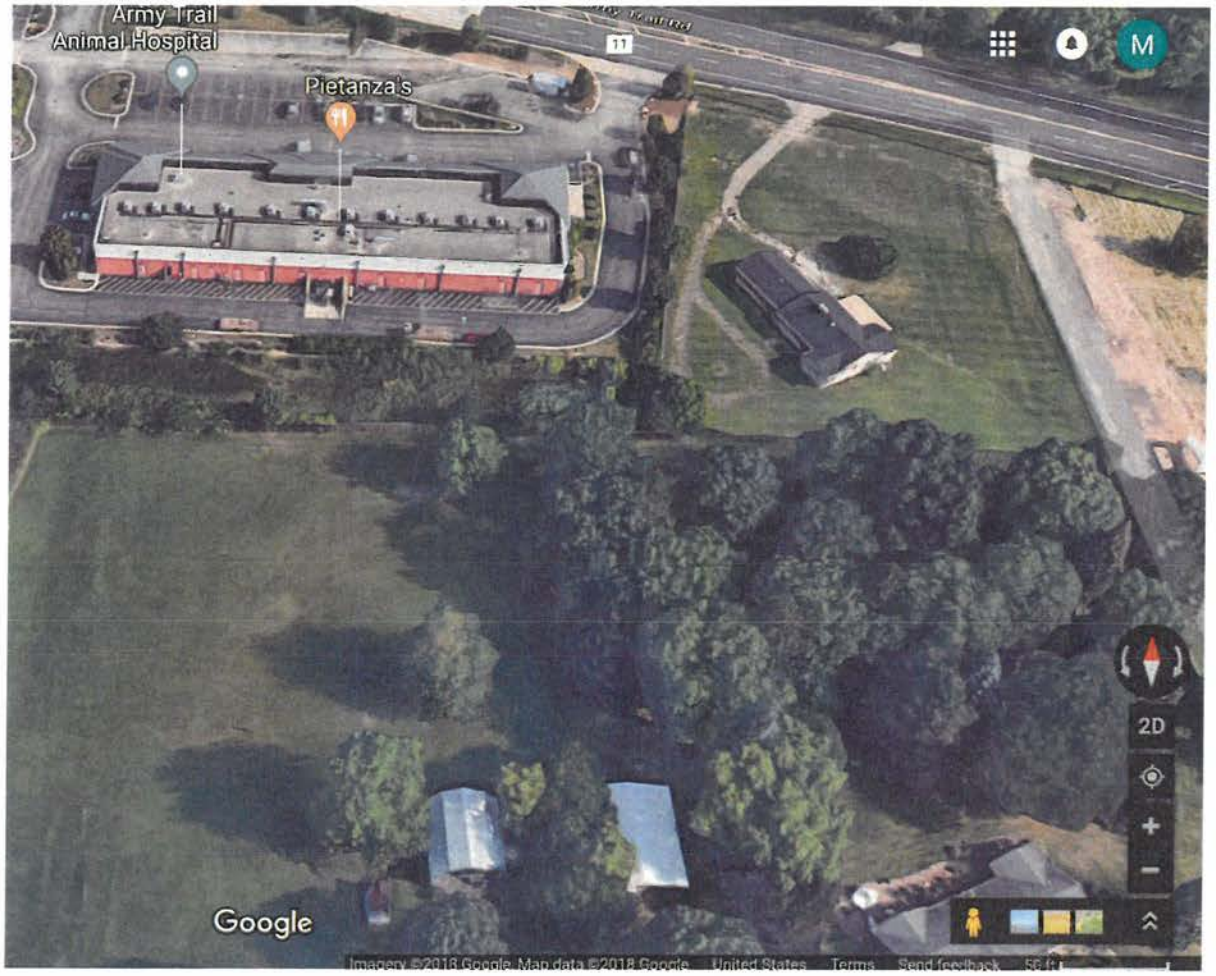
Gambit's

Stella's Place

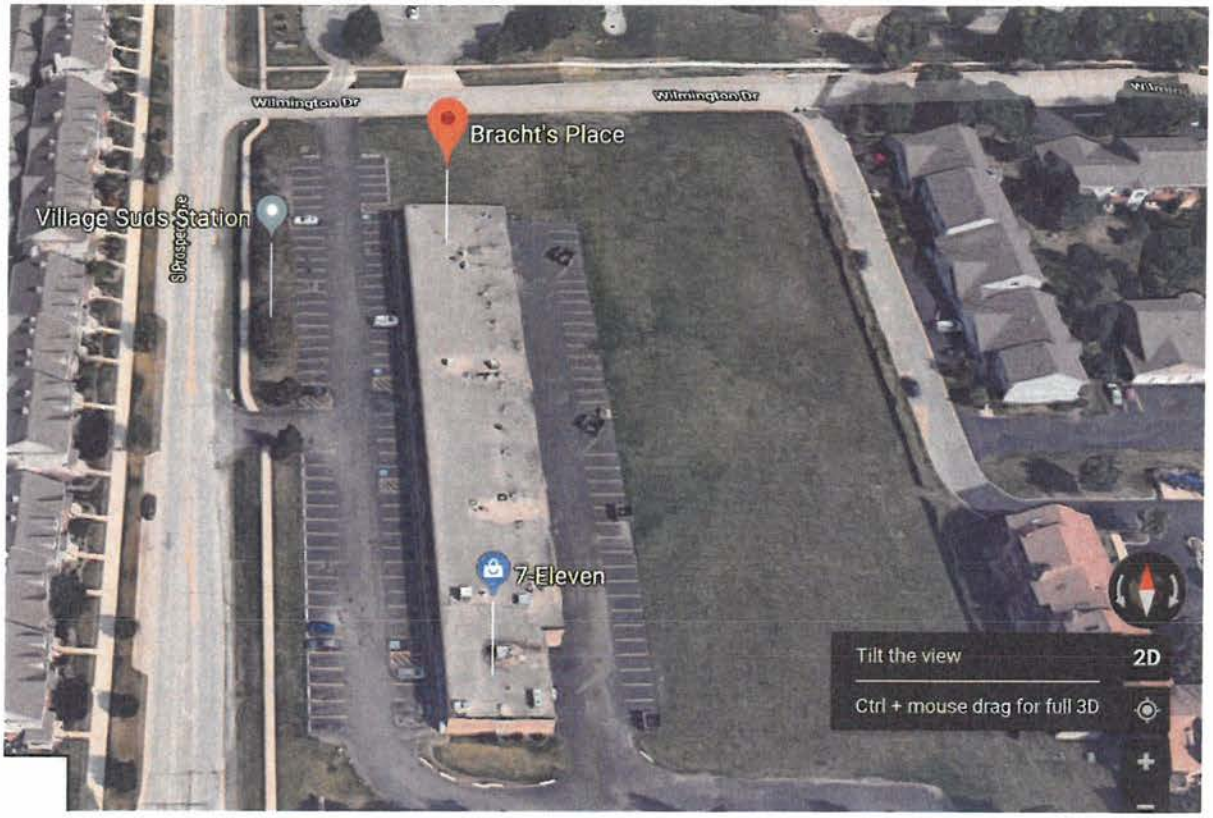


The Still Bar & Grill

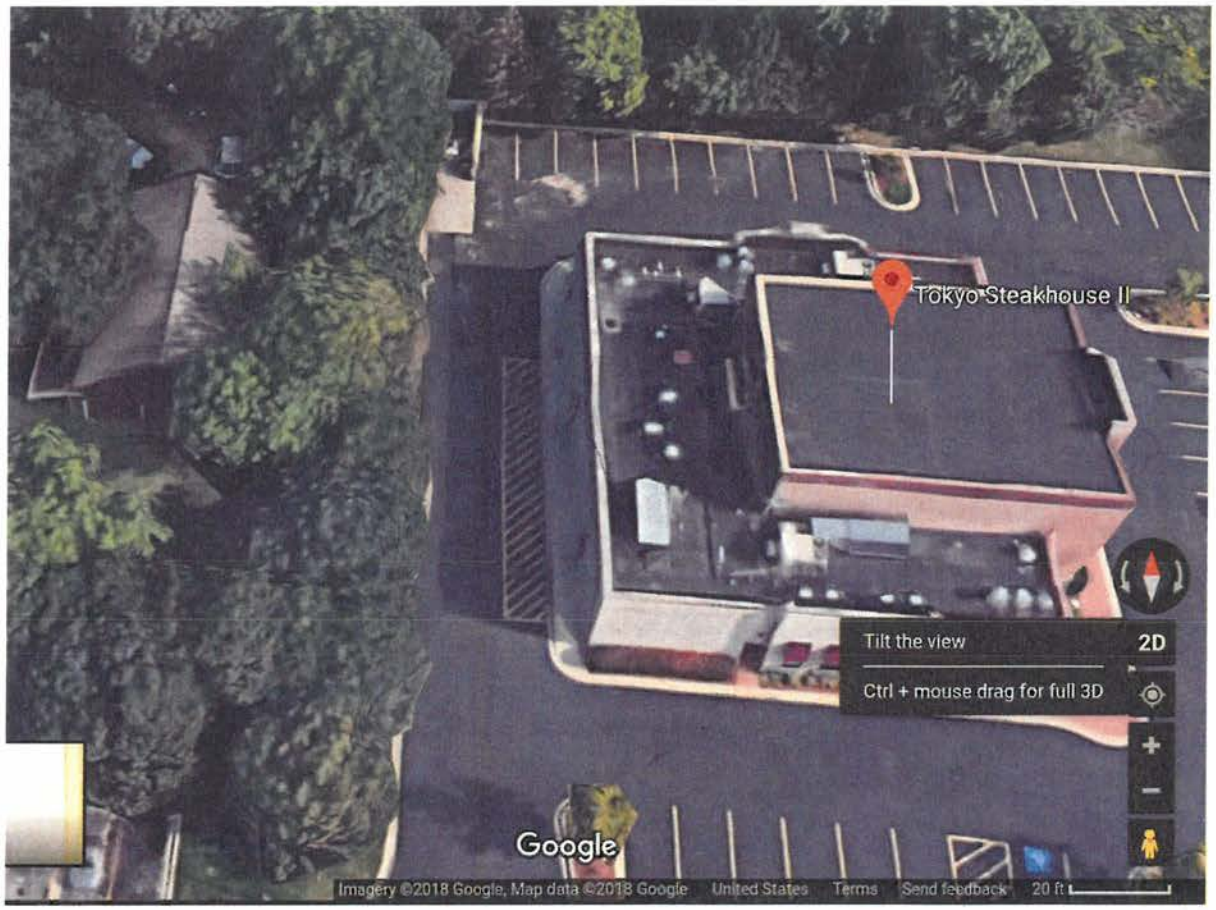
Shelby's Cafe



Betty's Bistro

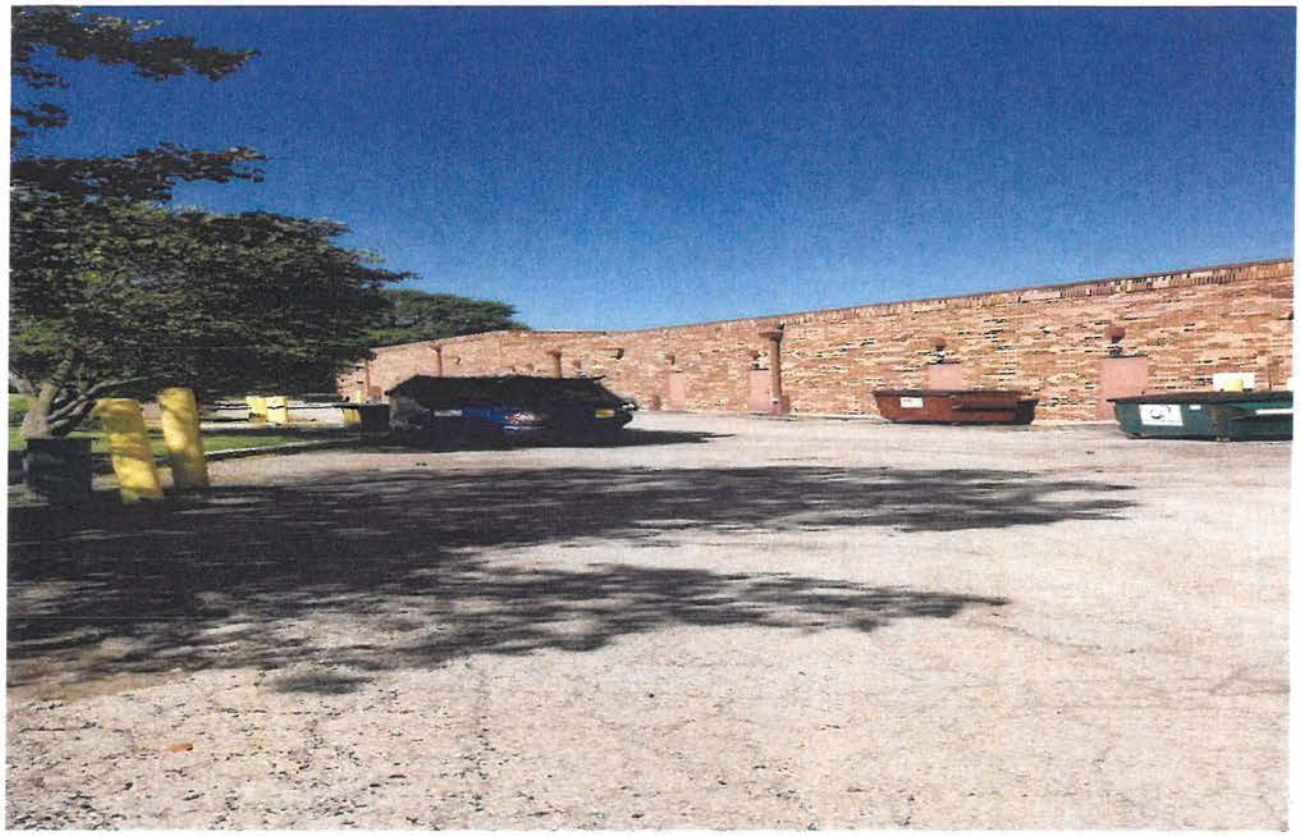


Bracht's Place



Tokyo Steakhouse II

Garbage location 997 S RT 59
Fully enclosed privacy fence and tree separation with 4' 2" from neighboring fence.



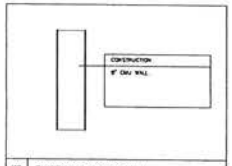
Garbage location Bartlett Plaza
Exposed dumpsters and exposed grease containers

Garbage location 326 S Main St
Exposed dumpster and grease container, 1' 3" from neighboring fence.

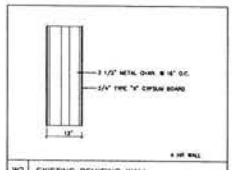
Garbage location 800 IL-59
Enclosed dumpster and tree separation with 10' 9" from neighboring fence.

Garbage location 801 IL-59
Partial enclosed dumpster with 30'4" from neighboring fence.

WALL TYPES



W1 EXISTING EXTERIOR WALL

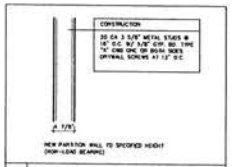


W2 EXISTING DEMISING WALL

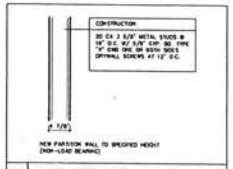
LEGEND

EXISTING

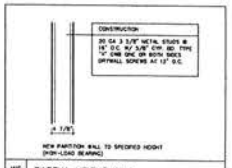
NEW WALL



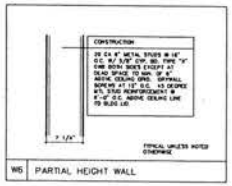
W3 EXISTING INTERIOR WALL



W4 NEW INTERIOR WALL



W5 PARTIAL HEIGHT WALL



W6 PARTIAL HEIGHT WALL

DOOR LEGEND

CONSTRUCTION	FLASHING	FRAME
SC = SOLID CORE HM = HOLLOW METAL AL = ALUMINUM WD = WOOD G = GLASS SP = SHEET COMPOSITE	T = TEMPERED W = WIRE FIRE RATING	AL = ALUMINUM HM = HOLLOW METAL WD = WOOD FRAME = HOLLOW METAL SP = SHEET COMPOSITE
MISCELLANEOUS U = 1/2" UNDERCUT	HR = HOUR RATED SCR = 1 HOUR SCR = 2 HOUR	HM = HOLLOW METAL WD = WOOD SHEET PANELS FOR DRY WALL FRAME = ALUMINUM FRAME = SHEET PANELS

WALL HEIGHT LEGEND

EXISTING BUILDING DEMISING WALL

NEW WALL

PARTIAL HEIGHT WALL

HALF IN COOLER/FREEZER WALL

FIREPLACE NOTES

FIREPLACE MUST HAVE:

1. AN APPROVED NON COMBUSTIBLE SPARK ARRESTOR
2. A NON-COMBUSTIBLE HEARTH
3. AN APPROVED DAMPER
4. MIN 2" CLEARANCE FROM COMBUSTIBLE CONSTRUCTION
5. CHIMNEYS MUST EXTEND 2'-0" ABOVE ROOF WITHIN 10'-0"

DOOR SCHEDULE

DOOR					FRAME	RATING	HARDWARE	TYPE	QTY	REMARKS
NUMBER	WIDTH	HEIGHT	THICKNESS	FINISH	TYPE	HOUR				
01	3'-0"	7'-0"	-	-	HW2	1 HR	1	EXISTING	1	EXIST. @ LABEL DOOR
02	2'-10"	7'-0"	-	-	HW2	1 HR	2	NEW	2	
03	2'-10"	6'-8"	1 3/4"	PAINT	HW2/SC	NR	3	NEW	2	
04	4'-0"	6'-8"	1 3/4"	PAINT	HW2/SC	NR	4	NEW	1	CLASSIC DOOR
05	2'-10"	6'-8"	1 3/4"	PAINT	HW2	NR	3	NEW	1	
06	2'-8"	6'-0"	-	ALUM.	-	NR	BY MANUF.	NEW	2	PRE-FAB DOOR

HARDWARE SETS

SET #1
(1) DOOR LOCK: ADAMS RITE MT8500S, DEADBOLT, 628 FINISH
(2) MORTISE CYLINDER: ADAMS RITE CAM, KYP 3C1-6D1, 3ND FINISH
(2) INTERCHANGEABLE CORE: FALCON C6A7A, 628 FINISH

SET #2
(1) CYLINDRICAL PRIVACY LATCHSET: FALCON T2K1 D (FC) 626 FINISH
(3) DOOR HINGES 4.5x4.5 (MKP): STANLEY FBB179, US32D FINISH
(1) DOOR CLOSURE: LCN 4041, ALUMINUM FINISH
(1) DOOR STOP WITH HOOK: ROCKWOOD 473, 626 FINISH
(1) HOOK PLATE 1043A: ROCKWOOD 1043A, 630 FINISH
(1) RUBBER BLOCKER: GLYNN-JOHNSON 8X

SET #3
(1) PRIVACY BATHROOM LOCK: FALCON T581 D (FC), 626 FINISH
(1) INTERCHANGEABLE CORE COMPATIBLE: FALCON C6A7A, 626 FINISH
(3) DOOR HINGES 4.5x4.5 (MKP): STANLEY FBB179, US32D FINISH
(1) DOOR STOP WITH HOOK: ROCKWOOD 473, 626 FINISH
(1) RUBBER BLOCKER: GLYNN-JOHNSON 8X

SET #4
(1) BRASS HOOKER PLATES AND PUSH PLATES
(3) DOOR HINGES 4.5x4.5 (MKP): TWO WAY SWINGING SPRING LOADED
(1) DOOR STOP WITH HOOK: ROCKWOOD 473, 626 FINISH
(1) RUBBER BLOCKER: GLYNN-JOHNSON 8X

GENERAL BUILDING NOTES

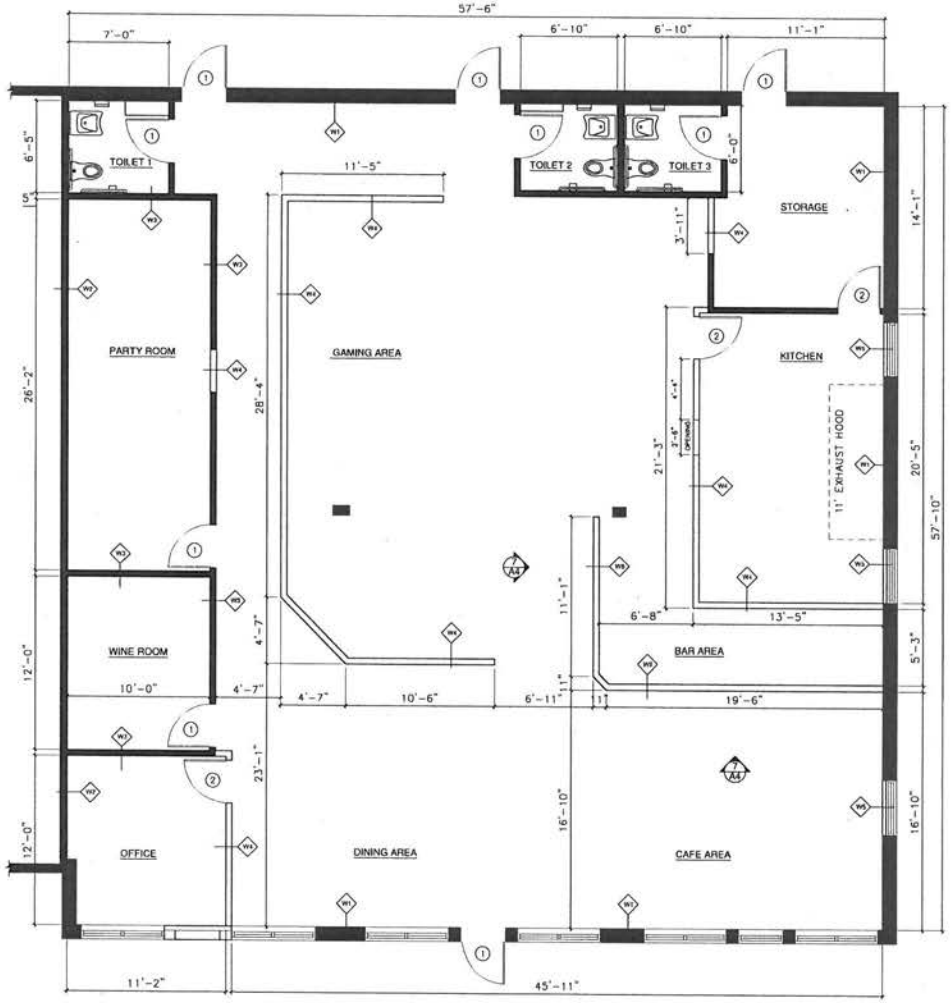
1. ALL WORK AND MATERIALS SHALL BE IN STRICT CONFORMANCE WITH STATE AND LOCAL BUILDING CODES AND REGULATIONS OF THE CITY.
2. DIMENSIONS ARE NOT TO BE SCALED IN THE FIELD. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWN DIMENSIONS. REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS WITH THE ARCHITECT PRIOR TO PROCEEDING.
3. CONTRACTOR SHALL VERIFY SITE SURVEY AND DIMENSIONS WITH ACTUAL CONDITIONS IN FIELD. REPORT ANY DISCREPANCIES, CONFLICTING CONDITIONS OR OMISSIONS WITH ARCHITECT.
4. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE FAMILIAR WITH ALL DRAWINGS FOR PROJECT. INFORMATION FOR ALL TRADES APPEARS ON ALL SHEETS.
5. ALL INTERIOR FINISHES AND TRIM TO BE CLASS "C" 0-25 FTR.
6. ALL GLASS DOORS AND SIDELIGHT REQUIRES BRAND 1/4" ED OR TEMPERED GLASS.
7. ALL STORAGE ROOMS OVER 100 S.F. SHALL HAVE A 2 HOUR ENCLOSURE AND 1" LABEL DOORS.

ACCESSIBILITY NOTES

1. ALL INTERIOR FINISHES TO COMPLY WITH THE ACCESSIBILITY CODE / ANSI A117-A.125.
2. ALL CONTROLS AND OPERATING MECHANISMS ARE TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE / ANSI A.125.

GENERAL NOTES

1. ALL NON CLOSET DOORS TO PROVIDE 32" MIN CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION.
2. G.C. TO VERIFY ALL EXTERIOR ENTRANCE THRESHOLDS MEET ADA MAXIMUM HEIGHT OF ½".
3. G.C. TO VERIFY ALL ENTRANCES AND DOORWAYS HAVE A SLOPE NO GREATER THAN 1:12.
4. ALL INTERIOR FINISHES TO BE CLASS #1 FLAME SPREAD RATING.
5. NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES BETWEEN SITE DISCREPANCIES & CONSTRUCTION DOCUMENTS.
6. ALL WALL SURFACES TO BE PAINTED GYP. BD. UNLESS NOTED OTHERWISE.
7. ALL DOORS AND TRIM FOR PAINT U.N.O.
8. EACH WC TO HAVE ADA CERTIFIED ACCESSORIES TOILET PAPER HOLDER, GRAB BARS, SOAP DISPENSERS INSTALLED AT APPROVED HEIGHTS AND LOCATIONS.
9. ALL WET AREAS TO HAVE CONCRETE BOARD. "DURAROCK," BENEATH TILE, 1/2" MIN.
10. FLOORING: TO BE DETERMINED BY OWNER



WNA
william NG architects
architecture planning interior design
79 East Frontage road
Northfield, Illinois 60093
773.531.5945
wnarchitects@gmail.com

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SITE LOCATIONS, VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND NOTIFYING NEW CONSTRUCTION AND DOCUMENTING ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PROVIDED DOCS AND LOADED SYSTEMS. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON CONFORMITY TO ARCHITECTURAL DESIGN INTENT.

WILLIAM NG ARCHITECTS SHALL RETAIN ALL COPYRIGHTS, OWNERSHIP, AND CONTROL WITH LAW RIGHT WITH REGARD TO THESE PLANS AND BUILDING DESIGN. REPRODUCTION OF THESE PLANS IN WHOLE OR IN PART BY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESSED WRITTEN PERMISSION AND CONSENT OF WILLIAM NG ARCHITECTS.

DATE	ISSUED FOR
1 07.20.18	PERMIT

997
ROUTE 59

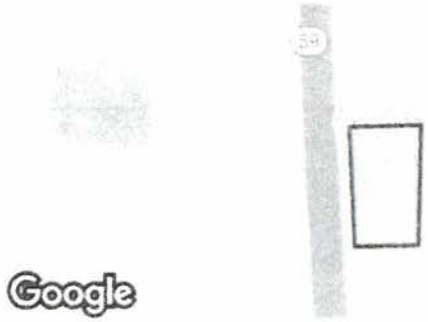
Bartlett, Illinois

18-071001

A1

reonomy

973 S Il Route 59 97, Bartlett, IL



Lot

	53,920 sf
	1.24 acres
	C
	--
	--

Building

	1998
	--
	--
	1
	0.04
	--
	--
	--
	2,400 sf

Most Recent Sale

	2016-11-29
	--
	--
	--
	--
	2 properties
	Mkv Investments Llc

Most Recent Debt

	2018-02-21
	$197,758
	Heartland Bk&tr Co

Ownership

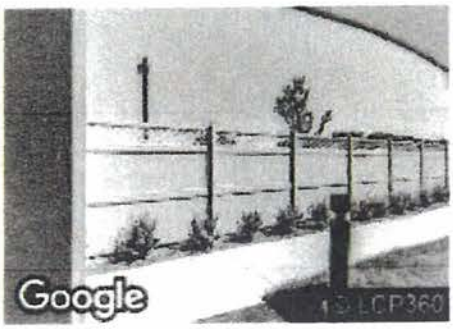
	Mkv Investments Llc Bartlett

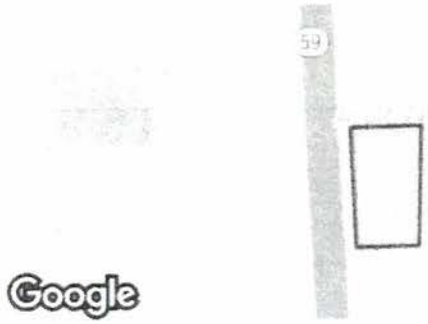
Legal

	DuPage County
	Bartlet Place Condo Units F & G 24.44 Percent Com Int

reonomy

973 S Il Route 59 97, Bartlett, IL





Map data ©2018 Google

Lot

Lot Area (sf)	53,920 sf
Lot Area (acres)	1.24 acres
Zoning	C
[illegible]	--
[illegible]	--

Building

Year Built	1998
Year Renovated	--
[illegible]	--
Number of Buildings	1
Building Floor Area Ratio	0.02
[illegible]	--
[illegible]	--
[illegible]	--
Building Area	1,200 sf

Most Recent Sale

Date	2016-11-29
[illegible]	--
[illegible]	--
[illegible]	--
[illegible]	--
[illegible]	2 properties
[illegible]	Mkv Investments Llc

Most Recent Debt

Date	2018-02-21
Amount	$197,758
Lender	Heartland Bk&tr Co

Ownership

Property Owner	Mkv Investments Llc Bartlett

Legal

County	DuPage County
Legal Description	Bartlet Place Condo Unit E 11.99 Percent Com Int

ILLINOIS GAMING BOARD
VIDEO GAMING REPORT

Bartlett

July 2018

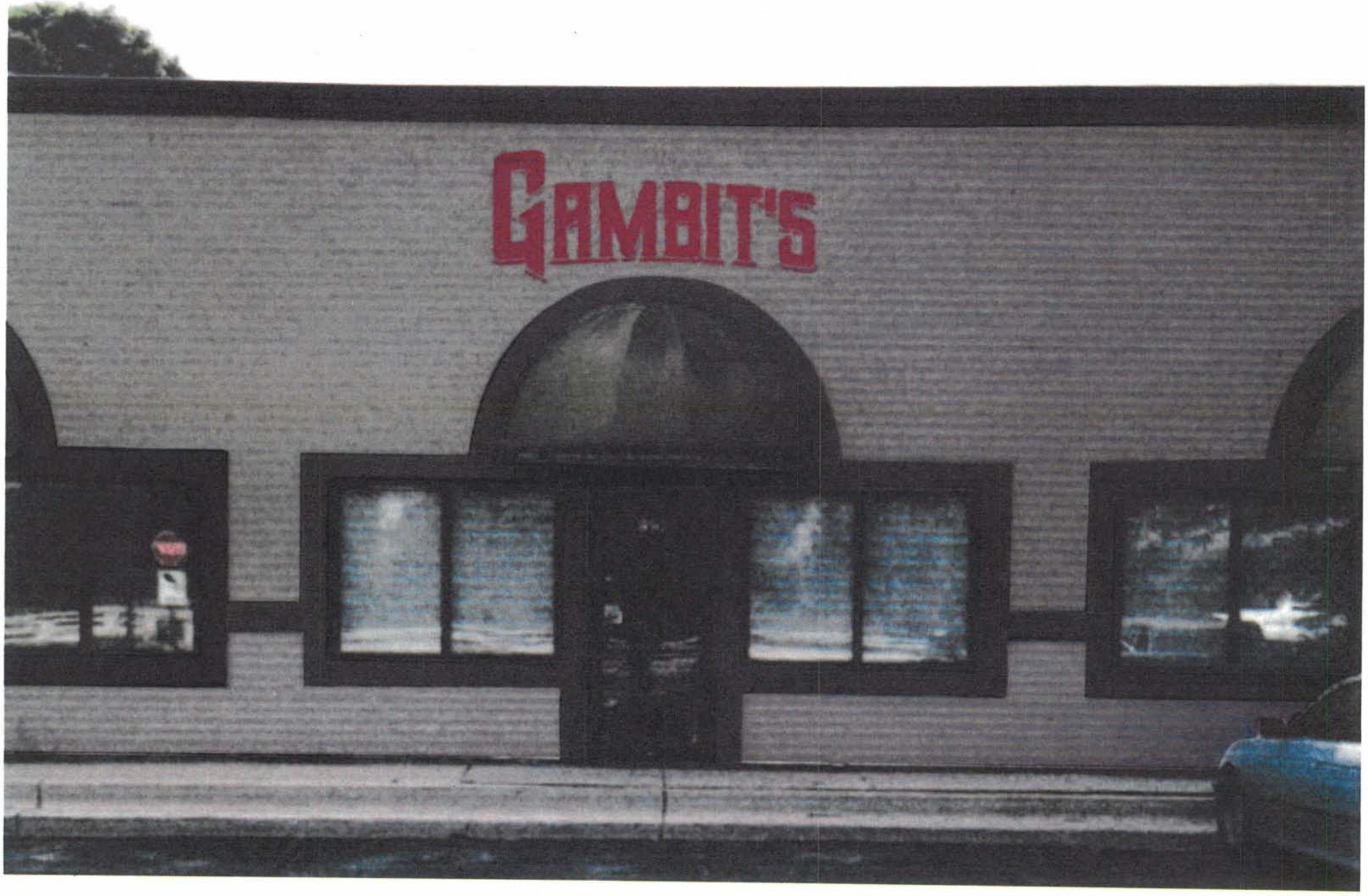
8/24/2018
6:00 pm

				VGT Wagering Activity			VGT Income			VGT Tax Distribution		
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	NTI	NTI Tax Rate (29%)	State Share	Municipality Share
Bartlett	Blackhawk Restaurant Group LLC Series BSBartlett	130702147	5	$993,223.78	$916,253.04	$76,970.74	$277,026.00	$200,055.23	$76,970.77	$23,091.30	$19,242.75	$3,848.55
Bartlett	Bracht's Place Inc	120700733	5	$477,176.99	$444,793.34	$32,383.65	$134,611.00	$102,227.35	$32,383.65	$9,715.09	$8,095.91	$1,619.18
Bartlett	Cadillac Ranch Texas BBQ & Boot Bar, Inc	120705738	5	$300,989.74	$276,580.95	$24,408.79	$100,579.00	$76,170.34	$24,408.66	$7,322.69	$6,102.25	$1,220.44
Bartlett	Friedman Enterprises, Inc.	120702196	5	$300,213.40	$276,572.07	$23,641.33	$91,938.00	$68,296.67	$23,641.33	$7,092.45	$5,910.38	$1,182.07
Bartlett	McCaffrey Inc	120703338	2	$56,880.21	$52,773.25	$4,106.96	$21,132.00	$17,025.04	$4,106.96	$1,232.12	$1,026.77	$205.35
Bartlett	O'Hare & Vance Enterprises	160703649	5	$187,453.12	$171,681.97	$15,771.15	$85,526.00	$69,754.85	$15,771.15	$4,731.32	$3,942.77	$788.55
Bartlett	PASTA MIA, LTD	160703497	5	$233,159.07	$214,619.21	$18,539.86	$80,949.00	$62,401.43	$18,547.57	$5,564.29	$4,636.91	$927.38
Bartlett	PGPJK Restaurant Incorporated	170703621	5	$287,486.63	$266,306.55	$21,180.08	$89,090.00	$67,909.92	$21,180.08	$6,353.98	$5,294.98	$1,059.00
Bartlett	Shelby's - Brewster Creek, LLC	140702336	5	$576,141.27	$526,788.92	$49,352.35	$175,609.00	$126,256.65	$49,352.35	$14,805.68	$12,338.07	$2,467.61
Bartlett	Stella's - Stearns Crossing, LLC	130700323	5	$680,409.95	$613,807.36	$66,602.59	$202,318.00	$135,715.41	$66,602.59	$19,980.78	$16,650.65	$3,330.13
Bartlett	T & L Evergreen, LLC	140701366	5	$71,341.13	$65,206.67	$6,134.46	$23,848.00	$17,713.54	$6,134.46	$1,840.34	$1,533.62	$306.72
Bartlett	TAP ROOM HOSPITALITY, LLC	150703226	3	$76,485.97	$70,389.71	$6,096.26	$23,977.00	$17,880.74	$6,096.26	$1,828.87	$1,524.06	$304.81
REPORT TOTAL:		12 Establishments	55	$4,240,961.26	$3,895,773.64	$345,188.22	$1,286,603.00	$941,407.17	$345,195.83	$103,558.91	$86,299.12	$17,259.79

ILLINOIS GAMING BOARD
VIDEO GAMING REPORT
Bartlett
February 2017 - February 2018

5/11/2018
9:40 am

				VGT Wagering Activity			VGT Income			VGT Tax Distribution		
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	NTI	NTI Tax Rate (30%)	State Share	Municipality Share
Bartlett	Blackhawk Restaurant Group LLC Series BSBartlett	130702147	5	$10,509,454.98	$9,711,372.25	$798,082.73	$2,900,903.00	$2,102,820.27	$798,082.73	$239,425.74	$199,521.44	$39,904.30
Bartlett	Bracht's Place Inc	120700733	5	$5,426,911.81	$4,995,228.51	$431,683.30	$1,608,390.00	$1,176,647.20	$431,742.80	$129,523.25	$107,936.05	$21,587.20
Bartlett	Cadillac Ranch Texas BBQ & Boot Bar, Inc	120705738	5	$4,383,514.95	$4,034,736.56	$348,778.39	$1,535,292.00	$1,186,513.61	$348,778.39	$104,634.32	$87,195.28	$17,439.04
Bartlett	Downtown Bartlett Inc	120709801	1	$27.50	$7.76	$19.74	$20.00	$0.26	$19.74	$5.92	$4.93	$0.99
Bartlett	Friedman Enterprises, Inc.	120702196	5	$5,423,982.38	$4,971,985.29	$451,997.09	$1,692,002.00	$1,240,004.91	$451,997.09	$135,599.64	$112,999.72	$22,599.92
Bartlett	McCaffrey Inc	120703338	2	$851,304.05	$782,186.63	$69,117.42	$274,742.00	$205,624.78	$69,117.22	$20,735.35	$17,279.51	$3,455.84
Bartlett	O'Hare & Vance Enterprises	160703649	5	$2,672,796.67	$2,448,152.10	$224,644.57	$939,029.00	$714,384.48	$224,644.52	$67,393.80	$56,161.49	$11,232.31
Bartlett	PASTA MIA, LTD	160703497	5	$1,307,509.69	$1,191,741.39	$115,768.30	$443,346.00	$327,577.60	$115,768.40	$34,730.76	$28,942.31	$5,788.45
Bartlett	PGPJK Restaurant Incorporated	170703621	5	$292,000.06	$271,244.21	$20,755.85	$85,102.00	$64,346.15	$20,755.85	$6,226.80	$5,189.00	$1,037.80
Bartlett	Shelby's - Brewster Creek, LLC	140702336	5	$7,655,645.08	$7,055,934.50	$599,710.58	$2,366,905.00	$1,767,194.42	$599,710.58	$179,913.94	$149,928.30	$29,985.64
Bartlett	Stella's - Stearns Crossing, LLC	130700323	5	$9,693,509.26	$8,901,156.61	$792,352.65	$2,943,040.00	$2,150,692.35	$792,347.65	$237,705.20	$198,087.67	$39,617.53
Bartlett	T & L Evergreen, LLC	140701366	3	$292,861.54	$269,854.07	$23,007.47	$102,984.00	$79,976.53	$23,007.47	$6,902.45	$5,752.07	$1,150.38
Bartlett	TAP ROOM HOSPITALITY, LLC	150703226	3	$1,044,625.61	$955,809.23	$88,816.38	$385,722.00	$296,905.62	$88,816.38	$26,645.40	$22,204.51	$4,440.89
REPORT TOTAL:		13 Establishments	54	$49,954,143.58	$45,589,409.11	$3,964,734.47	$15,277,477.00	$11,312,688.18	$3,964,788.82	$1,189,442.57	$991,202.28	$198,240.29


GAMBIT'S