

VILLAGE OF BARTLETT
BOARD AGENDA
OCTOBER 16, 2018
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. *CONSENT AGENDA*

All items listed with an asterisk are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*

6. MINUTES: Board and Committee Minutes – October 2, 2018
- *7. BILL LIST: October 16, 2018
8. TREASURER'S REPORT: August 2018
Sales Tax Report – June, 2018
Motor Fuel Tax Report – July, 2018
9. PRESIDENT'S REPORT: A. World Polio Day Proclamation
B. Commission Appointments
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES
11. TOWN HALL: (Note: Three (3) minute time limit per person)
12. STANDING COMMITTEE REPORTS:

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

- *1. Ordinance Annexing 1.0 Acre Located on the East Side of Route 59, Approximately 1,110 Feet South of Lake Street to the Village of Bartlett for the Jain Society of Metropolitan Chicago

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

1. Ordinance Amending Ordinance 95-14 for Bartlett Place PUD Exhibit A (Uses) and Granting a Special Use Permit to Serve Alcohol at Gambits (997 Route 59)

Alternate: Resolution Denying the Petition of Marvel One Management LLC d/b/a Gambits to Amend Ordinance 95-14 and the Bartlett Place PUD Exhibit A (Uses) and Deny the Grant of a Special Use Permit to Serve Alcohol at Gambits (997 Route 59)

- *2. Bartlett Plaza BEDA Application Approval

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

- *1. Resolution Approving of Disbursement Request for Payout No. 9 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER

- *1. Amendment to Chapter 3, Section 3-3-2-9: Class G of the Bartlett Municipal Code Amending the Bartlett Liquor Control Ordinance to Amend the Class G License Classification for the Package Sale of Wine and Wine Tasting for Licensees that Hold Another on Premises Liquor License
- *2. Heritage Days Halloween Parade Request
- *3. BAPS Fireworks Display Permit Request

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

1. None

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

1. None

13. NEW BUSINESS
14. QUESTION/ANSWER: PRESIDENT & TRUSTEES
15. ADJOURNMENT



VILLAGE OF BARTLETT
BOARD MINUTES
October 2, 2018

1. CALL TO ORDER

President Wallace called the regular meeting of October 2, 2018 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: Trustee Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Management Analyst Sam Hughes, Human Resources Director Janelle Terrance, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Acting Community Development Director Roberta Grill, Management Analyst Tyler Isham, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Gilles.

3. INVOCATION – Reverend Ed Weiss, Faith World Outreach Church of Bartlett, gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

Trustee Gabrenya stated that she would like to add item 1 under Community & Economic Development, Resolution 2018-113-R a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate to the Consent Agenda.



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Trustee Camerer moved to amend the Consent Agenda to add item 1 under Community & Economic Development, Resolution 2018-113-R a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate to the Consent Agenda and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

AYES: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro
MOTION CARRIED

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

Trustee Deyne moved to approve the Amended Consent Agenda, and all items designated to be approved by consent therein as amended, and that motion was seconded by Trustee Camerer.

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

AYES: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro
MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT - None
9. PRESIDENT'S REPORT

Museum Director Pam Rohleder stated that the Village of Bartlett Museums is proud to announce the top four site going Bartlett families in the 2018 Passport to Adventure program sponsored by the Kane-DuPage Regional Museum Association. We



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congratulate the Koontz, Stalzer, Trevino and Won families their amazing accomplishments, dedication and perseverance in visiting all the sites this summer.

This year the Kane-DuPage Regional Museum Association printed 18,000 passports containing 73 participating sites. More than 700 passport booklets alone were pick-up in Bartlett at the Village's four participating sites, the Bartlett History Museum, Bartlett Depot Museum, Bartlett Nature Center and Arts in Bartlett making Bartlett one of the top distribution communities. The program brings families from all over the two counties, and beyond the borders, who come into Bartlett and discover not only our museums but also our community's businesses and restaurants.

Stella Stalzer, All 73 sites

On June 11, six-year-old Stella Stalzer claimed her 7 visits prize and certificate in the Passport to Adventure program. Her picture was posted to the museums' Facebook page where she received encouraging reactions and comments from followers to reach her then goal of visiting all 73 sites. A few days before school started she did. A first grader, this is Stella first year in participating in the program and she loved it. When asked about her favorite museum, her answer is "ALL". From nature centers to historical places, Stella always took the "full tour" when offered and was excited to learn all things new. Her parents Kris and Ben supported Stella's goal in lofty achievement driving her to all the sites. Another family member that helped was Grandpa Mike. Stella had a great time with her family.

Michael Trevino, All 73 sites

Recognize the Trevino family? Last year, Michael visited 35 sites and was Bartlett's third place winner. This year, now seven-years-old, Michael went to all 73 sites and is being awarded his first Mayor's Medallion. This first grader picked up his passport at the Depot Museum on May 4 and was the first in Bartlett to complete all the sites! And he did so by July 25. His parents Bobby and Dawn love the program, as you have already heard, for all it offers in the way of learning while having fun. Michael's favorite site this year was the Morton Arboretum where in the children's garden he enjoyed water cans!

Axel and Vala Koontz, All 73 sites

For the third year in a row, Axel, age 7 and Vala, age 5, had visited all the museums listed in the Passport to Adventure book. Tonight they will be recognized with their third Mayor's Medallion. That is an amazing total of more than 200 visits in the last three summers! Their parents Sandy and Jason dedicate their time to having their kiddos discover the history, nature and art in Kane and DuPage Counties. Axel's favorite site this year was Benedictine University's Jurica-Suchy Nature Museum where hundreds of specimens are exhibited. Vala's favorite site was SciTech Hands On Museum where interactive exhibits encourage math and science learning. Museums are just a part of the Koontz's family activities. Axel and Vala are competitive swimmers too!



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Ella Joy and Asaph Won, All 73 sites

Ella Joy, age 9 and Asaph, age 7, are being recognized tonight with their third Mayor's Medallion also. They completed all the sites in 2015 and 2016. When asked if they are going to participate next year, mom Anne replied, "The kids beg to it." In fact, the family, which includes dad Mike, can visit up to five sites in a day. This year, Ella Joy loved the Lizzadro Museum of Lapidary Art in Elmhurst where fine jade, gemstone & mineral carvings are on exhibit. Asaph enjoyed visiting Blackberry Farm in Aurora where visitors can experience a one-room school, log cabin, train depot and more.

President Wallace presented a Proclamation for Bartlett Arts DuPage month and called upon all citizens to celebrate and promote the arts and culture in DuPage County.

President Wallace stated that due to the retirement of Community Development Director Jim Plonczynski, the Bartlett Zoning ordinance does not expressly create the office of Zoning Administrator, but states that the Board designates them.

Trustee Deyne moved to designate Roberta Grill as Zoning Administrator with the advice and consent of the Village Board and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO DESIGNATE ROBERTA GRILL AS ZONING ADMINISTRATOR

AYES: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro
MOTION CARRIED

President Wallace stated that the Freedom of Information Act ("FOIA") requires each public body to designate one or more officials or employees to act as the public body's Freedom of Information officer or officers.

Trustee Deyne moved to appoint Samuel Hughes as the FOIA Officer and Scott Skrycki (in his absence) with the advice and consent of the Village Board and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPOINT SAMUEL HUGHES AS THE FOIA OFFICER AND SCOTT SKRYCKI (IN HIS ABSENCE)

AYES: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro
MOTION CARRIED



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10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne asked about the status of the Marathon gas station on Lake and South Bartlett Roads.

Public Works Director Dan Dinges stated that they are working on the contaminated soils and the Village is working with the environmental engineer to figure out if they could work with them. It is all about how far the water could migrate outside of his property. They are asking the Village to waive it, so we are working with our environmentalist to see if it is something we could even consider at this point.

Village Administrator Paula Schumacher stated that they sent us a groundwater assessment report and we asked our environmental engineer, Gary Diegan, to take a look at it. He had some additional concerns and was going back to them to get further information. We are checking the soil to make sure that the groundwater is safe and how far any contaminate could be leaching in that area. So far, it is all contained but we want to make sure that it stays that way.

Trustee Reinke asked if flags will be hung at the new stop sign at Braintree and Auburn to make it more visible?

Police Chief Patrick Ullrich confirmed that there will be flags.

11. TOWN HALL

Michelle Sarwas, 1340 Deerfield Lane

Ms. Sarwas stated that she came tonight to support a business (Gambit's). She recalled when she came before the Board to open her business 11 years ago and the support that she received. She stated that she has given back to this Village as a resident and as a business owner and truly believes that would not have happened if she didn't have her business in town. She understood that there were zoning issues and residential concerns. There are always challenges and this Village has faced a lot of changes. We have to change with it – if we continue to let rules and regulations that were set up many years ago hold us back for fear of what might be, we might send a business that would do really well in this Village, to another town. She stated that her business was successful because she had a business plan and she stuck to it. Gambit's also has a business plan and they need a certain size and a certain amount of traffic and they need gaming. Asking them to change that is changing the business plan that will allow them to break even in three years. She asked the Board to open their eyes to the idea of giving them any possible chance.



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Vincent Mancini, Attorney for Marvel One Management (Gambit's)

Mr. Mancini stated that there are some applications pending before the Committee of the Whole and asked if it was more appropriate to speak at that time.

President Wallace stated that he should wait for the Committee meeting.

Dale Kasuba, 806 Kent Circle

Ms. Kasuba stated that she spends most of her year working on Bartlett Heritage Days. She came to speak on behalf of Gambit's. She stated that they have spent a lot of time volunteering at Heritage Days and Arts in Bartlett and they appreciate their efforts. She thought it demonstrates their commitment to the Village and the community and she would hate to see their business go to another town. She was at the meetings when the wedding chapel and banquet hall was discussed for Prospect and Devon and the Board voted it down. Her one frustration about living in Bartlett is the number of people who complain about their taxes and stop viable businesses that pay taxes from coming to our town. She hoped that the Board would reconsider and give them the zoning variance so they can start their business here.

Phyllis Boyd, 1041 Apple Valley Drive

Ms. Boyd stated that she lives directly next door to the proposed Gambit's. She wanted to set the record straight that she and her husband are not opposed to change or progress. They were very happy to see the property behind them developed (Artis Senior Living) and thought it was a benefit to the community and an asset to the neighborhood. If Gambit's goes from the Committee to the Board, they would like to send an open invitation to any Board members or Village representatives to come to their property and see the actual scope of this issue, and make an educated decision, not based on an aged aerial photo.

Matt Codak, 1025 Apple Valley Drive

Mr. Codak addressed the Gambit's restaurant. They have lived in Bartlett for eight years, six houses down from the proposed location. They would be more open if it was a family restaurant and not over 21. He felt that the 2:00 a.m. closing time was very late since people would be stepping outside to smoke and talk. The dumpster currently sits on the property line and he believes the smell of the garbage from the restaurant would not be very pleasant. With twelve businesses already having gaming in Bartlett, he saw no need to change an ordinance. He suggested finding a more suitable location with the proper ordinance already established.

Peggy Dalton, 1040 Valewood Road

Ms. Dalton stated that she was there to talk about the proposed Gambit's. She stated that they already have issues in that area and this is just going to add to that (smell, traffic, access, overflow of parking lot). She loves this town and lived here her whole life as well as raising her kids and their kids. She thought Bartlett could do better since we already



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have twelve gambling facilities. We need functioning restaurants and stores and not an over 21 environment or the negative impact that it may attract. She didn't think that they needed to change the zoning for this type of facility - there has to be a better allocated space for Gambit's. She stated that it is not being sold as just a restaurant but for gambling and no one would want it in their neighborhood.

Theresa Materna, 329 W. North Avenue

Ms. Materna spoke about the stop sign traffic on North Avenue and Western. She spoke with some of the police officers that recommended that she get the neighborhood together for discussion. She passed out flyers, held a meeting at her home where several of the neighbors came up with potential solutions. She was willing to be on a committee to help get this intersection equipped with a speed bump, possibly a one way street, a blinking stop sign, no right turn during certain hours, no designated truck route sign, etc. She stated that she has seen an increase in traffic with the construction on Lake Street and Route 59. She has seen more police presence which is appreciated. One of her neighbors also has trouble getting out of her driveway in the morning on Hickory and North. She has taken videos and recorded 59 cars going through the intersection in 15 minutes and there were only 18 cars that stopped at the stop sign. She has also contacted the businesses whose trucks failed to make the stop. She also spoke about pedestrians that were almost hit by cars that don't stop for the sign.

She also talked about the vacant home (6 years) on Western Avenue with the mold problem. She asked if there was any way they could work with the realtor to fix this so the home could be sold. She asked at what point is the home condemned and torn down.

Building Director Brian Goralski stated that there is not a timeframe. The mold will not cause the house to be torn down. The mold is in the lower level of the home. The realtor has made sure that air is circulating throughout the house so the mold does not continue to grow. He stated that it is a nice house and they just need someone to pay the asking price. Unfortunately, there is no time limit to how long the home can remain vacant.

Trustee Reinke addressed the police chief about what they can do for that intersection and asked if there was any progress.

Chief Patrick Ullrich stated that they have talked about some of the solutions that Ms. Materna proposed and will get together and come up with more ideas. He has directed his staff to continue enforcement at that intersection. They sat down with Ms. Materna about two weeks ago and showed her a program that they have that tracks enforcement measures. His staff will continue to talk with the residents in that area to devise other solutions for improvement.



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Edward Boyd, 1041 Apple Valley Drive

Mr. Boyd stated that last Sunday, he went out and collected signatures opposing Gambit's (attached). He stated that twenty years ago he sat down with the Board and worked out a solution for the property. He does not feel that it is right for them to come back and make changes.

Krestal Wright, 149 Rushmore Drive

Mr. Wright spoke on behalf of Gambit's. He stated that he was looking forward to a cajun restaurant and he was a 22 year resident. He stated that he frequents all the restaurants in Bartlett and felt that they need a little more variety. He was familiar with restaurants in Bartlett that have gaming machines and didn't really know what the difference was – most restaurants have them.

Elzbieta Prusak, 1037 Apple Valley Drive

Mr. Prusak stated that she is in support of her neighbors and did sign the petition. She has concerns about the proposed restaurant.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya stated that Resolution 2018-113-R, a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate as well as the Indian Express BEDA approval were covered and approved under the Consent Agenda.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

In Trustee Carbonaro's absence, President Wallace stated that there was nothing to report.



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F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Resolution 2018-114-R, a Resolution Approving of the Agreement Between the Village of Bartlett and CAM, LLC for the 2018 Pavement Preservation Treatment Project and Ordinance 2018-115, an Ordinance Amending the Bartlett Municipal Code Section 6-11-1204.2: Schedule II, Stop Intersections were covered and approved under the Consent Agenda.

13. NEW BUSINESS - None
14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None
15. ADJOURN TO COMMITTEE OF THE WHOLE MEETING

President Wallace stated that the Board will be going into the Committee of the Whole meeting immediately following the close of this meeting.

There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro
MOTION CARRIED

The meeting was adjourned at 7:39 p.m.

Lorna Giles
Village Clerk

Citizens Opposed to Gambits

	Name	Signature	Address
1	BEN R. BAUTISTA		1038 APPLE VALLEY DRIVE
2	JOSIE BAUTISTA		1038 Apple Valley Dr.
3	Paula Condit		1028 Apple Valley DR.
4	Rachel Huan		968 Fremont St
5	Rachel Ucha		968 Fremont St.
6	Valery Kapadokakis		458 Fremont St - Bartlett
7	Dimitrios Kapadokas		958 Fremont St - Bartlett
8	BOB LYNN		950 Fremont St Bartlett
9	Melanie Shogren		953 Fremont St. Bartlett
10	M. SAYEED		968 VALEWOOD Bartlett
11	Lillie Ann Gria		944 BRYN MAWR AV BART
12	Antonia Lopez		990 Georgia Place
13	KRISTIN AGOS		911 Bryn Mawr
14	DAVID PROPP		990 GEORGIA PLACE
15	ANNA CHILIPACA		900 BRYN MAWR AVE
16	Sue Green	SUE GREEN	896 Bryn Mawr
17	Cheryl King		872 Bryn Mawr E
18	Andres Del Rio		921 Bryn Mawr.
19	Andres A. Del Rio		921 Bryn Mawr.
20	Amber Del Rio		921 Bryn Mawr
21	Mike Partridge		937 Bryn Mawr Ln
22	Donkilo Cortez		979 Valewood rd
23	David Torres	DAVID TORRES	787 Valewood rd
24	Laurie Torres	Laurie Torres	987 Valewood Rd
25	Sally Thompson		1098 Washington St

Citizens Opposed to Gambits

	Name	Signature	Address
1	MARIAS	<i>Marias Agon</i>	1100 WASHINGTON ST
2	Hubbard K	<i>Karen Hubbard</i>	1108 " "
3	Lindgren	<i>Christine Lindgren</i>	1114 " "
4	Candace Skultky	<i>Candace Skultky</i>	1139 " "
5	Madhubhai Patel	<i>Madhubhai Patel</i>	1133 " "
6	Dale Dwyer	<i>Dale Dwyer</i>	860 KINGSTON
7	Carol Dwyer	<i>Carol Dwyer</i>	860 "
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Submitted 10/21/18



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 2, 2018**

President Wallace called the Committee of the Whole meeting to order at 7:39 p.m.

PRESENT: Chairmen Camerer, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: Chairman Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Management Analyst Sam Hughes, Finance Director Todd Dowden, Human Resources Manager Janelle Terrance, Acting Community Development Director Roberta Grill, Management Analyst Tyler Isham, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food and Beverage Manager Paul Petersen, Chief Patrick Ullrich, Deputy Chief Chuck Snider, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Gilles.

COMMUNITY AND ECONOMIC DEVELOPMENT, CHAIRMAN GABREYNA

Bartlett Plaza BEDA Application

President Wallace stated that the agenda was going to be adjusted to accommodate those in the audience.

Chairman Gabrenya stated that the first item on the agenda is in regard to the Bartlett Plaza BEDA application.

Economic Development Coordinator Tony Fradin stated that this is a BEDA application for one of the older and larger shopping centers in the downtown area. The applicants name is Manny Rafidia. The shopping center has been on the market for a while. It has been owned by the original developers who have owned it for many decades, the Gorski's. They have listed it for sale with a broker from CB Richard Ellis a couple of years ago, seeking out potential buyers for the center. Due to multiple factors, there has been a large vacancy in the former grocery space. That space is 31,860 sq.ft. and that space requires several improvements to bring it up to current code, to beautify the center and make it more attractive to a potential occupants. Late last year, Mr. Rafidia, a local shopping center owner and someone who rehabs and redevelops shopping centers, started investigating the center, communicating through brokers and meeting with Assistant Village Administrator Scott Skrycki and himself on several occasions to do his due diligence. Through his holding company, Mr. Rafidia has purchased, improved and owns 18 shopping centers throughout Illinois, Ohio and Arizona. Several of these shopping centers included Prospect Crossing Shopping Center in Prospect Heights, Century Plaza in Palatine, Cross Creek Commons in Roselle, Montgomery Plaza in



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Montgomery, and he owns two shopping centers in Addison, one called Lake St. Commons and another called Lake St. Plaza.

Staff checked with Addison and Roselle who both spoke highly of his ability to purchase and redevelop shopping centers such as Bartlett Plaza that suffer from high vacancy rates. As of tonight, there is over 36,000 Sq.ft. vacant in Bartlett Plaza out of the 86,000 total Sq.ft. giving it a vacancy rate of 42.6%. Over the past few years, as new tenants come to centers throughout the community including, Amity Healthcare and several others, we have seen a large decline in the vacancy rate since January of 2016's high of 17.7% vacancy. It has been brought down to just over 7% over the past two years. The 42% is a pretty significant rate for a shopping center. The long time owners of Bartlett Plaza have entered into a sales contract with the applicant that was signed on August 6th, so it has been under contract for about two months. Staff has continued to meet with Mr. Rafidia to talk about plans for redeveloping, possibly dividing up the empty grocery space and bringing in new tenants to Bartlett Plaza. The property is only under contract, Mr. Rafidia has not closed on the property yet. It is partially subject to various incentives including a potential BEDA incentive. On his application, he requested \$250,000 for an incentive. Staff explained to him that the BEDA program puts a \$50,000 limit on a single incentive. In terms of a recommendation, getting Bartlett Plaza into the hands of a new purchaser, redeveloping the space and filling some of the vacancies fits nicely into several elements of the Village's strategic plan as well as the 2016-2020 marketing plan that the Economic Development Commission (EDC) developed. These plans include attracting developers to invest in the downtown area, working to improve the retail business profile in the Village and revisit, refine and execute the Village's overall economic incentives. The plans before you tonight detail \$2,000,000 worth of improvements that he intends to make to the center if he closes on it. The \$2,000,000 would be in addition to the purchase price of the center. In terms of leveraging private investment via this program which is one of the criteria we had detailed to you when we created it, the \$50,000 incentive would come out to 2.5% of rehab costs. The improvements include, the roof, facade, parking lot, light, landscaping, HVAC, sidewalks, signage, and the buildout of the formal grocery space. Mr. Rafidia appeared before the EDC last month and they recommended in favor of awarding him the BEDA grant in the amount of \$50,000 in the hopes that he would be able to move forward on this project. Mr. Rafidia is in the audience if you have any questions of him.

Chairman Deyne asked how much was available in the BEDA fund.

Mr. Fradin stated that we allotted \$150,000 for the program this year.

Chairman Gabreyna asked if the fiscal year is when the \$150,000 is renewed.

Mr. Fradin stated that it was May 1st.



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Chairman Gabreyna asked how many other applications are pending at this time.

Mr. Fradin stated that there is one that has already gone to the EDC for \$15,000 and staff is also working with an applicant for next month.

Chairman Gabreyna stated that she thought the program was for smaller businesses and asked if that was correct and how this applicant meets that criteria.

Mr. Fradin stated that one of the big aspects of it was to assist small businesses with smaller grants like the Indian Express grant, however, there was never any limitation based on the size and scope of the project. The goals of it were to increase sales tax producing businesses in the Village like restaurants and stores. Staff was also looking for things like job creation and leveraging private investment through public investment. Staff wanted to look at the ratio of how much a private investor would be investing opposed to the amount of the grant. This project fits into those guidelines because the former grocery store was one of the properties we had talked about as being able to use a BEDA grant for. The expectation was to be for a specific business, not a buyer of the center, but it still fits with the program because it is an opportunity to develop and fill a vacant space. The former grocery store will have been vacant for 8 years as of next month.

Chairman Hopkins asked if the \$2,000,000 that was mentioned included the price of the property.

Mr. Fradin stated that it was only the redevelopment.

Mr. Rafidia stated that he is very familiar with these types of projects and he believes the reverse of almost everyone who redevelops centers. He doesn't get the tenant first then redevelop, he believes in fixing it first, then it will attract businesses to come to the center. He believes that he will spend more than the \$2,000,000 he listed.

Chairman Reinke asked when he anticipated closing.

Mr. Rafidia stated that he anticipated around 3 months if everything goes according to plan.

Chairman Reinke stated that he hoped Mr. Rafidia finds a speedy way to the closing table.

Mr. Rafidia stated that he would try his best. In addition, he understands the program was designed for a small business and he owns some small businesses. He stated that he just reopened a place in Roselle called Pop's Pizza and Sports Bar two weeks ago and put in a \$1,200,000 improvement into the business and most importantly, hired 80 people to work there almost all full time. Once he gets Bartlett Plaza going, it is going to employ a lot of people. He did not know exactly what he was going to do with the old grocery



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store yet, weather it was going to be a big sports arena, combination of an adult and children entertainment center or what it was going to be. He stated that he used to own a place called Dynorex and it did very well then he sold them. It was a mix of entertainment for adults and children, so that is a possible idea. He added that he is not only a developer, but he is a business owner too and he invests in his shopping centers. He currently owns and operates six businesses in his current shopping centers. He will likely open up some kind of business here, but he is still studying the area, so he was not sure what type of business that might be.

Chairman Gabreyna stated that she appreciated his statements.

President Wallace asked if the BEDA program was part of the decision making process?

Mr. Rafidia stated that it was not very important because in his previous projects, Villages offer money, especially in the last development that he did in Addison on Lake St. and Mill. There was an old Dominick's building that was sitting there for 20 years and 3 years later it is 100% occupied with AutoZone, a health center and other smaller mom and pop shops. Addison offered him \$250,000 for each of the centers he redeveloped. In the other center across from the Village Hall, he was able to bring a big grocer there and in the old Blockbuster building in front of the center was replaced with a Little Caesars and a dentist. He stated that the centers are all similar in size to Bartlett Plaza except for the Prospect Heights Center being closer to 200,000 Sq.ft. a couple of years ago he brought in a Tony's Finer Food into that center. The experience that he has in his 40 years of retail experience and development, helps him work well with tenants. He stated that he is not stingy with making deals with tenants and that he is willing to give in and work with them. He stated that the \$50,000 from the BEDA program will help, but it will not change his mind about making the deal. He still has things to go through before he makes a final decision.

President Wallace stated that he appreciated him coming to the meeting as well as the EDC meeting.

Mr. Rafidia thanked him.

The item was moved on to the Board for a final vote.

Gambit's Ordinance Amendment and Special Use Permit

Chairman Gabreyna stated that the next item on the agenda was the Gambit's Ordinance Amendment and Special Use Permit.

Acting Community Development Director, Roberta Grill stated that the petitioner is requesting to amend Ordinance 95-14, Exhibit A which is the permitted uses and a special use permit to serve alcohol. The request is for Gambit's, a restaurant with video gaming



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proposed to be located at 997 S. Route 59 in the Bartlett Place Shopping center. The Plan Commission reviewed the petitioners request, conducted a public hearing and recommended approval at their July 12th meeting, subject to the conditions and findings of fact outlined in the staff report. One of the conditions that they added at the meeting was 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 of the building regarding the relocation of the trash enclosure and the owners are not in favor of the enclosure being moved. Groot was also contacted by staff and due to maneuverability issues and safety concerns, they are also not in favor of relocating the trash enclosure. Groot agreed to limit their pick up times and staff recommends that trash pickup not be before 9:00 a.m. The Committee of the Whole reviewed the request at the August 21st meeting and a straw pull vote was conducted of which the consensus was to not send the project to the Board. The petitioner is here tonight with her attorney and they are requesting the project be moved to the Village Board for a final vote.

Attorney Vincent Mancini, representing Marvel One Management and Jennifer Craig, stated that you have to get a sense of the irony of this evening as we just heard about the vacancy rates in the Village for commercial, along with the BEDA program which is funded by gaming. Now we have an application in front of you that would satisfy both of those elements, in terms of filling a long vacant commercial property that is becoming dilapidated by the lack of use, and a client whose basset and food handling trained who wants to include gaming which would continue to fund the BEDA program. There has been a lot of objections that have been raised by the community that he has read and heard this evening. What he can compare that to is fighting ghosts. The objections are based on nothing more than speculation. The Village allows restaurants and gaming in its boundaries. Both of those elements would be allowed on this site but for an ordinance that was passed in 1995. If you reflect on 1995, the developments that are north of this site were not in place at that time and those include many commercial areas, many restaurants and many gaming establishments. What is being asked tonight of this application is nothing different then what is in the area now. We are essentially fighting ghosts. It is speculation to what might or might not happen with this establishment. The fact that people are over 21 that are going to be there does not impugn some sort of nefarious conduct. He stated that he's over 21, he eats at restaurants, and he has an occasional beer like Justice Kavanaugh, so nothing about this establishment would indicate that it is going to be a problem for the neighbors. It is not a live music establishment and it is not going to attract youth.

We have heard about the garbage and Gambit's has addressed those issues. The garbage company will pick up more frequently if they move in there. We are always willing to work with staff and the Board to address the issues, but it is hard for us to say what we will end up doing, if these ghosts suddenly appear. You are asking me to prove a negative that something won't happen in the future and I can't do that. He stated that he has a



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qualified candidate who would like to open a restaurant in this location and nothing I have heard to this date or in the Plan Commission is a factual basis by which you can reject this application at this stage. The Plan Commission is your fact finder and they heard all of this evidence, the staffs comment and the staffs review. The Plan Commission approved it with very few conditions which we can easily meet. Frankly, the factual record before this Board is one that would support this establishment. On behalf of my client, who is here to speak and answer any questions, we thank the staff who my client worked with for the last 8 months. My client has spent tens of thousands of dollars on rent to hold the space and they were frankly shocked by the straw pull that came out in August which resulted in me being retained. We would ask that this be pushed forward to the Board for a vote because we think we satisfied all the requirements under the PUD applications and all of the variance applications that are part of staff and Village requirements and we think the vote needs to go forward.

Chairman Deyne stated that many of the Board members are torn by this and they know what the Ordinance is and that they have the ability to amend that Ordinance. Some of his confusion lies in the fact that some of the people on the Board have strong opinions about gaming. As we heard earlier this evening, there are a number of restaurants that have gaming. Once they have a restaurant, they have the liquor license, they can apply to the State and they can have gaming. I am very torn by this as other people are. He asked the petitioner to take a few minutes and explain to the Board what specifically differentiates their restaurant with gaming from just a standalone gaming facility.

Mr. Mancini stated that Gambit's is a restaurant, first and foremost, it is going to serve freshly made food. They won't be serving frozen pizzas heated up in an oven for people having a pint or two of beer. The menu is attached to the application. They outline a breakfast menu, lunch menu, appetizers, and a dinner menu which includes T-bone steak, pizza and southern bracirole among other things. The chef is here and he can discuss the food with you, but this is a restaurant with gaming as a supplemental form of income that's necessary in this day and age given the margins that are on food. If this business opened up as a restaurant, the statistics say they do not survive one year. With the gaming, they can survive as a restaurant longer and establish a customer base, get the clientele and maybe be here three years, providing sales tax revenue to the Village. That is why gaming is important to all restaurants. Gaming allows them the time to create the business. The people opening restaurants are not wealthy, they are people who are driven by their passions, and they are artists to some extent. Without gaming, their business model would not succeed. They are not here to establish a casino on Rt. 59, they are here to establish a well-regarded restaurant and they are using gaming to support themselves in the interim. He really thinks that nothing about the application exposes its self as being nothing more than a tavern with gambling, that's not what Gambit's is. When you walk into the establishment, you do not see gaming and a bar, you see a dining facility and the gaming is pushed back behind a wall. There are rooms that can be rented for family gatherings or things of that nature, so food and family is the first priority of this



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establishment, the gaming is just a supplemental income to get them through the lean years.

Chairman Camerer asked Mr. Mancini what his definition of family was because this establishment is 21 and up and typically when we think of family, we might think of it as children younger than that.

Mr. Mancini stated that he agreed in terms of what has been presented. Obviously, if that is something that is a concern, it hasn't been raised at this point with the applicant. It is a dining establishment as it is currently considered. There are the rooms to the side that can be used by private parties and he does not think there is anything that would prohibit children from being at a private party. The establishment itself is going to be adults at this stage. It is not a huge establishment either, it is three store fronts along the southern end of the vacant portion of the building. They have to have a market, they have to identify their market and they have to focus on that market, they can't be everything to everyone, but he does not know how being over 21 years old is a negative. Those are the people that have money, want to have a good time, have a good meal and game. That is Gambit's clientele.

Chairman Gabreyna stated that she knew at the last meeting, they stated that they had received support from the other tenants, however, those people that bought condos in that center, bought under the current restrictions of those properties. She asked if they have received positive feedback from the owners of the condos as well.

Village Attorney Bryan Mraz stated that they did not formally go through the correct process with the association. They have an informal document that they drafted which was signed by 2/3's of the owners and there is a second document that he had seen at one point that was signed by the other owners so he believes they have informally received all of the owner's consent. They have not received the condo association's consent, but if all of the owners approve, he thought that it was a foregone conclusion. The zoning ordinances and those covenants were approved by the then owner and developer and in part, was a compromise with the neighbors as well. To get it approved, the then owner who turned out to be the developer and declarant on the covenants made certain what otherwise would be permitted uses in the B-2 district, he made them excluded uses. Under the ordinance, excluded uses then became prohibited uses. It also provided the ability for it to be amended which is why we have due process and they had a hearing before the Plan Commission and they can ask for it to be amended to try and change what were listed as excluded uses and make them permitted uses. There are other owners who have a stake in this, so to speak, and he believed that they have their consent and that would be a condition of an ordinance approving it and you will have a resolution before you to deny it. You will have two options if you send it along to the Board for a vote. You have heard from some people in support and some not in favor of it.



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Chairman Gabreyna asked if all of the condo association owners have been notified.

Ms. Craig stated that they are all owner occupied at this time and they are undergoing change of presidency currently, but they did get signatures from everyone they could reach. They were all in favor of the concept, they think it will bring business, they are tired of the vacancy and the Gambit's concept will not take away from their business. Everyone they spoke to was in favor of it and saw it as an overflow that might potentially bring them more business. The hair salon and nail salon will get more attention, because you do not notice them unless you are destined to be there. They agreed that they would be changing their paper work as well as long as the Village was in agreement and that can go in affect when the president is appointed.

Chairman Reinke stated that when he saw this come back, one of the questions he asked himself was what has changed and he didn't see what actually changed from the last meeting. One of the conditions that the Plan Commission placed on the approval was the relocation of the trash bin. He asked if there had been any movement in that regard.

Ms. Grill stated that staff contacted Groot and they were not in favor of moving the trash bin. Staff agrees that moving the trash enclosure to the south end of the parking lot would cause the garbage truck to back completely up through the entire parking lot and it is not safe. The petitioner has contacted the other owners of the property and they are not in favor of it either.

Chairman Reinke stated that part of his concern was the trash enclosure. You have said that you are a restaurant and not a gaming facility. He would be more inclined to having a gaming facility then have a dumpster full of food refuse next to a house. He went to the property and walked along the adjacent residential property and that dumpster is very close to the fence line. He thinks there is a very important distinction between a dumpster filled with papers and a dumpster filled with food, so there needs to be some changes and some movement there in order for me to really support that.

Ms. Craig asked if that stands for all restaurants in Bartlett because that is not the case with some restaurants. She does not think you can hold us to something that you are not currently holding other businesses to that have been open for a while. There are dumpsters with no enclosure and dumpsters within a foot of a neighboring fence. She stated that it is not fair to put one resident ahead of another. She stated that she is a Bartlett resident as well and she doesn't want it to be a power struggle, she just doesn't feel that the people behind a particular restaurant that we provided pictures for are less important than the people on Apple Valley.

Chairman Reinke stated that he practices zoning law so he knows that the burden of proof is on the petitioner, so there may be other restaurants that have garbage bins close to a property line and he may or may not have voted on those restaurants, but right now, he



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is voting on this restaurant, so he can talk about this restaurant and he has not seen any basis for him to look at those residents and tell them they are going to live next to a dumpster filled with food refuse. If the Board forwards it on for a vote at the next meeting, he hopes that they can bring back something about how they fixed it.

He found a Facebook post that is really bothering him and he wants to be fair about it and ask the petitioner. The post was by a Jaqueline Delray he quotes, "Here is the thing that gets me, the Board members were in full support of it for months. One person complains and all of a sudden it goes to a halt. Are they paying the Board members, offering support in future campaigns? It doesn't seem right that after months and months of support, it can get derailed so quickly." He stated that he saw the post and then the petitioner responded, "Jaqueline, thank you so much for bringing this up as it is an excellent point." His first question to the petitioner was to ask her to explain this.

Ms. Craig stated she did not see the Village Hall meeting as an appropriate place for social media, but she will address it. Jacqueline is not here to defend herself. She stated that she did not think that some of her comments came across correctly as she was very frustrated from some personal experiences that she has dealt with.

Chairman Reinke stated that he is asking about Ms. Craig since she endorsed it.

Ms. Craig stated that her comment was addressing the fact that Ms. Delray asked what had happened that all of a sudden at the last meeting, it was not voted in favor. Jaqueline retracted her statement and Ms. Craig spoke with some of the other people involved and addressed the comments. The comment that Ms. Craig was referring to in the post was that she has gone through the Village meetings and seemed to have enough support to move them along to this point and her and her partner want to know what happened that all of a sudden everything came to a halt. That was her comment that she was addressing to Ms. Delray and she tried to clarify that. She stated that with it being social media, sometimes that is hard and people mistake things. She does not believe Ms. Delrays comment was directed as she wrote and she believes she was speaking from a place with a lot of emotion. She does not agree to everything Ms. Delray said and she was only referring to the part where Ms. Delray was wondering why it was passed along to this point then stopped.

Chairman Reinke stated that to clarify for the record, as you stand here, you do not suggest that anyone on the Board is taking money, correct?

Ms. Craig stated, absolutely not.

Chairman Reinke stated that you could see where that would be very hurtful.



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Ms. Craig stated that she understood that and that is why she said that she doesn't believe Ms. Delray meant it the way she wrote it and Ms. Craig thinks that she was speaking from a place personally with her frustrations at that time. Ms. Craig stated that she was not agreeing with what she was saying, just that they were not sure what happened either.

Mr. Mancini stated that the Facebook post was compound and the response was a single response. To cross examine my client based on a Facebook post written by someone else and her saying that she was in support of or that she agreed with it, is a bit reckless and he did not want it to devolve into some sort of anger session between Chairman Reinke and his clients. If someone said something like that, it is grossly inappropriate and his client agreeing with the sentiment that they met with Village staff for eight months, received nothing but positive reviews then got side tracked by a straw vote, was upsetting to them. He stated that he was there because of that.

Mr. Reinke stated that he understands that and from what he is hearing from Ms. Craig is that she does not think that the Board is on the take.

Ms. Craig stated, absolutely not and she never personally suggested that or agreed with that, she was just in agreement with the fact that they were at a loss as to what happened. She does not agree with a lot of the things that were said and she apologized for the way it came off and for Ms. Delray's statement.

Chairman Deyne thanked Chairman Reinke for bringing that up and he thought it was very insulting. He stated that he would vouch for every person on this Board, they are all respectful people and have businesses in this community.

Chairman Reinke stated that he thinks they can move past that and asked about the possible signage they would see at the site.

Mr. Mancini stated that they have attached a picture with the simple name Gambit's on the front of the facade.

Chairman Reinke asked if there was going to be an additional monument sign at the site.

Mr. Mancini stated there will not be.

Chairman Reinke asked if they will have a slot in the monument sign that's currently there.

Mr. Mallo stated that the condo association is unwilling to change the monument sign at this time.

Chairman Reinke stated that as he said in a previous meeting, he thinks it is a fantastic concept, but he doesn't know about the site.



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Chairman Camerer asked out of curiosity what the origin of the name was.

Ms. Craig stated that she is a big marvel fan, so when they were looking for the types of food they would serve and recognized that they would be touching on a Cajun food, Gambit's popped up. She stated that her dog and children are also based around the theme. Her first experience with Bartlett was with Country Insurance at this location in 1998 when she purchased car insurance for a new car and was one of her first adult decisions. When looking for a site, she happened across this building and she noticed the address, 997. At that moment, it hit her that it was a sign since her first born was born in September of 1997 and she truly thinks that shaped her life and determined who she was going to be as a person. That, just in itself, set her heart on that place, it is in Bartlett, it is where she started as an adult, nothing else has been there and it has been vacant for years. Being in Bartlett is very important to her and this site is perfect.

Mr. Mancini stated that for clarification, Gambit's is a Marvel character who comes from Louisiana which is why the lady from Louisiana who spoke earlier in the Board meeting said she was so excited because that is what Gambit's is.

Chairman Camerer stated that he was just curious because he thought it might have a basis in gaming. He asked that in the process of going and finding sites, you had to be advised that they was not zoned for a restaurant from the beginning, so why did you ignore that?

Ms. Craig stated that it was not ignored. When they initially presented this to the Village, it did not seem like it was going to be an issue to get it amended. Had they known it was going to be such a struggle, they may not have proceeded, but at the time, it did not seem like it was going to be an issue.

Chairman Reinke stated that he thought the reason they received such support from the Board at the concept phase, was because it was a concept and the devil was in the details. The reason we have a shift in perspective is because we have a lot more details. He has heard the concerns from the residents, he has gotten to know a little more about their business and they have a lot more information in their hands.

President Wallace stated that he thought that was a key piece in the adventure that they have been on. You went from a concept without any type of approval and started working on a business that the Board had not really even discussed or got information on. He found it very unfair for the Board to be scrutinized by being all in favor of Gambit's, yet they were only in favor of a concept. You should not have been putting any money into it until you had approval.

Village Attorney Mraz stated that it is a Planned Unit Development with very specific uses. This is in the nature of a text amendment where property owners around it, rely on it, so



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until you have that public hearing and get some input, you won't know. He was glad they have their attorney with them today, but he wishes he was here earlier because he could have looked at the ordinance that you were dealing with.

President Wallace stated that he would be curious to know if the residents they heard from earlier had any idea when they purchased their property, that there was some type of restriction from a restaurant being put there.

Village Attorney Mraz stated that some people were aware of it. When the ordinance was approved originally, that was in part because of the neighbor's outcry. He stated that usage has changed and their council has pointed that out and some development has changed around it.

Chairman Gabreyna stated that she wanted to applaud their tenacity and passion. She stated that without even having a business yet, a tribe in this community but asked what they have done to get the support of their neighbors.

Ms. Craig stated that in their initial meeting where some of these residents first came out, she did try to introduce herself before the meeting happened. That was not welcomed by the residents. Village staff also tried to initiate a conversation between them and that was shut down as well. She stated that she gave them her card with her email and cell phone number as well and no contact was made. She did not want to push it more because she feels that it would be more harmful than good.

Chairman Deyne stated that he was out on the site twice today. He met with staff out there this afternoon as well. They looked at the location on the south side of the building that had been recommended by the Plan Commission and that is definitely a safety hazard to put the garbage there. He was amazed when sitting at the site, the odors that he could smell from the other restaurants further north. There has been a lot of talk about the odors of the restaurant when food spoils, so one thing he has seen in other communities is enclosing the dumpsters. It would confine the odors, so maybe they could try that.

Ms. Craig stated that they have previously mentioned that they could do that as an alternate to moving the dumpster. They did not receive any feedback from that suggestion.

Chairman Reinke stated that he thought a lot of the supporter's arguments that "well change happens" are not incorrect and he is not opposed to change, but it is about making that change work with the adjacent property uses. He would encourage the neighbors and Gambit's to talk and see if they can resolve some of those issues.



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Chairman Hopkins stated that the trash is one of his sticking points as well. He likes the concept, but the trash is a huge sticking point.

Mr. Mancini stated that it is a challenge with the location, but as they have conveyed with the Board now and the staff before, they are willing to do whatever they can to address that and would be all for some sort of containment system.

President Wallace stated that just to echo what everyone has been saying as far as those for it and those against. Those against have two resounding issues, smell and traffic. He thought the traffic was a complete red herring when you are close to Rt. 59, we want a lot of traffic on Rt. 59 and that is the economic engine the Village is pushing. So, the main factor is the smell of the dumpster and he understands the concern with that. He believes they would need some kind of solution to that issue.

Mr. Mancini stated that he thinks that Groot probably has the answers to that problem in some way, so they can look into that.

Chairman Hopkins asked if they will also be keeping the used oil outside.

Mr. Mallo stated that it is its own separate unit, but it would be in the same enclosure.

Chairman Reinke stated that in the Ashton Gardens development, one of the things they had said to the petitioner was that they need to make peace with their neighbors. If the neighbors are opposed, they are not going to go away, so you are going to continue to have issues. So, if we have a problem with the garbage today, that solution has to be durable and it has to last. If its 2:00 a.m. and someone's smoking out back or slams a garbage lid, they will call the police and neither side will see peace and the community will lose. He thought that is where a lot of the Board members are coming from because they have to make sure that the parties can work together and live together.

Ms. Craig said that she agreed and understood a lot of the concerns that were brought up and they are not arguing any of them. She lives across from one of the oldest bars in Bartlett and she can understand their concerns. She also knows that she will be there as much as she can. She is not a fan of cigarettes or cigarette butts and no one will have access to the side of their building and they will be enforcing a 15 foot rule away from the building for people to smoke. They understand the concerns and are trying their best to address all of them. If the Board has recommendations for any other ways to fix them they are welcomed. She is afraid that if they agree to come to some sort of conclusion as far as the dumpster, they need the neighbors to give them a chance to be heard.

Ms. Grill stated that staff can meet with the petitioner and go over some of the recommendations and see what they can work out.



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Chairman Camerer stated that he would need to be assured that the enclosure will work to reduce the smell.

Ms. Grill stated that she thinks that comes back to how many times the garbage would be picked up weekly, so that is something else that they need to talk about with them.

Mr. Mancini stated that just so everyone is aware, the contract with the waste hauler is for three pickups per week.

Chairman Gabreyna asked if that was more than other restaurants.

Mr. Mallow stated that currently, their location is only picked up once per week, but their garbage can would be collected Monday, Wednesday and Friday, including the oil.

Ms. Craig stated that three times per week is more than average even for a larger restaurant than they have.

President Wallace appreciated people from both sides coming to the meeting and the Board is well aware that people on both sides have strong opinions.

The item was forwarded on to the Village Board for a final vote.

BUILDING & ZONING, CHAIRMAN HOPKINS

Jain Society Annexation

Chairman Hopkins stated that the first item on the agenda under Building and Zoning is the Jain Society Annexation. The petitioner is requesting to annex a one acre site adjacent to their existing property, directly to the south. Upon annexation, the subjects property will be zoned ER-1, Estate Residence. The property is located on the east side of Rt. 59. No improvements will be made to this property at this time, therefore, no annexation agreement or public hearing is required.

The item was forwarded to the Board for a final vote.

Express Carwash Special Use Permit

Chairman Hopkins stated that the next item on the agenda is the Express Car wash. The petitioner is requesting a site plan review and a special use permit for a carwash proposed to be located at 1255 W. Lake St. located along the south side of Lake St., 800 feet east of Naperville rd.



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Ms. Grill stated that the site is 2.88 acres. It would be a tunnel wash with accompanied vacuums and the proposed building would be about 5,500 Sq.ft. with brick and stone veneer. It would include metal canopies as well. The tallest portion of the building would be approximately 33' 5". The average height of the car wash would be 19' 6" which meets our zoning ordinance requirement of 25'. Windows would be incorporated on both the east and west elevations which would provide a clear view through the building while vehicles are accessing the tunnel wash. They are requesting one curb cut access on to Lake St. and IDOT would have to approve the curb cut. Internal circulation on the site would primarily consist of a one way traffic pattern clockwise with vehicles queuing at the pay stations on the south end and entering the building on the same side. Vehicles would travel through the tunnel wash and exit the building on the north end. A total of 25 stacking spaces is required by the zoning ordinance and this plan shows 57. 31 vacuum parking stalls are shown including two handicap accessible spots and 5 spots for the employees. The petitioner has designed the carwash to keep the dryer portion of the carwash furthest away from the residential uses to the south. In addition, the central vacuum mechanical unit would be located adjacent to the trash enclosure and would be screened on all four sides. Additionally, it would have a metal roof matching the building. A six foot high wood fence would be installed along the south property line along with landscaping. The hours of the carwash they are proposing would be 7:00 a.m. to 9:00 p.m. Monday through Saturday and 7:00 a.m. to 7:00 p.m. on Sunday. Staff recommends forwarding the petitioners request to the Plan Commission for further review and a public hearing.

Chairman Camerer stated that when the car wash on Rt. 59 was proposed, we had some issues with decibels and calming that down because part of that was going towards the residents, is there enough detention area there with the pond to muffle the noise?

Ms. Grill stated that staff had the petitioner investigate that. The closest house to the site is 227 feet away, so there is a lot of distance between the building and the houses.

Attorney Alan Jacob, Attorney for the car wash petitioners, business address 950 N. Milwaukee, Suite 329, Glen View, IL stated that there are two noise makers on the proposed car wash. One is an interior vacuum and it has been tested to exhibit zero decibels to the outside. The other is an exterior vacuum which without a cover around it would produce 54 decibels at 30 feet, but this car wash will have an enclosure for the vacuum made of masonry and a metal roof so the sound is reduced to zero. The other question he wanted to address, is lighting. The lighting in the parking lot according to tests done from the proposal produces zero foot candles beyond the lot line.

Chairman Hopkins asked where the vacuums were located on the site plan.

Nick Spallone with Carwash Pro Designers stated that to the south of the building, there are canopy stalls that carry the vacuum stalls. All of the mechanics are built inside.



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Chairman Hopkins asked if there were separate vacuum motors or one central vacuum.

Mr. Spallone stated that on the building side, there is a central vacuum system located in the building in an equipment room and a central vacuum system on the outside of the building in its own housing.

Chairman Reinke stated that one of his concerns was notice. He knows that the Village will mail notice to the owners of the property on Sierra Ct. He wants to be sure the residents that might be under contract with those lots are aware that the car wash is going in. He asked about putting a sign facing their direction.

Ms. Grill stated that they are required to put a sign on the property, but it will be facing Lake St.

Mr. Spallone stated that if notice needs to be sent to property owners then they can certainly do that.

Village Attorney Bryan Mraz asked if Chairman Reinke was referring to the new construction contracts.

Chairman Reinke stated that was correct.

Village Attorney Bryan Mraz stated that another sign facing those lots would be reasonable.

Chairman Hopkins stated that the item will be forwarded on to the Plan Commission for further review and to conduct the public hearing.

Moretti's Special Use for Packaged Liquor (Wine)

Chairman Hopkins stated that the petitioner is requesting a special use to sell packaged liquor, wine and start a wine club for their guests. Moretti's is located at 1175 West Lake St. located along the south side of Lake St., 1,500 feet east of Naperville Rd.

Ms. Grill stated that it is pretty straight forward, it is a wine membership.

The Moretti's representative stated that the wine club is going to be like Cooper's Hawk, only they use house wine, Moretti's will be using wines that rated from 80-100. There will be wines that might be \$22 at Binny's, but only \$15 if you belong to Moretti's wine club. You will be able to come in and have it uncorked at the table if you want and will be very similar to Cooper's Hawk.

The item was forwarded to the Village Board for a final Vote.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
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FINANCE & GOLF, CHAIRMAN DEYNE

Health Insurance

Chairman Deyne asked Janelle to explain the item.

Human Resources Manager, Janelle Terrance stated that at the last Board meeting, staff brought to you what they feel is an effective plan for a substantial reduction to the cost to the group health insurance. \$319,860 or the equivalent of 9% is a significant change that we believe adds value to the plans that the Board would like to see moving forward. Considering these changes are granular, staff will continue to move forward in the next 3-5 years with more changes to come. Staff believes that one of the major components of this plan moving forward is an educational component and our broker and staff are committed to educating the Village employees on making what we believe are responsible choices for not only themselves and their families, but also for the Village moving forward. In the memo provided to you, staff provided some more information regarding rates. If you look at the rates of the PPO plan options, the rates that are provided were the rates quoted to us by the broker. If we decide to go with a combination of a large PPO network and a hybrid option, the Village would require that the employees buy up to stay in that large network PPO option, therefore, the costs to the Village would be the same for those networks and the difference would be paid for by the employees. This is a start in the right direction, staff believes that 9% is significant in reducing those costs and staff is committed to doing what the Board had asked them to do.

Chairman Deyne stated that he agreed that it is a step in the right direction and a 9% reduction is significant in one year, considering we were looking at an increase before. As you stated, this is just the beginning, if the Village continues to work with the agent, there will be other opportunities to get an additional reduction in savings. He thanked staff for the effort they put forth on this.

President Wallace stated that he thought the health insurance discussion started about two or three months ago and he believed that the Village Administrator initially reported that we would see about a 3% increase and it is now at a 9% decrease in total costs so he thought it was a good start. He asked if any Board member had any additional items that they wanted staff to dig into for additional savings. He didn't want everyone to get happy about 9% when it could be 12%.

Village Administrator Schumacher stated that the Village President was right. This plan makes significant structural changes in that the Village is moving from the grandfathered plans into the standard plans so it is a big deal, but of course you know that there are many moving parts within those plans and some of those we are seeing changes and the list of other things that we are working with the broker to look at in the future. These is



VILLAGE OF BARTLETT COMMITTEE MINUTES October 2, 2018

going to be a big educational push and the Villages broker and staff are committed to working with the employees and retirees so that they can make this change and move along with us. She feels that the staff understands the goals set by the Board and that your commitment is to work with us as we move through this process. You're caring that our employees are looked after and that your responsibilities to the community as a whole are also looked after. It is a real partnership as we go forward and staff will continue to do that.

President Wallace asked if the Village would have been forced to change from the old plan no matter what because of the Cadillac type significance. In addition, he asked what the decrease would have been if that was all the Village changed.

Ms. Schumacher stated that she did not know off hand because it has not been discussed as an option for a long time, but staff can go back and look at that.

President Wallace stated that he thought it was important for all of staff to know that there had to be some changes, by law.

Ms. Schumacher stated that she thinks everyone gets that.

Chairman Reinke stated that he is assuming that if some of these changes are not working well for staff, then they will report back and it can be adjusted.

Ms. Terrance stated, absolutely. If the Village moves forward with the plan recommended by staff, employees are going to make some choices and it will fluctuate the enrollments of various plans. Some employees who are already in the PPO may make the change to the HMO plan and staff is going to educate the employees. A large misconception about HMO plans is that you do not get the same care that you do with a PPO plan, so we are going to educate the employees on that. Ms. Terrance stated that it is a personal choice. Some people feel very strongly against HMO because they had an issue in the past, but HMO's have come a long way and advanced in care.

Ms. Schumacher stated that she thought that after listening to the other brokers that came in, consumer education is key and moving people toward being better consumers and better advocates for their own unique medical needs is really key to where the success is and we have made a big step toward that and she thought that the Village was going to reap the benefits of it.

President Wallace stated that during these major decisions, there are always a little bit of extra things that can be done. He asked what those were.

Ms. Schumacher stated that they include further plan design changes which are the different out of pocket expenses that we have tweaked in the past. In addition, staff will



**VILLAGE OF BARTLETT
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be looking at spousal exclusion if they have insurance under their own employer as well as evaluating the retiree carve out and requiring new employees to enroll under the HMO plan for the first year.

Ms. Terrance stated that she wanted to recognize Tracy Griese, the Villages benefits coordinator and without her help in this process, we would not have had our eyes open to some of the issues we were facing. She's very committed to educating the staff and has brought to light some of the things we need to do moving forward.

Chairman Wallace entertained a motion to adjourn to Executive Session to discuss Property Acquisition Pursuant to Section 2(c)5 and also to discuss The Sale or Lease of Real-Estate Pursuant to Section 2(c)6 of the Open Meetings Act.

Trustee Camerer moved to adjourn and Trustee Hopkins seconded the motion.

ROLL CALL VOTE TO ADJOURN THE MEETING

AYES: Trustee Camerer, Deyne, Gabrenya, Hopkins, Reinke.

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

The meeting adjourned at 9:26 p.m.

Sam Hughes
Deputy Village Clerk

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
INVOICES DUE ON/BEFORE 10/16/2018

100-GENERAL FUND REVENUES

430310-TOWING/IMPOUNDING FEES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PETER SUHAK	ADMINISTRATIVE TOW FEE REFUND	500.00
	INVOICES TOTAL:	500.00

480601-MISCELLANEOUS INCOME

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BAPS CHICAGO LLC	GALLERIA RECAPTURE FEE DISTRIBUTION	34,607.55
	INVOICES TOTAL:	34,607.55

100000-GENERAL FUND

210002-GROUP INSURANCE PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BLUE CROSS BLUE SHIELD OF ILLINOIS	MONTHLY INSURANCE - OCT 2018	318,810.22
** 1 DEARBORN NATIONAL	MONTHLY INSURANCE - OCT 2018	2,686.14
** 1 FIDELITY SECURITY LIFE	MONTHLY INSURANCE - OCT 2018	936.86
	INVOICES TOTAL:	322,433.22

1100-VILLAGE BOARD/ADMINISTRATION

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	IPELRA CONFERENCE REGISTRATION	375.00
	INVOICES TOTAL:	375.00

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	CHAMBER SOFTBALL GAME/GIFT CARDS	337.91
	INVOICES TOTAL:	337.91

543910-HISTORY MUSEUM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	WIRELESS MICROPHONE	67.42
1 AMAZON CAPITAL SERVICES INC	MUSEUM SUPPLIES	84.20
** 1 CARDMEMBER SERVICE	MUSEUM SUPPLIES	449.54
	INVOICES TOTAL:	601.16

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MEETING REFRESHMENTS	87.72
1 COMCAST	VPN SERVICE	31.74
1 PADDOCK PUBLICATIONS INC	PUBLIC MEETING NOTICE	43.70

** Indicates pre-issue check.

VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 10/16/2018

INVOICES TOTAL: 163.16

1200-PROFESSIONAL SERVICES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BRYAN E MRAZ & ASSOCIATES P.C.	PROFESSIONAL SERVICES	19,859.50
1 CULLEN INC	PROFESSIONAL SERVICES	2,000.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
1 STORINO RAMELLO & DURKIN	PROFESSIONAL SERVICES	675.00
INVOICES TOTAL:		<u>23,459.50</u>

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DEIGAN & ASSOCIATES LLC	555 LAKE STREET TECHNICAL REVIEW	983.75
1 DEIGAN & ASSOCIATES LLC	PHASE 1 ESA LAKE STREET/ROUTE 59	2,400.00
1 GEWALT HAMILTON ASSOCIATES INC	TRAFFIC PASS THRU	1,346.50
INVOICES TOTAL:		<u>4,730.25</u>

1400-FINANCE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MAILFINANCE	LEASE PAYMENT	426.45
INVOICES TOTAL:		<u>426.45</u>

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EXAMINER PUBLICATIONS INC	PUBLIC HEARING NOTICE	90.00
1 EXAMINER PUBLICATIONS INC	PUBLIC HEARING NOTICE	88.50
INVOICES TOTAL:		<u>178.50</u>

530135-RECYCLING SUPPLIES/EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GROOT INC	YARD WASTE STICKERS	5,000.00
INVOICES TOTAL:		<u>5,000.00</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	A/P CHECK FORMS	169.92
INVOICES TOTAL:		<u>169.92</u>

532300-POSTAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	BC TIF PAYOUT	17.07
** 1 U S POSTAL SERVICE	POSTAGE FOR OCT/NOV BARTLETTER	2,360.65

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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INVOICES TOTAL: 2,377.72

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT SPORTS	STAFF SHIRTS	772.00
1 ILLINOIS STATE POLICE	ORI #ILL152535/COST CTR #5933	250.00
1 ILLINOIS STATE TREASURER	UNCLAIMED PROPERTY REPORT 2018	43.57
	<u>INVOICES TOTAL:</u>	<u>1,065.57</u>

1500-COMMUNITY DEVELOPMENT

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
	<u>INVOICES TOTAL:</u>	<u>19.95</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANGELA L ZUBKO	APA CONFERENCE EXPENSES	396.04
	<u>INVOICES TOTAL:</u>	<u>396.04</u>

1600-BUILDING

523010-ELEVATOR INSPECTIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMPSON ELEVATOR INSPECTION	ELEVATOR PLAN REVIEWS	200.00
	<u>INVOICES TOTAL:</u>	<u>200.00</u>

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	59.95
	<u>INVOICES TOTAL:</u>	<u>59.95</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	PENS/CORRECTION TAPE	56.74
1 WAREHOUSE DIRECT	STAMP	25.85
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEM	-10.00
	<u>INVOICES TOTAL:</u>	<u>72.59</u>

1700-POLICE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALICE BENDIG	COMPOSITE SKETCH	200.00
1 CHICAGO OFFICE TECHNOLOGY GROUP	COPIER MAINTENANCE SERVICE	1,129.08

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
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1 COUNTRYSIDE FUNERAL HOMES	TRANSPORTATION SERVICES	475.00
1 PROSHRED NORTH	PAPER SHREDDING SERVICES	120.00
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VERIZON WIRELESS	WIRELESS SERVICES	743.56
1 VERIZON WIRELESS	WIRELESS SERVICES	346.42
INVOICES TOTAL:		4,249.06

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	1,356.64
INVOICES TOTAL:		1,356.64

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ID NETWORKS	ANNUAL MAINTENANCE AGREEMENT	23,477.21
INVOICES TOTAL:		23,477.21

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EXAMINER PUBLICATIONS INC	RECORDS CLERK HELP WANTED AD	250.00
INVOICES TOTAL:		250.00

524240-IMPOUNDING ANIMALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE COUNTY ANIMAL CARE	ANIMAL SERVICES	255.00
INVOICES TOTAL:		255.00

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE & SVC CENTER	VEHICLE MAINTENANCE	604.80
** 1 CARDMEMBER SERVICE	CLEANING MATERIALS/SUPPLIES	10.98
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	1,001.36
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	228.08
1 RIVER RAND AUTO INC	SPEED TRAILER REPAIRS	20.00
INVOICES TOTAL:		1,885.17

526100-AUTO BODY REPAIRS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ROYAL COACH LTD	AUTO BODY REPAIRS	250.00
INVOICES TOTAL:		250.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES/SUPPLIES	35.44
1 AMERICAN FIRST AID SERVICES INC	FIRST AID SUPPLIES	89.15

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
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**	1	CARDMEMBER SERVICE	CLEANING MATERIALS/SUPPLIES	188.52
	1	CDW GOVERNMENT INC	DVD-R DISCS/SUPPLIES	254.82
	1	HOME DEPOT CREDIT SERVICES	CARPET SHAMPOO/RANGE SUPPLIES	24.48
	1	WAREHOUSE DIRECT	TONER	128.43
				<u>INVOICES TOTAL:</u>
				<u>720.84</u>

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MTS SAFETY PRODUCTS INC	CROSSING GUARD SUPPLIES	984.84
1 RAY O'HERRON CO INC	UNIFORM ACCESSORIES	1,312.02
		<u>INVOICES TOTAL:</u>
		<u>2,296.86</u>

530125-SHOOTING RANGE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	CARPET SHAMPOO/RANGE SUPPLIES	26.98
		<u>INVOICES TOTAL:</u>
		<u>26.98</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STATE GRAPHICS	MAILING LABELS	94.00
1 WAREHOUSE DIRECT	TRASH BAGS/CARTRIDGE	101.93
1 WAREHOUSE DIRECT	MONEY RECEIPT BOOK	27.05
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEM	-21.43
1 WAREHOUSE DIRECT	TAPE/POST-IT NOTES	43.71
1 WAREHOUSE DIRECT	STAPLER/ORGANIZER	69.85
1 WAREHOUSE DIRECT	POCKET FOLDERS/ENVELOPES	179.71
		<u>INVOICES TOTAL:</u>
		<u>494.82</u>

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FITNESS EXPRESS INC	TREADMILL REPAIRS	150.00
1 HOME DEPOT CREDIT SERVICES	CARPET SHAMPOO/RANGE SUPPLIES	10.98
1 MUNICIPAL ELECTRONICS DIVISION LLC	RADAR CERTIFICATIONS	420.00
		<u>INVOICES TOTAL:</u>
		<u>580.98</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1 THOMAS ALAGNA	TRAINING EXPENSES	111.00	
**	1 CARDMEMBER SERVICE	CONFERENCE REGISTRATION FEE	90.00
1 LAW ENFORCEMENT SEMINARS LLC	CONFERENCE REGISTRATION	350.00	
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	175.00	
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	588.00	
1 NORTHWEST POLICE ACADEMY	SEMINAR FEE	25.00	
1 NORTHWEST POLICE ACADEMY	SEMINAR FEES	50.00	
1 RODRIGO RUIZ	TRAINING EXPENSES	44.40	
1 RODRIGO RUIZ	TRAINING EXPENSES	35.40	

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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INVOICES TOTAL: **1,468.80**

542810-SAFETY PROGRAM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALEXIAN BROTHERS CORPORATE	PERSONNEL TESTING	430.00
		<u>INVOICES TOTAL:</u> 430.00

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES/SUPPLIES	22.62
** 1 CARDMEMBER SERVICE	NNO PICTURES	35.84
1 CREATIVE PRODUCT SOURCING INC	D.A.R.E. SUPPLIES	2,176.63
		<u>INVOICES TOTAL:</u> 2,235.09

545200-POLICE/FIRE COMMISSION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONRAD POLYGRAPH INC	POLYGRAPH EXAM FEES	1,040.00
1 SCHOOL DISTRICT U-46	FACILITY RENTAL	917.07
		<u>INVOICES TOTAL:</u> 1,957.07

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STREICHER'S INC	BALLISTIC SHIELDS	10,710.00
		<u>INVOICES TOTAL:</u> 10,710.00

1800-STREET MAINTENANCE

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	2.11
1 LEE JENSEN SALES CO INC	EQUIPMENT RENTAL	50.00
1 VERIZON WIRELESS	WIRELESS SERVICES	191.01
1 VERIZON WIRELESS	WIRELESS SERVICES	34.80
1 VERMEER-ILLINOIS INC	EQUIPMENT RENTAL	1,710.00
		<u>INVOICES TOTAL:</u> 1,987.92

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	26.21
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	108.96
1 NICOR GAS	GAS BILL	100.75
1 NICOR GAS	GAS BILL	41.17
		<u>INVOICES TOTAL:</u> 277.09

526000-VEHICLE MAINTENANCE

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

**VILLAGE OF BARTLETT
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1 IVY LANE CORPORATION	VEHICLE MAINTENANCE	40.70
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	105.00
1 SAFETY-KLEEN SYSTEMS INC	PARTS WASHER SOLVENT	379.64
INVOICES TOTAL:		525.34

527110-SVCS TO MAINTAIN TRAFFIC SIGS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL/STREET LIGHT MAINT	1,001.00
INVOICES TOTAL:		1,001.00

527113-SERVICES TO MAINT. GROUNDS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	560.00
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPE MAINTENANCE	843.75
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 MIDWEST COMPOST - ELGIN	WOOD CHIP DISPOSAL	25.00
1 SEBERT LANDSCAPING CO	LANDSCAPING SERVICES	1,650.00
1 SEBERT LANDSCAPING CO	LANDSCAPE MAINTENANCE	1,200.00
1 SEBERT LANDSCAPING CO	LANDSCAPE MAINTENANCE	2,185.71
INVOICES TOTAL:		6,639.46

527130-SIDEWALK & CURB REPLACEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ROBERT KOZUCHOWSKI	PUBLIC SIDEWALK REPLACEMENT	546.00
1 DERRICK MORRIS	PUBLIC SIDEWALK REPLACEMENT	260.00
INVOICES TOTAL:		806.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS NORTH CENTRAL	MATERIALS & SUPPLIES	117.89
1 CINTAS CORPORATION	FIRST AID SUPPLIES	41.85
1 FIVE STAR SAFETY EQUIPMENT INC	MATERIALS & SUPPLIES	133.00
1 JSN CONTRACTORS SUPPLY	UTILITY MARKING FLAGS/PAINT	622.95
1 JSN CONTRACTORS SUPPLY	UTILITY MARKING FLAGS	26.70
1 RANDALL PRESSURE SYSTEMS INC	MATERIALS & SUPPLIES	131.54
INVOICES TOTAL:		1,073.93

530150-SMALL TOOLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LEE JENSEN SALES CO INC	MAINTENANCE SUPPLIES	30.00
INVOICES TOTAL:		30.00

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
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532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	CLEANING SUPPLIES	13.62
1 WAREHOUSE DIRECT	COFFEE/BATH TISSUE	80.30
1 WAREHOUSE DIRECT	POST-IT NOTES	2.73
INVOICES TOTAL:		96.65

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ATLAS BOBCAT LLC	EQUIPMENT MAINTENANCE	405.18
1 BUCK BROS INC	MOWER PARTS	309.98
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENTS	950.72
1 STEINER ELECTRIC COMPANY	EQUIPMENT MAINTENANCE SUPPLIES	1,081.90
INVOICES TOTAL:		2,747.78

534400-STREET MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	2,812.38
1 ELMHURST CHICAGO STONE CO	MAINTENANCE MATERIALS	2,291.00
1 ELMHURST CHICAGO STONE CO	MAINTENANCE MATERIALS	908.50
1 TRAFFIC CONTROL & PROTECTION INC	SIGN MAKING MATERIALS	192.00
INVOICES TOTAL:		6,203.88

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST TRADING HORTICULTURAL	GRASS SEED	189.50
INVOICES TOTAL:		189.50

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NELSON CARLSON MECHANICAL	BACKFLOW DEVICE INSPECTION	184.97
1 UNIFIRST CORPORATION	MATS	14.04
1 UNIFIRST CORPORATION	MATS	14.04
INVOICES TOTAL:		213.05

534800-STREET LIGHTS MAINT MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CRESCENT ELECTRIC SUPPLY CO	STREET LIGHTS	7,920.00
1 STEINER ELECTRIC COMPANY	STREET LIGHT MATERIALS	343.44
INVOICES TOTAL:		8,263.44

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MCHENRY COUNTY DEPT OF	SENSIBLE SALTING WORKSHOP	75.00
INVOICES TOTAL:		75.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
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543800-STORMWATER FACILITIES MAINT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EARTH INC	GRAVEL PURCHASE	65.30
1 ENGINEERING RESOURCE ASSOCIATES	DEVON/W BARTLETT RD BIKE PATH	560.10
1 WELCH BROS INC	MAINTENANCE SUPPLIES	48.72
1 WELCH BROS INC	MAINTENANCE SUPPLIES	380.00
1 WELCH BROS INC	MAINTENANCE SUPPLIES	650.30
INVOICES TOTAL:		1,704.42

4200-MUNICIPAL BLDG PROJECTS EXP

585058-2016 POLICE STATION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ABT ELECTRONICS	COFFEE BREWER	550.00
1 FREDERICK QUINN CORPORATION	POLICE STATION PAYOUT #15	753,839.00
1 WILLIAMS ARCHITECTS	POLICE STATION	8,691.25
INVOICES TOTAL:		763,080.25

430000-DEVELOPER DEPOSITS FUND

262099-DEPOSIT-ORDINANCE 89-49

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CALATLANTIC GROUP INC	TOPO BOND REFUND	1,000.00
INVOICES TOTAL:		1,000.00

5000-WATER OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-4	10,836.83
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-7	2,293.33
INVOICES TOTAL:		13,130.16

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	191.01
INVOICES TOTAL:		191.01

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	CREDIT - OVERPAYMENT	-890.00
INVOICES TOTAL:		-890.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	66.67

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1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	396.35
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	3,949.72
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	810.44
1 NICOR GAS	GAS BILL	36.93
1 NICOR GAS	GAS BILL	38.03
1 NICOR GAS	GAS BILL	120.43
	INVOICES TOTAL:	5,418.57

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EARTH INC	GRAVEL PURCHASE	65.31
1 STARK & SON TRENCHING INC	WATER MAIN REPAIRS	2,847.50
1 STARK & SON TRENCHING INC	FIRE HYDRANT REPAIRS	1,090.00
	INVOICES TOTAL:	4,002.81

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS CORPORATION	FIRST AID SUPPLIES	41.85
1 CORE & MAIN LP	MATERIALS & SUPPLIES	331.86
1 CORE & MAIN LP	MATERIALS & SUPPLIES	124.00
	INVOICES TOTAL:	497.71

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	COFFEE/BATH TISSUE	80.31
1 WAREHOUSE DIRECT	POST-IT NOTES	2.73
	INVOICES TOTAL:	83.04

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NELSON CARLSON MECHANICAL	BACKFLOW DEVICE INSPECTION	184.97
1 UNIFIRST CORPORATION	MATS	14.04
1 UNIFIRST CORPORATION	MATS	14.04
	INVOICES TOTAL:	213.05

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS SECTION AWWA	SEMINAR FEE	36.00
	INVOICES TOTAL:	36.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DONE-RITE SEALCOATING INC	SEALCOATING SERVICES	1,331.00
	INVOICES TOTAL:	1,331.00

500000-WATER FUND

** Indicates pre-issue check.

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121054-WATER/SEWER BILLING A/R

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VICTOR C MELVILLE	REFUND/WATER BILL OVERPAYMENT	62.78
INVOICES TOTAL:		62.78

5090-WATER CAPITAL PROJECTS EXP

581037-DWC PUMP STA,STORAGE,LAND

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOSEPH J HENDERSON & SON INC	LAKE MICHIGAN WATER RECEIVING STATION	481,542.07
INVOICES TOTAL:		481,542.07

5100-SEWER OPERATING EXPENSES

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	191.02
INVOICES TOTAL:		191.02

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	40.50
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	800.50
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	262.00
INVOICES TOTAL:		1,103.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	61.12
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	52.25
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	105.43
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	75.05
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	109.78
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	72.77
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	130.27
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	162.01
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	273.64
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	30,139.98
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	133.69
1 NICOR GAS	GAS BILL	29.11
1 NICOR GAS	GAS BILL	95.21
1 NICOR GAS	GAS BILL	96.32
1 NICOR GAS	GAS BILL	30.74
1 NICOR GAS	GAS BILL	97.98
1 NICOR GAS	GAS BILL	124.51
1 NICOR GAS	GAS BILL	31.65
1 NICOR GAS	GAS BILL	37.43
1 NICOR GAS	GAS BILL	30.45

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1 NICOR GAS	GAS BILL	39.67
1 NICOR GAS	GAS BILL	98.45
1 NICOR GAS	GAS BILL	32.92
1 NICOR GAS	GAS BILL	36.06
1 NICOR GAS	GAS BILL	35.83
INVOICES TOTAL:		32,132.32

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EARTH INC	GRAVEL PURCHASE	65.31
INVOICES TOTAL:		65.31

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS CORPORATION	FIRST AID SUPPLIES	41.86
1 PETROCHOICE	MATERIALS & SUPPLIES	889.90
1 WEST SIDE ELECTRIC SUPPLY INC	MATERIALS & SUPPLIES	36.17
INVOICES TOTAL:		967.93

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CUTLER WORKWEAR	UNIFORMS	320.95
INVOICES TOTAL:		320.95

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STATE INDUSTRIAL PRODUCTS	CHEMICAL SUPPLIES	377.66
INVOICES TOTAL:		377.66

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	160.38
1 COLUMBIA PIPE & SUPPLY CO	EQUIPMENT MAINTENANCE SUPPLIES	6.08
1 COLUMBIA PIPE & SUPPLY CO	EQUIPMENT MAINTENANCE SUPPLIES	10.10
1 GASVODA & ASSOC INC	EQUIPMENT MAINTENANCE SUPPLIES	1,556.82
1 LIONHEART CRITICAL POWER	GENERATOR REPAIRS	1,899.00
1 LIONHEART CRITICAL POWER	GENERATOR REPAIRS	1,134.25
1 LIONHEART CRITICAL POWER	EQUIPMENT REPAIRS	465.07
INVOICES TOTAL:		5,231.70

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	120.00
INVOICES TOTAL:		120.00

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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1 NELSON CARLSON MECHANICAL	BACKFLOW DEVICE INSPECTION	184.97
1 UNIFIRST CORPORATION	MATS	14.04
1 UNIFIRST CORPORATION	MATS	14.04
<u>INVOICES TOTAL:</u>		<u>213.05</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GROOT INC	WASTE DISPOSAL SERVICES	5,442.60
<u>INVOICES TOTAL:</u>		<u>5,442.60</u>

510000-SEWER FUND

200504-FRWRD PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRWRD	KANE COUNTY SEWER TREATMENT	1,362.39
<u>INVOICES TOTAL:</u>		<u>1,362.39</u>

5190-SEWER CAPITAL PROJECTS EXP

582025-SANITARY SEWER EVALUATION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	NORTH AVENUE DYE WATER TESTING	2,674.50
<u>INVOICES TOTAL:</u>		<u>2,674.50</u>

5200-PARKING OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T2 SYSTEMS CANADA INC	MONTHLY EMS SERVICES	400.00
1 UNIFIRST CORPORATION	MATS	16.78
1 UNIFIRST CORPORATION	MATS	16.78
<u>INVOICES TOTAL:</u>		<u>433.56</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	110.85
1 NICOR GAS	GAS BILL	28.60
1 NICOR GAS	GAS BILL	33.59
<u>INVOICES TOTAL:</u>		<u>173.04</u>

529000-OTHER CONTRACTUAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	DSL LINE FOR METRA PAY BOXES	30.16
1 SEBERT LANDSCAPING CO	LANDSCAPE MAINTENANCE	1,685.71
<u>INVOICES TOTAL:</u>		<u>1,715.87</u>

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530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOMATED PARKING TECHNOLOGIES LLC	DIGITAL RECEIPT PAPER	375.09
1 AUTOMATED PARKING TECHNOLOGIES LLC	PAY STATION REPAIRS	191.50
1 AUTOMATED PARKING TECHNOLOGIES LLC	PAY STATION REPAIRS	429.50
INVOICES TOTAL:		996.09

570200-BLDG & GROUNDS IMPROVEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	2,178.00
1 NELSON CARLSON MECHANICAL	BACKFLOW DEVICE INSPECTION	138.72
INVOICES TOTAL:		2,316.72

5500-GOLF PROGRAM EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	98.76
INVOICES TOTAL:		98.76

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS FIRE PROTECTION	FIRE SPRINKLER REPAIRS	650.00
1 CINTAS FIRE PROTECTION	FIRE SPRINKLER REPAIRS	5,332.72
1 TEMPERATURE ENGINEERING INC	EQUIPMENT REPAIRS	264.50
INVOICES TOTAL:		6,247.22

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	191.82
1 NICOR GAS	GAS BILL	243.35
INVOICES TOTAL:		435.17

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & COMPANY	HAND TOWELS/COTTON GLOVES	108.75
1 HORNUNG'S PRO GOLF SALES INC	PROXIMITY CARDS	62.95
1 HORNUNG'S PRO GOLF SALES INC	IMPRINTED BAG TAGS	213.74
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	27.62
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	55.24
INVOICES TOTAL:		468.30

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	PAPER/BATTERIES/POST-IT NOTES	12.00
INVOICES TOTAL:		12.00

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534330-PURCHASES - BAGS/HEADCOVERS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TOUR EDGE GOLF MFG INC	GOLF BAG	63.00
1 TOUR EDGE GOLF MFG INC	GOLF BAG	104.00
1 TOUR EDGE GOLF MFG INC	GOLF BAG	63.00
INVOICES TOTAL:		230.00

534331-PURCHASES - GOLF SHOES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACUSHNET COMPANY	GOLF SHOES	79.62
1 ADIDAS AMERICA INC	GOLF SHOES	115.18
INVOICES TOTAL:		194.80

534333-PURCHASES - GOLF CLUBS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TOUR EDGE GOLF MFG INC	GOLF CLUB	133.50
1 TOUR EDGE GOLF MFG INC	GOLF CLUBS	492.80
INVOICES TOTAL:		626.30

534335-PURCHASES - MISC GOLF MDSE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GEAR FOR SPORTS	GOLF APPAREL	840.00
1 GEAR FOR SPORTS	GOLF APPAREL	872.40
1 JOFIT LLC	GOLF APPAREL	321.09
1 JOFIT LLC	GOLF APPAREL	155.15
1 ST ANDREWS PRODUCTS CO	GOLF MERCHANDISE/FIRECRACKER OPEN	4,170.86
INVOICES TOTAL:		6,359.50

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NATIONAL GOLF FOUNDATION	ANNUAL MEMBERSHIP DUES	250.00
INVOICES TOTAL:		250.00

5510-GOLF MAINTENANCE EXPENSES

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	29.06
1 NICOR GAS	GAS BILL	81.12
INVOICES TOTAL:		110.18

5560-GOLF RESTAURANT EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS INC	CLEANED BEER LINES	50.00

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INVOICES TOTAL: 50.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	40.56
		<u>INVOICES TOTAL: 40.56</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & COMPANY	HAND TOWELS/COTTON GLOVES	21.75
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	55.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	25.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	44.00
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	34.93
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	100.00
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	37.02
		<u>INVOICES TOTAL: 317.70</u>

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELGIN BEVERAGE CO	BEER PURCHASE	40.40
1 EUCLID BEVERAGE LLC	BEER PURCHASE	689.97
1 EUCLID BEVERAGE LLC	BEER PURCHASE	157.28
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	297.02
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	192.02
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	100.22
1 HIGHLAND BAKING COMPANY	FOOD PURCHASE	50.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	34.30
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	110.19
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	160.00
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	738.56
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	290.02
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	390.00
		<u>INVOICES TOTAL: 3,249.98</u>

5570-GOLF BANQUET EXPENSES

511200-TEMPORARY SALARIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ALL TEAM STAFFING	TEMPORARY BANQUET STAFF	151.76
1 ALL TEAM STAFFING	TEMPORARY STAFFING	131.84
1 CAROL'S EVENT STAFFING INC	TEMPORARY STAFFING	237.00
1 CAROL'S EVENT STAFFING INC	TEMPORARY STAFFING	286.00
1 SURESTAFF INC	TEMPORARY STAFFING	111.48
		<u>INVOICES TOTAL: 918.08</u>

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522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALSCO	LINEN SERVICES	90.00
1 ALSCO	LINEN SERVICES	310.36
1 ALSCO	LINEN SERVICES	71.92
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	399.75
1 BB CHAIR COVERS INC	CHAIR COVER RENTAL	260.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	376.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	231.50
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	190.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	235.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	259.50
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	406.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH/TABLECLOTH RENTAL	424.23
1 BB CHAIR COVERS INC	SASH RENTAL	25.00
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	155.75
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	114.75
1 CLUBTEC	MONTHLY SOFTWARE SUPPORT	58.00
1 MLA WHOLESALE INC	FLOWERS	57.25
INVOICES TOTAL:		3,665.01

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BB CHAIR COVERS INC	CHAIR COVER/SASH RENTAL	396.25
1 BB CHAIR COVERS INC	CHAIR RENTAL	523.95
1 BB CHAIR COVERS INC	CHAIR/TABLECLOTH RENTAL	549.23
INVOICES TOTAL:		1,469.43

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	40.56
INVOICES TOTAL:		40.56

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & COMPANY	HAND TOWELS/COTTON GLOVES	129.48
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	55.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	34.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	50.00
1 MLA WHOLESALE INC	FLOWERS	47.60
1 SYSCO FOOD SERVICES - CHICAGO	CREDIT - RETURNED ITEM	-14.98
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	34.93
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	310.99
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	37.02
INVOICES TOTAL:		684.04

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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1 WAREHOUSE DIRECT	PAPER/BATTERIES/POST-IT NOTES	78.73
1 WAREHOUSE DIRECT	PAPER/BATTERIES	52.85
	INVOICES TOTAL:	131.58

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	180.27
1 THE BAKING INSTITUTE BAKERY CO	BAKERY PURCHASE	182.50
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	149.05
1 ELGIN BEVERAGE CO	BEER PURCHASE	32.71
1 ELGIN BEVERAGE CO	BEER PURCHASE	100.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	650.00
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	144.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	492.39
1 GRECO AND SONS INC	FOOD PURCHASE	21.95
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	442.53
1 GRECO AND SONS INC	FOOD PURCHASE	34.94
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	180.82
1 HIGHLAND BAKING COMPANY	FOOD PURCHASE	50.33
1 HIGHLAND BAKING COMPANY	FOOD PURCHASE	38.68
1 HIGHLAND BAKING COMPANY	FOOD PURCHASE	144.20
** 1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	132.00
** 1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	52.20
1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	70.80
1 LAKESHORE BEVERAGE	BEER PURCHASE	34.30
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	140.65
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	233.94
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	160.55
1 SYSCO FOOD SERVICES - CHICAGO	CREDIT - RETURNED ITEM	-24.68
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	555.34
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	819.72
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	222.57
	INVOICES TOTAL:	5,241.76

5580-GOLF MIDWAY EXPENSES

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELGIN BEVERAGE CO	BEER PURCHASE	31.74
1 ELGIN BEVERAGE CO	BEER PURCHASE	102.55
1 EUCLID BEVERAGE LLC	BEER PURCHASE	347.60
1 EUCLID BEVERAGE LLC	BEER PURCHASE	89.95
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	10.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	20.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	62.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	51.40
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	140.65
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	32.08

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 10/16/2018**

1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	92.61
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	209.20
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	94.22
INVOICES TOTAL:		1,284.00

6000-CENTRAL SERVICES EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ONSOLVE LLC	CODE RED SERVICE AGREEMENT	17,500.00
INVOICES TOTAL:		17,500.00

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	BACKUP BATTERY/SURGE PROTECTORS	1,570.60
1 COMCAST	VPN SERVICE	84.90
1 SOLARWINDS	DAMEWARE ANNUAL MAINT RENEWAL	136.00
1 SOUTHERN COMPUTER WAREHOUSE	NETMOTION LICENSES	2,054.38
1 TYLER TECHNOLOGIES INC	DISASTER RECOVERY CONTRACT	12,872.50
INVOICES TOTAL:		16,718.38

523001-PERSONNEL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALEXIAN BROTHERS CORPORATE	PERSONNEL TESTING	224.00
INVOICES TOTAL:		224.00

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLEGIANT FIRE PROTECTION	EQUIPMENT REPAIRS	451.00
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	221.51
1 MIDWEST MECHANICAL	EQUIPMENT MAINTENANCE	1,409.00
1 MIDWEST MECHANICAL	EQUIPMENT MAINTENANCE	681.00
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - SEPT 2018	3,380.00
1 MULTISYSTEM MANAGEMENT COMPANY INC	CARPET CLEANING SERVICES	1,600.00
1 NELSON CARLSON MECHANICAL	BACKFLOW DEVICE INSPECTION	554.92
1 UNIFIRST CORPORATION	MATS	52.20
1 UNIFIRST CORPORATION	MATS	52.20
INVOICES TOTAL:		8,401.83

524110-TELEPHONE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	DSL LINE FOR VILLAGE HALL	65.45
1 VERIZON WIRELESS	WIRELESS SERVICES	114.03
1 VERIZON WIRELESS	WIRELESS SERVICES	329.22
INVOICES TOTAL:		508.70

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 10/16/2018**

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	101.42
1 NICOR GAS	GAS BILL	148.21
INVOICES TOTAL:		249.63

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	SEPT BIRTHDAYS/RETIREMENT GIFT	675.51
** 1 DOGFATHER HOT DOGS	RETIREMENT LUNCHEON	882.90
1 GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE	328.08
** 1 SAM'S CLUB	RETIREMENT LUNCH FOOD/SUPPLIES	72.44
1 WAREHOUSE DIRECT	TRASH BAGS/CARTRIDGE	65.61
INVOICES TOTAL:		2,024.54

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CDW GOVERNMENT INC	WINDOWS SERVER LICENSE	548.48
1 SOUTHERN COMPUTER WAREHOUSE	PRINTER FOR MAIN OFFICE	199.51
INVOICES TOTAL:		747.99

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	CLOUD SERVICES	14.09
INVOICES TOTAL:		14.09

7000-POLICE PENSION EXPENDITURES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REIMER & DOBROVOLNY PC	LEGAL SERVICES	797.14
INVOICES TOTAL:		797.14

GRAND TOTAL: 1,886,500.81

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
DETAIL BOARD REPORT
INVOICES DUE ON/BEFORE 10/16/2018**

GENERAL FUND	481,653.42
MUNICIPAL BUILDING FUND	763,080.25
DEVELOPER DEPOSITS FUND	1,000.00
WATER FUND	505,618.20
SEWER FUND	50,202.43
PARKING FUND	5,635.28
GOLF FUND	32,124.93
CENTRAL SERVICES FUND	46,389.16
POLICE PENSION FUND	797.14
GRAND TOTAL	1,886,500.81

CASH & INVESTMENT REPORT
August 31, 2018

Fund	7/31/2018	Receipts	Disbursements	8/31/2018
General	14,475,901	2,570,969	2,384,315	14,662,556
MFT	2,761,165	97,139	51,976	2,806,328
Debt Service	1,412,802	649,712	0	2,062,515
Capital Projects	40,242	47	0	40,289
Municipal Building	3,286,522	6,380	363,316	2,929,586
Developer Deposits	3,666,095	5,374	0	3,671,468
59 & Lake TIF	0	0	0	0
BC Municipal TIF	684,549	108,764	72,073	721,240
Bluff City Tif Municipal	36,015	42	0	36,057
Water	6,627,503	959,590	1,040,780	6,546,314
Sewer	19,403,172	446,653	433,673	19,416,153
Parking	86,870	13,058	23,421	76,506
Golf	692,997	290,367	276,241	707,123
Central Services	546,413	97,094	171,438	472,069
Vehicle Replacement	3,521,478	53,175	0	3,574,653
TOTALS	57,241,725	5,298,363	4,817,231	57,722,856

	Detail of Ending Balance			Net Assets/Liab.	8/31/2018
	Cash	Investments			
	6,817,311	7,712,063	133,181	14,662,556	
	1,554,193	1,489,624	(237,489)	2,806,328	
	923,042	1,134,097	5,375	2,062,515	
	18,035	22,159	95	40,289	
	203,229	249,698	2,476,660	2,929,586	
	85,217	3,702,151	(115,899)	3,671,468	
	121,869	149,735	(271,605)	0	
	304,351	19,831	397,057	721,240	
	0	0	36,057	36,057	
	844,766	1,037,801	4,663,747	6,546,314	
	415,809	510,761	18,489,583	19,416,153	
	31,508	38,712	6,288	76,506	
	0	0	707,123	707,123	
	106,786	131,203	234,079	472,069	
	469,557	576,922	2,528,174	3,574,653	
TOTALS	11,895,675	16,774,759	29,052,425	57,722,856	

BC Project TIF	6,942,570	1,574,980	1,349,060	7,168,490
Bluff City Project TIF	231,583	269	0	231,852
Bluff City SSA Debt Srv.	823,631	5,810,030	5,647,980	985,681
Police Pension	41,734,835	1,185,699	166,471	42,754,062


Todd Dowden
Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT
 REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND
 FISCAL YEAR 2018/19 as of August 31, 2018

Fund	Revenues			Expenditures		
	Actual	Current Year Budget	Prior YTD %	Actual	Current Year Budget	Prior YTD %
General	9,722,931	22,259,999	43.68%	7,750,800	24,035,326	32.25%
MFT	374,280	2,179,958	17.17%	1,126,837	3,548,225	31.76%
Debt Service	2,050,365	3,206,718	63.94%	698,625	3,198,750	21.84%
Capital Projects	211	400	52.78%	0	0	0.00%
Municipal Building	33,297	2,489,650	1.34%	1,700,458	9,378,906	18.13%
Developer Deposits	42,318	105,000	40.30%	0	1,528,000	0.00%
Bluff City SSA	5,812,176	993,020	585.30%	5,666,887	1,155,000	490.64%
59 & Lake TIF	0	78,000	0.00%	0	78,000	0.00%
Bluff City Municipal TIF	14,872	28,500	52.18%	0	28,000	0.00%
Bluff City Project TIF	231,250	1,881,000	0.79%	0	1,880,000	0.00%
Brewster Creek Municipal TIF	483,229	668,000	72.34%	202,426	708,877	28.56%
Brewster Creek Project TIF	4,539,511	8,360,000	54.30%	1,694,260	8,463,720	20.02%
Water	3,505,744	39,932,200	8.78%	3,367,532	39,206,347	8.59%
Sewer	1,781,132	5,075,000	35.10%	1,293,318	5,626,286	22.99%
Parking	70,227	231,500	30.34%	64,127	217,042	29.55%
Golf	1,145,218	2,397,150	47.77%	866,859	2,347,087	36.93%
Central Services	390,268	1,162,763	33.56%	478,685	1,458,006	32.83%
Vehicle Replacement	221,946	651,770	34.05%	100,138	356,500	28.09%
Police Pension	3,336,391	4,747,655	70.27%	635,197	4,747,655	13.38%
Subtotal	33,755,367	96,448,283	35.00%	25,646,149	107,961,727	23.75%
Less Interfund Transfers	(1,628,040)	(3,474,938)	46.85%	(1,628,040)	(3,474,938)	46.85%
Total	32,127,327	92,973,345	34.56%	24,018,109	104,486,789	22.99%

VILLAGE OF BARTLETT TREASURER'S REPORT
 MAJOR REVENUE BUDGET COMPARISONS
 FISCAL YEAR 2018/19 as of August 31, 2018

Fund	Current Year		Prior YTD %
	Actual	Budget	
Property Taxes	7,130,725	10,943,187	65.16%
Sales Taxes (General Fund)	787,476	2,425,000	32.47%
Income Taxes	1,438,411	3,700,000	38.88%
Telecommunications Tax	281,526	765,000	36.80%
Home Rule Sales Tax	0	1,333,000	0.00%
Real Estate Transfer Tax	463,920	645,000	71.93%
Building Permits	220,079	690,000	31.90%
MFT	354,191	1,095,000	32.35%
Water Charges	3,373,384	9,900,000	34.07%
Sewer Charges	1,668,403	4,945,000	33.74%
Interest Income	177,023	248,900	71.12%
Gas Utility Tax	75,104	25,000	300.41%
Electric Utility Tax	20,077	10,000	200.77%

VILLAGE OF BARTLETT TREASURER'S REPORT
 GOLF FUND DETAIL (Excluding Capital Projects)
 FISCAL YEAR 2018/19 as of August 31, 2018

Fund	Actual	Current Year Budget	Percent
Golf Program			
Revenues	738,205	1,428,150	51.69%
Expenses	475,407	1,335,621	35.59%
Net Income	262,798	92,529	284.02%
F&B - Restaurant			
Revenues	90,093	156,000	57.75%
Expenses	125,193	313,051	39.99%
Net Income	(35,100)	(157,051)	22.35%
F&B - Banquet			
Revenues	227,679	685,000	33.24%
Expenses	226,897	632,815	35.86%
Net Income	782	52,185	1.50%
F&B - Midway			
Revenues	89,241	128,000	69.72%
Expenses	39,362	65,600	60.00%
Net Income	49,879	62,400	79.93%
Golf Fund Total			
Revenues	1,145,218	2,397,150	47.77%
Expenses	866,859	2,347,087	36.93%
Net Income	278,359	50,063	556.02%

Sales Taxes

Month	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19
May	126,506	175,701	173,657	178,983	170,734	186,214	201,320	200,041
June	164,604	195,692	193,303	201,968	200,031	224,385	219,629	227,783
July	165,519	190,898	186,097	188,547	194,738	211,186	224,268	
August	177,919	180,797	184,425	190,872	206,213	209,930	215,328	
September	187,893	182,163	189,650	183,399	198,880	206,205	208,760	
October	177,758	165,188	170,530	188,055	212,286	212,435	219,639	
November	161,152	181,865	174,037	179,846	204,437	207,123	221,599	
December	164,341	165,852	153,005	163,529	178,413	201,075	206,836	
January	167,926	168,154	210,506	187,865	194,219	190,934	196,530	
February	157,086	147,189	151,678	141,054	149,630	167,837	180,413	
March	177,777	147,039	128,886	141,609	161,850	159,411	167,379	
April	152,124	162,595	153,553	170,308	178,006	186,494	194,753	
Total	1,980,605	2,063,133	2,069,327	2,116,036	2,249,438	2,363,230	2,456,454	

% increase 1.06% 4.17% 0.30% 2.26% 6.30% 5.06% 3.94% 3.71%

Budget 1,950,000 1,975,000 2,010,000 2,075,000 2,115,000 2,205,000 2,400,000 2,425,000

Warrant/EFT#: EF 0007030

Fiscal Year	2019	Issue Date	08/07/18
Warrant Total	\$227,782.79	Warrant Status	

Agency	Contract	Invoice	Voucher	Agency
492 - REVENUE		A1326844	9A1326844	\$227,782.79

IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount
0189	492	27	44910055	4491	\$227,782.79

Payment Voucher Description

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 08/06/
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: MAY. 2018 COLL MO: JUN. 2018 VCHR MO: AUG. 2018
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GC
61	MUNICIPAL 1 % SHARE OF SALES TAX

MOTOR FUEL TAX

Month	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
May	85,450	89,115	104,788	106,665	89,988	93,139	91,478	86,848
June	83,830	75,066	71,924	80,212	58,408	58,737	72,645	79,592
July	78,002	87,721	84,361	89,915	103,948	94,278	95,252	93,416
August	90,041	87,924	99,063	61,056	100,154	89,533	89,970	
September	88,420	76,347	70,076	83,006	67,441	79,032	79,527	
October	79,216	83,510	90,026	89,337	87,626	91,489	91,053	
November	88,011	89,027	77,655	90,552	101,486	93,216	92,796	
December	92,981	85,014	103,117	103,771	93,002	97,757	91,055	
January	115,721	82,788	90,866	97,525	89,828	92,928	93,233	
February	83,346	70,348	83,687	74,031	90,531	88,602	80,765	
March	84,943	83,251	65,802	37,978	77,861	75,544	80,062	
April	82,622	70,866	75,969	95,841	93,782	90,224	94,336	
Subtotal	1,052,583	980,978	1,017,334	1,009,889	1,054,055	1,044,479	1,052,174	259,855
Plus:								
High Growth	29,046	29,031	37,678	37,682	37,743	37,801	37,266	
Jobs Now	179,796	179,796	179,796	359,592				
Total	1,261,425	1,189,805	1,234,808	1,407,163	1,091,798	1,082,280	1,089,440	259,855
Budget	1,250,000	1,250,000	1,175,000	1,188,990	1,025,000	1,067,287	1,095,000	1,095,000
Annual Inc in \$								
w/o High Growth	-0.07%	-6.80%	3.71%	-0.73%	4.37%	-0.91%	0.74%	-1.93%



Illinois Department of Transportation
2300 South Dirksen Parkway / Springfield, Illinois / 62764

Bureau of Local Roads & Streets
217-782-1662

Municipality Report

August 6, 2018

Bartlett

MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR JULY, 2018

Beginning Unobligated Balance		\$2,948,671.86
Motor Fuel Tax Allotment	\$93,415.80	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		\$93,415.80
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		\$3,042,087.66

PROCESSED TRANSACTIONS:

PROCLAMATION FOR WORLD POLIO DAY 2018

WHEREAS, the Rotary Club of Bartlett is a member of Rotary International, the world's first, and still one of its largest, non-profit service organizations, founded in Chicago, Illinois, in 1905; and

WHEREAS, the Rotary motto "Service Above Self" inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world; and

WHEREAS, Rotary in 1985 launched PolioPlus and spearheaded the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF and the Bill & Melinda Gates Foundation, to immunize all the children of the world against polio; and

WHEREAS, polio cases have dropped by over 99.9 percent since 1988, and the world now stands on the threshold of eradicating this dreaded disease and thereby eliminating the threat of polio-caused paralysis to every child in the world; and

WHEREAS, members of the Rotary Club of Bartlett continue to contribute their time and their resources to support PolioPlus and the Global Polio Eradication Initiative; and

WHEREAS, their efforts are providing much needed operational support, medical personnel, laboratory equipment and educational materials for health workers and parents;

NOW, THEREFORE, I, Kevin Wallace, President of the Village of Bartlett, do hereby proclaim October 24, 2018, as World Polio Day in Bartlett, and do hereby encourage all residents to join the Rotarians of our local club in the fight for a polio-free world.

Dated this 16th day of October 2018.



Kevin Wallace, Village President

COMMISSION APPOINTMENT

OCTOBER 16, 2018

Bike and Run Advisory Committee

Dan Palmer

With the advice and consent of the Village Board I appoint Dan Palmer to a 3 year term on the Bike and Run Advisory Committee beginning 10/16/18 and ending on 10/16/21.



Agenda Item Executive Summary

Item Name Jain Society- Annexation Committee or Board Board

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.

The Village Board Committee reviewed the Petitioner's request at their meeting on October 2, 2018. The Committee forwarded the application on to the Village Board for a final vote.

ATTACHMENTS (PLEASE LIST)

CD Memo and Ordinance

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance - Move to Approve Ordinance #2018- _____ An Ordinance Annexing 1.0 Acre Located on the East Side of Route 59, Approximately 1,110 Feet South of Lake Street to the Village of Bartlett for The Jain Society of Metropolitan Chicago
- Motion

Staff: Roberta Grill, Acting Com Dev Director

Date: October 8, 2018

COMMUNITY DEVELOPMENT MEMORANDUM

18-190

DATE: October 8, 2018
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Acting Community Development Director *RBG*
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

Subject Site	<u>Land Use</u> Vacant	<u>Comprehensive Plan</u> Suburban Residential	<u>Zoning</u> 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 the subject property to the 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 accumulates ice and with its steep grade they would rather use this alternate driveway.

3. A single family residence was previously located on the subject property and was recently demolished. There is also a cell tower located in the southeast corner of the site that will remain. This 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 **Village Board Committee** reviewed the Petitioner's request at their meeting on October 2, 2018. The Committee forwarded the application on to the Village Board for a final vote.
3. The Ordinance is attached for your review and consideration.

alz/attachments

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ORDINANCE 2018 - _____

AN ORDINANCE ANNEXING 1.0 ACRE LOCATED ON THE EAST SIDE OF ROUTE 59, APPROXIMATELY 1,110 FEET SOUTH OF LAKE STREET, TO THE VILLAGE OF BARTLETT FOR THE JAIN SOCIETY OF METROPOLITAN CHICAGO

WHEREAS, the territory hereinafter described is not within the corporate limits of any municipality, but is contiguous to the Village of Bartlett; and

WHEREAS, no electors reside on the territory hereinafter described; and

WHEREAS, the territory hereinafter described lies within the Bartlett Fire Protection District, and the Village of Bartlett does not provide fire protection, but notice of the proposed annexation has been given as a courtesy to the Bartlett Fire Protection District; and

WHEREAS, the territory hereinafter described is not part of any public library district or any park district and the Village of Bartlett does not provide public library or park services, but notice of the proposed annexation has been given as a courtesy to the Bartlett Public Library District and to the Bartlett Park District; and

WHEREAS, the territory hereinafter described is located in Hanover Township and does not include any highway under the jurisdiction of the Hanover Township Commissioner of Highways, or any highway under the jurisdiction of any other township, but notice of the proposed annexation of the territory hereinafter described has been given as courtesy to the Hanover Township Commissioner of Highways, the Hanover Township Supervisor and the Township Clerk; and

WHEREAS, a written Petition signed under oath by the Jain Society of Metropolitan Chicago, being the owner of record of all of the land within the territory hereinafter

described, requesting annexation of the said territory to the Village of Bartlett pursuant to Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8) has been filed with the Village Clerk of the Village of Bartlett; and

WHEREAS, the corporate authorities have determined that it is in the public interest to annex the territory hereinafter described to the Village of Bartlett;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, that the following described territory:

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 POINT 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: 06-27-301-024-0000 and

together with that portion, if any, of Illinois Route 59 lying West of and adjacent thereto which has not been previously annexed to any municipality (the "Territory"), be and the same is hereby annexed to the Village of Bartlett, an Illinois municipal corporation of Cook, DuPage and Kane Counties, Illinois.

SECTION TWO: That the Village Clerk is authorized and directed to cause a certified copy of this Ordinance, together with the Plat of Annexation thereof prepared by

Marchese and Sons, Inc. dated May 30, 2018, last revised September 10, 2018, a copy of which is attached hereto as **Exhibit A**, the same being an accurate map of the Territory hereby annexed, to be recorded with the Cook County Recorder of Deeds and filed with the County Clerk of Cook County, Illinois, and to report such annexation to the election authorities having jurisdiction in the Territory and the post office branches serving the Territory, within 30 days of such annexation.

SECTION THREE: That the Territory is automatically zoned ER-1 Estate Residence District upon annexation to the Village of Bartlett under the provisions of the Bartlett Zoning Ordinance, and the Official Zoning Map for the Village of Bartlett for 2019 shall be amended to reflect that the Territory is zoned ER-1 Estate Residence District.

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED this 16th day of October, 2018

APPROVED this 16th day of October, 2018

Kevin Wallace, Village President

ATTEST:

Lorna Giless, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2018-_____, enacted on October 16, 2018 and approved on October 16, 2018, as the same appears from the official records of the Village of Bartlett.

Lorna Giless, Village Clerk

SEP 12 2018

VILLAGE OF BARTLETT

ANNEXATION CERTIFICATE

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

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)
COUNTY OF COOK) S.S.

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)
COUNTY OF COOK) S.S.

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)



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 POINT 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.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

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)
COUNTY OF DUPAGE) SS

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 POINT 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

Signature of Paul N. Marchese, Land Surveyor. State of Illinois Professional Land Surveyor No. 035-002461. Roselle, Illinois 60172. (630) 894-5680.

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

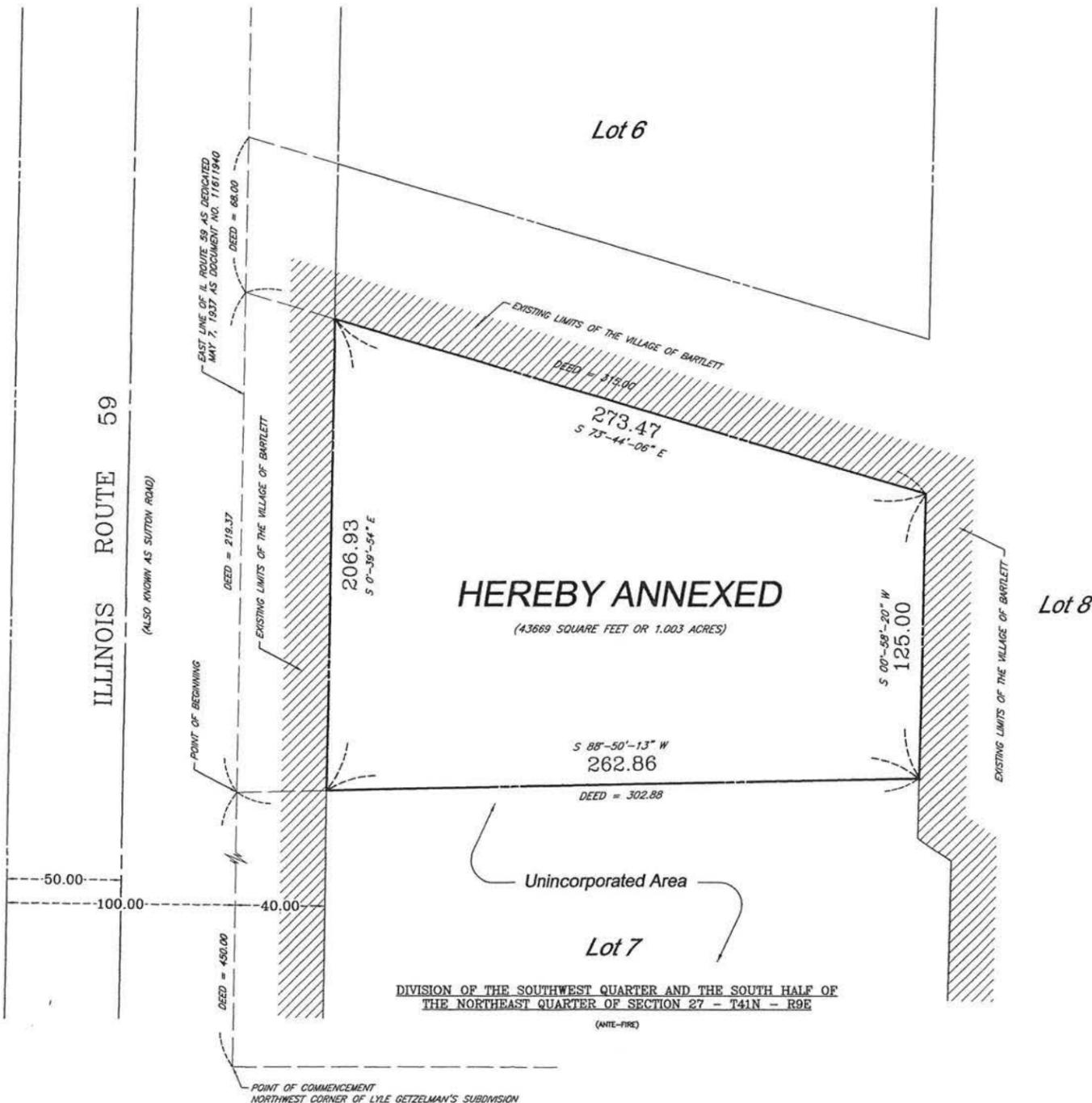
ORDERED BY: JAIN SOCIETY OF METROPOLITAN CHICAGO

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.

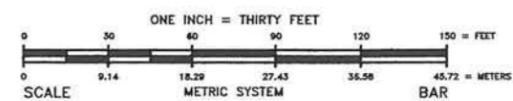
Table with 3 columns: Date, Revision, Mark. Entries for 9/10/18 and 5/30/18.

REVISION SCHEDULE

PLAT OF ANNEXATION prepared by MARCHESE AND SONS, Inc. land - marine - construction surveys. 10 Monaco Drive Roselle, Illinois 60172. Phone: (630) 894-5680. Fax: (630) 894-8869.



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 POINT 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

EXHIBIT A



Agenda Item Executive Summary

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

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 (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 owners are not in favor of the enclosure being moved. Groot was also contacted and due to truck maneuverability issues 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 9:00 a.m. and after 9:00 p.m.

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 requested the project be moved to a final vote. The **Village Board Committee** reviewed the Petitioner's requests and supplemental information at the October 2, 2018 meeting. Staff agreed to meet with the Petitioner to go over the concerns of the residents and Board members. The Committee forwarded the application on to the Village Board for a final vote.

The Staff met and discussed a number of issues with the Petitioner. The results of the meeting and the changes made by the Petitioner are outlined in the attached Staff Report.

ATTACHMENTS (PLEASE LIST)

CD Memo, Ordinance Approving, Resolution Denying, Pictures of the Site, Plan Commission Meeting Minutes, Applicant Cover Letter, Application, Location Map, Floor Plan, Information Including a Menu, Ordinance #1995-14, 1995 Approved Site Plan, 1997 Amended Site Plan, Email from Groot, Kitchen Hood Information, Letters of Support, the Letter Sent to the Neighbors and the Owners' Approval and Consent

ACTION REQUESTED

- For Discussion only
- Ordinance - Move to Approve Ordinance #2018- ____ An Ordinance Amending Ordinance 95-14, for Bartlett Place PUD Exhibit A (Uses) and Granting a Special Use Permit to Serve Alcohol at Gambit's (997 S. Route 59)
- Resolution - Move to Approve Resolution #2018- ____ A Resolution Denying the Petition of Marvel One Management LLC D/B/A Gambit's to Amend Ordinance 95-14 and the Bartlett Place PUD Exhibit (Uses) and Deny the Grant of a Special Use Permit to Serve Alcohol at Gambit's (997 S. Route 59)
- Motion

Staff: Roberta Grill, Acting Com Dev Director

Date: 10/8/2018

COMMUNITY DEVELOPMENT MEMORANDUM

18-191

DATE: October 8, 2018

TO: Paula Schumacher, Village Administrator

FROM: Roberta Grill, Acting Community Development Director 

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

MOST RECENT DISCUSSION

The **Village Board Committee** reviewed the Petitioner's requests at their meeting on **October 2, 2018** meeting. The Committee asked questions of the Petitioner and heard comments from the public. Staff agreed to meet with the Petitioner to discuss some of the concerns expressed by the residents and the Board members. **The Committee forwarded the application on to the Village Board for a final vote.**

The Staff met with the Petitioner on October 5th and as a result of the meeting the following changes were made by the Petitioner:

- (a) All grease/oil containers will be kept inside the building;
- (b) A rooftop unit shall be installed to incorporate fresh air into the kitchen's ventilation system to reduce odors;
- (c) The kitchen hood being purchased is larger than required to help alleviate exhaust issues and minimize food odors;
- (d) A small trash enclosure, with a concrete pad, shall be constructed at the southeast corner of the building for the location of Gambit's garbage totes which shall be wheeled to the north end of the site for pick-up;
- (e) Garbage will be picked up three times a week, or as needed;
- (f) No deliveries or garbage pick-up will occur prior to 9:00 a.m. or later than 9:00 p.m.;
- (g) Monday thru Wednesday hours would be reduced from a closing time of 1:00 a.m. to 11:00 p.m.;
- (h) Thursday hours would be reduced from a closing time of 1:00 a.m. to 12:00 a.m.
- (i) Friday and Saturday hours would be reduced from a closing time of 2:00 a.m. to 1:00 a.m.;
- (j) Sunday hours would be reduced from a closing time of 10:00 p.m. to 8:00 p.m.;
- (k) Any employees or patrons wishing to smoke will be required to be a minimum of 15 feet away from the front door in a designated smoking area located west of the building;
- (l) A letter was sent to the surrounding neighbors outlining the above proposed changes (see attached).

The Staff is also recommending that only the following portion of the excluded permitted and special uses under Ordinance 95-14 Exhibit A be a permitted use for Units E, F and G only:

Restaurants indoor, sit down serving liquor

And to add a new permitted use:

Restaurants indoor, sit down serving liquor with video gaming

for Units E, F and G only; rather than the uses previously requested by the Petitioner to be permitted.

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 (Uses), and a Special Use Permit to serve alcohol

SURROUNDING LAND USES

Subject Site	<u>Land Use</u> Commercial	<u>Comprehensive Plan</u> Commercial	<u>Zoning</u> 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
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 6:00 a.m. to 11:00 p.m. Monday through Wednesday, 6:00 a.m. to 12:00 a.m. Thursday, 6:00 a.m. to 1:00 a.m. Friday and Saturday and 9:00 a.m. to 8:00 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 requests 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. All grease/oil containers will be kept inside the building;
 - E. A rooftop unit will be installed to incorporate fresh air into the kitchen's ventilation system to reduce odors;
 - F. A small trash enclosure, with a concrete pad, shall be constructed at the southeast corner of the building for the location of Gambit's garbage totes which shall be wheeled to the north end of the site for pick-up;
 - G. Garbage will be picked up three times a week, or as needed;
 - H. No deliveries or garbage pick-up will occur prior to 9:00 a.m. or later than 9:00 p.m.;
 - I. Hours to serve alcohol are limited to the following hours of operation:
 - Monday-Wednesday: 6:00 a.m. to 11:00 p.m.
 - Thursday: 6:00 a.m. to 12:00 a.m.
 - Friday and Saturday: 6:00 a.m. to 1:00 a.m.
 - Sunday: 8:00 a.m. to 8:00 p.m.
 - J. Any employees or patrons wishing to smoke may only do so outdoors in a designated smoking area located west of the condominium building that is a minimum of 15 feet way from the front door of the property;
 - K. Prior to the issuance of a building permit for build out work for the condominium unit owned or leased by the Petitioner, the Village shall have received, and the Village Attorney shall have approved, of the following:
 - a. Minutes of a duly noticed meeting of the Bartlett Place Condominium Association Board of Managers (the "Condo Board") which evidence a quorum of said Condo Board present, and further evidence the Condo Board's approval of amendments to Exhibit A to the Declaration and Bylaws of Bartlett Place Condominium to make the following portion of an "excluded special use" therein:

**Restaurants indoor, sit down serving liquor; and
Restaurants, indoor, sit down serving liquor with video gaming;**

permitted uses on the Property (Units E, F and G only) on the Bartlett Place Condominium property;
(the "Bartlett Place Units E, F, and G Use Amendments").

- b. Minutes of a duly noticed regular or special meeting of the unit owners of the Bartlett Place Condominium at which a quorum of the unit owners as defined in the Bylaws is present in person or by proxy, and evidence of the approval of the Bartlett Place Use Units E, F, and G Amendments by a 2/3 or greater vote of the unit owners of the Bartlett Place Condominium.
 - c. Receipt of a recorded amended Declaration and Bylaws for the Bartlett Place Condominium which include the Bartlett Place Use Units E, F, and G Amendments.
 - L. 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 **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.**
 3. The Petitioner contacted the other owners in the building regarding the relocation of the trash enclosure. The owners are not in favor of the enclosure being moved. Groot was also contacted and due to truck maneuverability issues 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 9:00 a.m. and after 9:00 p.m.

4. 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.
5. The Petitioner requested the project be moved to a final vote. The **Village Board Committee** reviewed the Petitioner's requests and supplemental information at the October 2, 2018 meeting. Staff agreed to meet with the Petitioner to go over the concerns of the residents and Board members. The Committee forwarded the application on to the Village Board for a final vote. The Staff met and discussed a number of issues with the Petitioner. The results of the meeting and the changes made by the Petitioner are outlined at the beginning of this report.
6. The Floor Plan, Information on Gambit's including a menu, Ordinance #1995-14, the 1995 approved Site Plan, 1997 Amended Site Plan and additional information are attached for your review and consideration.

ALZ/attachments

x:\comdev\mem2018\191_Gambit's_SU_vb.docx

ORDINANCE 2018- _____

**AN ORDINANCE AMENDING ORDINANCE 95-14, FOR THE BARTLETT PLACE
PUD EXHIBIT A (USES) AND GRANTING A SPECIAL USE PERMIT TO SERVE
ALCOHOL AT GAMBIT'S (997 S. ROUTE 59)**

WHEREAS, Marvel One Management LLC (the "Petitioner"), as the contract purchaser of Unit E, Unit F and Unit G in Bartlett Place Condominium commonly known as 997 South Route 59, Bartlett, Illinois, legally described as follows:

UNITS E, F AND G IN THE BARTLETT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF APPLE ORCHARD RESUB. UNIT 2, IN SECTIONS 3, 9 AND 10, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, RECORDED MAY 16, 1975 AS DOCUMENT R75-21743, IN DUPAGE COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT THAT APPEARS IN PLAT BOOK 184, PAGE 115 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT R97-171535, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 01-09-210-005 and 01-09-210-006.

(the "Property"), has filed a petition with the Village of Bartlett to amend Bartlett Ordinance 95-14, "AN ORDINANCE GRANTING REZONING, A PLANNED UNIT DEVELOPMENT, A SPECIAL USE FOR FILLING A PORTION OF THE FLOOD PLAIN, A VARIANCE FOR PARKING IN THE CORNER SIDE YARD SET BACK AND APPROVAL OF A UNIFIED BUSINESS CENTER SIGN PLAN FOR BARTLETT PLACE" passed by the Board of Trustees of the Village of Bartlett on March 7, 1995 ("Ordinance 95-14"), specifically the Planned Unit Development for the property legally described therein, that includes Units A, B, C, D, E, F, and G in the commercial/office center building thereon and the common elements of the Bartlett Place Condominium (the "Bartlett Place Condo Property"), which

PUD consists of an excerpt of the Bartlett Zoning Ordinance list of the traditional permitted, special, accessory, and prohibited uses in the B-1 Village Center District, and the B-2 Local Convenience Shopping District, modified by hand to expressly exclude certain permitted and special uses for the Bartlett Place Condo Property appended to Ordinance 95-14 as Exhibit A (alternatively referred to herein as the "Bartlett Place PUD" or the "Planned Unit Development"), which the Petitioner has requested be amended to no longer exclude, but make the following excluded uses under the Bartlett Place PUD permitted uses thereunder with respect to the Property:

Restaurants, carry out;

Restaurants indoor, sit down serving liquor, including carry out;

Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants;

Taverns or cocktail lounges, with or without entertainment;

and for a special use permit to serve alcohol on the Property (the "Gambit's Petition to Amend the Bartlett Place PUD"); and

WHEREAS, the Owner of the Property, MKV Investments, LLC, has consented to the Gambit's Petition to Amend the Bartlett Place PUD with respect to the Property (Units E, F and G of the Bartlett Place Condo Property); and

WHEREAS, the Bartlett Place Condo Property, including the Property, is zoned B-2 Local Convenience Shopping District subject to the Bartlett Place PUD; and

WHEREAS, the Planned Unit Development for the Bartlett Place Condo Property approved by Ordinance 95-14 limited the future uses thereon, listing various permitted, special, prohibited, and "excluded uses", was subject to certain conditions, including but not limited to, approval by the Village of covenants and restrictions in the form of a

declaration of condominium which further defined the limits on the use for the Bartlett Place Condo Property; and

WHEREAS, Ordinance 95-14 expressly excluded, among other uses, “[f]ood service and leisure”; “[i]ndoor, sit down restaurants without liquor, for consumption of food on the premises only”; and [r]estaurants, but not including dancing, the serving of alcoholic beverages, or drive in restaurants”; from the list of traditional B-1 and/or B-2 permitted uses, and expressly excluded “[g]ame rooms”; “[r]estaurants, carryout”; [r]estaurants, indoor, sit down serving liquor, including carry outs”; and “[t]avern or cocktail lounges, with or without entertainment” from the list of traditional B-1 and/or B-2 and special uses, and included “[r]estaurants, drive in” and “[t]averns, cocktail lounges and package liquor stores” as prohibited uses; and

WHEREAS, the Bartlett Place Condominium Declaration and Bylaws, recorded in the Office of the DuPage County Recorder on November 7, 1997 as Document No. R97-171535 (the “Bartlett Place Declaration & Bylaws”), expressly provide, among other things, that the units in the Bartlett Place Condo Property, which includes the Property, will be used by their respective unit owners only for purposes allowed by the ordinances of the City [sic] of Bartlett, and only those uses listed as permitted uses attached as Exhibit A to Ordinance 95-14, which same Exhibit A is attached to and is made a part of the Bartlett Place Declaration & Bylaws, and with respect to the special uses listed in said Exhibit A, only after the grant of a special use permit by the Village Board; and

WHEREAS, the Rego Investment Group, Ltd., the petitioner in 1995 who petitioned the Village for approval of rezoning for the Bartlett Place Condo Property, that included the Property and the other condominium units (A – G) in the commercial/office

building, and the common elements of the said Bartlett Place Condominium, and for approval of the Bartlett Place Planned Unit Development, voluntarily agreed to the various permitted, special, prohibited and excluded uses, set forth in Exhibit A to Ordinance 95-14, and the legal owner and The Rego Group, Ltd., as the sole beneficial owner and the developer of the Bartlett Place Condo Property, and as the declarant under the Bartlett Place Declaration & Bylaws, voluntarily agreed to and bound the Bartlett Place Condo Property to the limited uses set forth in Exhibit A thereto; and

WHEREAS, the Bartlett Place Declaration & Bylaws provide that they may be amended by the Bartlett Place Condominium Association and by a 2/3 vote of the unit owners of the Bartlett Place Condominium, but notwithstanding such an affirmative vote, no amendment which changes the allowed uses for any of the units shall be effective without the approval of the Village Board by the adoption of an ordinance either (a) expressly amending Ordinance 95-14, or (b) granting a special use permit in the case of uses designated as special uses in Ordinance 95-14; and

WHEREAS, the Bartlett Plan Commission held a public hearing (Case # 18-13) on the Gambit's Petition to Amend the Bartlett Place PUD on July 12, 2018 and made certain findings of fact and recommended approval, but subject to the condition that the trash enclosure for the Bartlett Place Condominium property be moved to the southern limits of the parking lot, with the final location and design to be coordinated and approved by the Bartlett Community Development staff and subject to further conditions set forth in its report; and

WHEREAS, the Petitioner has agreed to add a small trash enclosure, with a concrete pad, to be built at the southeast corner of the building for garbage totes to be

located and wheeled to the north end of the site for pick-up, and to keep grease and oil containers inside the building, which the Community Development staff also recommends be added as a condition; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest to grant the Gambit's Petition to Amend the Bartlett Place PUD in part, specifically the Planned Unit Development for the Property and the list of permitted uses for the Property appended to Ordinance 95-14 as Exhibit A, to no longer exclude, but make the following portion of an excluded special use under the Bartlett Place PUD, permitted uses and to add a new permitted use thereunder for the Property only:

Restaurants indoor, sit down serving liquor, and

Restaurants indoor, sit down serving liquor with video gaming;

(the "PUD Amendments for the Property"); and to grant a special use permit to serve alcohol on the Property and for the PUD Amendments for the Property (the "Special Use Permit");

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

SECTION ONE: The Corporate Authorities do hereby make the following findings of fact pertaining to the Petitioner's Special Use Permit request:

- 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, as set forth in this Ordinance.

SECTION TWO: That a Special Use Permit to serve alcohol on the Property and for the PUD Amendments for the Property is hereby granted based on the Findings of Fact set forth in Section One of this Ordinance, subject to the satisfaction of the conditions set forth in Section Four of this Ordinance.

SECTION THREE: That the Petitioner's petition to amend Ordinance 95-14, "AN ORDINANCE GRANTING REZONING, A PLANNED UNIT DEVELOPMENT, A SPECIAL USE FOR FILLING A PORTION OF THE FLOOD PLAIN, A VARIANCE FOR PARKING IN THE CORNER SIDE YARD SET BACK AND APPROVAL OF A UNIFIED BUSINESS CENTER SIGN PLAN FOR BARTLETT PLACE" passed by the Board of Trustees of the Village of Bartlett on March 7, 1995, specifically the Planned Unit Development for the Property which consists of an excerpt of the Bartlett Zoning Ordinance list of the traditional permitted, special, accessory and prohibited uses in the B-1 Village Center District, and the B-2 Local Convenience Shopping District, modified by hand to exclude certain permitted and special uses for the Condominium Property appended to Ordinance 95-14 as Exhibit A (the "Bartlett Place PUD" or the "Planned Unit Development"), is hereby granted in part and is amended to no longer exclude, but make the following portion of an excluded special use under the Bartlett Place PUD, a permitted use for the Property and add a new permitted use thereunder with respect to the Property as follows:

Restaurants indoor, sit down serving liquor; and

Restaurants indoor, sit down serving liquor with video gaming;

subject to the conditions set forth in Section Four of this Ordinance.

SECTION FOUR: That the Special Use Permits granted in Section Two and the Amendment to Ordinance 95-14 granted in Section Three of this Ordinance are subject to the following conditions:

- 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. All grease/oil containers will be kept inside the building;
- E. A rooftop unit shall be installed to incorporate fresh air into the kitchen's ventilation system for the Property to reduce food odors;
- F. A small trash enclosure, with a concrete pad, shall be constructed at the southeast corner of the building for the location of Gambit's garbage totes which shall be wheeled to the north end of the site for pick-up (as depicted on Exhibit A attached);
- G. Garbage will be picked up three times a week, or as needed;
- H. No deliveries or garbage pick-up will occur prior to 9:00 a.m. or later than 9:00 p.m.;
- I. Hours to serve alcohol on the Property shall be limited to the following hours of operation:

Monday-Wednesday: 8:00 a.m. to 11:00 p.m.

Thursday: 8:00 a.m. to 12:00 a.m.

Friday and Saturday: 8:00 a.m. to 1:00 a.m.

Sunday: 8:00 a.m. to 8:00 p.m.

- J. Any employees or patrons wishing to smoke may only do so outdoors in a designated smoking area located west of the condominium building that is a minimum of 15 feet away from the front door of the Property;
- K. Prior to the issuance of an occupancy permit for the Property, the Village shall have received, and the Village Attorney shall have approved, of the following:
 - a. Minutes of a duly noticed meeting of the Bartlett Place Condominium Association Board of Managers (the "Condo Board") which evidence a quorum of said Condo Board present in person (or by proxy if allowed in the Bylaws), and further evidence the Condo Board's approval of amendments to Exhibit A to the Declaration and Bylaws of Bartlett Place

Condominium to make the following portion of an “excluded special use” therein:

Restaurants indoor, sit down serving liquor; and

Restaurants indoor, sit down serving liquor with video gaming;

permitted uses on the Property (Units E, F and G only) on the Bartlett Place Condominium Property;

(the “Bartlett Place Units E, F, and G Use Amendments”).

- b. Minutes of a duly noticed regular or special meeting of the unit owners of the Bartlett Place Condominium at which a quorum of the unit owners as defined in the Bylaws is present in person or by proxy, and evidence of the approval of the Bartlett Place Use Units E, F, and G Amendments by a 2/3 or greater vote of the unit owners of the Bartlett Place Condominium.
- c. Receipt of a recorded amended Declaration and Bylaws for the Bartlett Place Condominium which include the Bartlett Place Use Units E, F, and G Amendments.

SECTION FIVE: The violation or failure to satisfy any of the conditions set forth in Section Four of this Ordinance shall be cause for the revocation of the Special Use Permit granted in Section Two of this Ordinance, and the amendments to Ordinance 95-14 and the Bartlett Place PUD set forth in Section Three of this Ordinance.

SECTION SIX: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any Court of competent jurisdiction shall hold any part or portion of this Ordinance invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

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

SECTION EIGHT: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: This 16th day of October 2018

APPROVED: This 16th day of October 2018

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

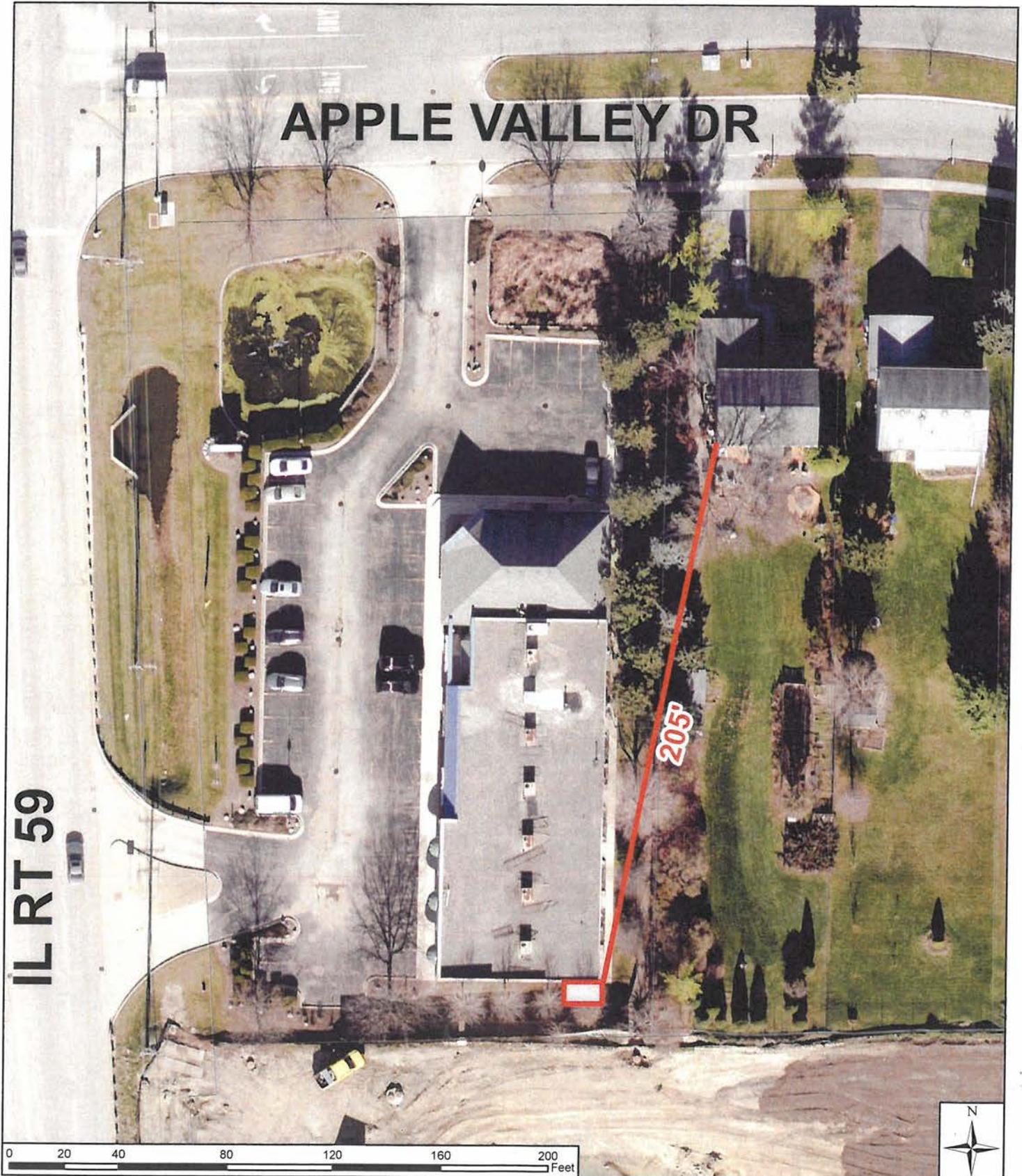
CERTIFICATION

I, Lorna Giles, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2018-_____ enacted on October 16, 2018 and approved on October 16, 2018, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

LOCATION MAP

Bartlett Place



RESOLUTION 2018 - _____

A RESOLUTION DENYING THE PETITION OF MARVEL ONE MANAGEMENT LLC D/B/A GAMBIT'S TO AMEND ORDINANCE 95-14 AND THE BARTLETT PLACE PUD EXHIBIT (USES) AND DENY THE GRANT OF A SPECIAL USE PERMIT TO SERVE ALCOHOL AT GAMBIT'S (997 S. ROUTE 59)

RECITALS:

WHEREAS, Marvel One Management LLC as the contract purchaser of Unit E, Unit F and Unit G in the Bartlett Place Condominium commonly known as 997 South Route 59, Bartlett, Illinois, legally described as follows:

UNITS E, F AND G IN THE BARTLETT PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF APPLE ORCHARD RESUB. UNIT 2, IN SECTIONS 3, 9 AND 10, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, RECORDED MAY 16, 1975 AS DOCUMENT R75-21743, IN DUPAGE COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT THAT APPEARS IN PLAT BOOK 184, PAGE 115 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT R97-171535, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 01-09-210-005 and 01-09-210-006.

(the "Property"), has filed a petition with the Village of Bartlett with the consent of the legal owner of the Property, MKV Investments, LLC, to amend Bartlett Ordinance 95-14, "AN ORDINANCE GRANTING REZONING, A PLANNED UNIT DEVELOPMENT, A SPECIAL USE FOR FILLING A PORTION OF THE FLOOD PLAIN, A VARIANCE FOR PARKING IN THE CORNER SIDE YARD SET BACK AND APPROVAL OF A UNIFIED BUSINESS CENTER SIGN PLAN FOR BARTLETT PLACE" passed by the Board of Trustees of the Village of Bartlett on March 7, 1995 ("Ordinance 95-14"), specifically the Planned Unit Development for the Property, and the entire Bartlett Place Condominium Property, which consists of Units A through G, inclusive, and the common elements (the "Bartlett Place Condo Property"), which Planned Unit Development consists of an excerpt of the Bartlett Zoning Ordinance list of the traditional permitted, special, accessory and prohibited uses in the B-1 Village Center District, and the B-2 Local Convenience Shopping District, modified by hand to exclude certain permitted and special uses for the Bartlett Place Condominium Property appended to and made a part of Ordinance 95-14 as Exhibit A (the "Bartlett Place PUD" or the "Planned Unit Development"), to no longer exclude, but make the following excluded uses under the Bartlett Place PUD, permitted uses thereunder:

"Restaurants, carry out;

Restaurants indoor, sit down serving liquor, including carry out;

Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants;

Taverns or cocktail lounges, with or without entertainment;”

and for a special use permit to serve alcohol on the Property (the “Gambit’s Petition to Amend the Bartlett Place PUD”); and

WHEREAS, the Bartlett Place Condo Property is zoned B-2 Local Convenience Shopping District subject to the Bartlett Place PUD; and

WHEREAS, the Planned Unit Development for the Bartlett Place Condo Property (including the Property), approved by Ordinance 95-14 limited the future uses thereon, listing various permitted, special, prohibited, and “excluded uses” and was subject to certain conditions, including but not limited to, approval by the Village of covenants and restrictions which further defined the limits on the use for the Bartlett Place Condo Property; and

WHEREAS, Ordinance 95-14 expressly excluded, among other uses, “[f]ood service and leisure”; “[i]ndoor, sit down restaurants without liquor, for consumption of food on the premises only”; and [r]estaurants, but not including dancing, the serving of alcoholic beverages, or drive in restaurants”; from the list of traditional B-2 permitted uses, and expressly excluded “[g]ame rooms”; “[r]estaurants, carryout”; [r]estaurants, indoor, sit down serving liquor, including carry outs”; and “[t]avern or cocktail lounges, with or without entertainment” from the list of traditional B-2 and special uses, and included “[r]estaurants, drive in” and “[t]averns, cocktail lounges and package liquor stores” as prohibited uses; and

WHEREAS, prior to the adoption of Ordinance 95-14, a public hearing before the Bartlett Plan Commission was held on the proposed Planned Unit Development to determine the proper use of the Bartlett Place Condo Property, and the uses therein set forth were thereby determined to directly relate to the highest and best use of the Property within the framework of the Bartlett Comprehensive Plan, and the conditions set forth in Ordinance 95-14 were conditions designed to protect adjacent property owners from loss of value and were determined to be consistent with the overall plan of development for the community at the time Ordinance 95-14 was passed; and

WHEREAS, the Bartlett Place Condominium Declaration and Bylaws, recorded in the Office of the DuPage County Recorder on November 7, 1997 as Document No. R97-171535 (the “Bartlett Place Declaration & Bylaws”), expressly provide, among other things, that the Bartlett Place Condo Property, which includes the Property, will be used by their respective owners only for purposes allowed by the ordinances of the City [sic] of Bartlett, and only those uses listed as permitted uses attached as Exhibit A to Ordinance

95-14 and attached as Exhibit A to the Bartlett Place Declaration & Bylaws, and with respect to the special uses listed in said Exhibit A, only after the grant of a special use permit by the Village Board; and

WHEREAS, the Rego Investment Group, Ltd., the petitioner in 1995 that petitioned the Village for approval of rezoning for the Bartlett Place Condo Property and the Bartlett Place Planned Unit Development, voluntarily agreed to the various permitted, special, prohibited and excluded uses, set forth in Exhibit A to Ordinance 95-14, and the legal owner and The Rego Group, Ltd., as the sole beneficial owner and developer of the Property, and as the declarant under the Bartlett Place Declaration & Bylaws, voluntarily agreed to and bound the Bartlett Place Condo Property, including the Property, to the limited uses set forth in Exhibit A to Ordinance 95-14, and Exhibit A to the Bartlett Place Declaration & Bylaws; and

WHEREAS, the Bartlett Zoning Ordinance currently, and when Ordinance 95-14 was adopted, provides that all uses not expressly authorized as permitted, special or accessory uses under the B-1 or B-2 Zoning classifications are prohibited uses, and consequently the exclusion of otherwise permitted uses under the B-1 or B-2 Zoning classification as set forth on Exhibit A to Ordinance 95-14 makes such excluded uses, prohibited uses, on the Bartlett Place Condo Property, including the Property; and

WHEREAS, the Bartlett Place Declaration & Bylaws provides that they may be amended by the Bartlett Place Condominium Association and by a 2/3 vote of the unit owners of the Bartlett Place Condominium, but notwithstanding such an affirmative vote, no amendment which changes the allowed uses for the units of the Bartlett Place Condo Property shall be effective without the approval of the Village Board by the adoption of an ordinance either (a) expressly amending Ordinance 95-14, or (b) granting a special use permit in the case of uses designated as special uses in Ordinance 95-14; and

WHEREAS, the Bartlett Plan Commission held a public hearing on the Gambit's Petition (Case #18-13) to Amend the Bartlett Place PUD and recommended approval, but said recommendation was subject to the condition that the trash enclosure for the Bartlett Place Condo Property be moved to the southern limits of the parking lot, with the final location and design to be coordinated and approved by the Bartlett Community Development planning staff; and

WHEREAS, restaurants, gaming and the sale of alcoholic beverages, have been excluded, i.e., prohibited uses on the Bartlett Place Condo Property since 1995, which not only the other unit owners in the Bartlett Place Condominium, but the surrounding property owners have relied, so that even if the requisite number of unit owners in the Bartlett Place Condominium and the Bartlett Place Condominium Association were to now formally consent to the proposed amendments to Ordinance 95-14 or an amendment that would allow the Property to be operated as a restaurant that serves alcohol, and allows video gaming, the surrounding and neighboring property owners, some of whom have objected to the Gambit's Petition to Amend the Bartlett Place PUD, would be negatively affected;

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

SECTION ONE: The foregoing Recitals are hereby adopted by the Village Board as and for its findings of fact with respect to the Gambit's Petition to Amend the Bartlett Place PUD, and the Village Board further finds and determines that the exclusion of restaurants serving alcohol and gaming as permitted or special uses under Ordinance 95-14 thereby making them prohibited uses on the Bartlett Place Condo Property, was designed to protect adjacent land from loss of value, and said restrictions voluntarily consented by the owner at the time also bound the Property and the entire Bartlett Place Condo Property with said voluntary restrictions that run with the land, which when applied to the Bartlett Place Condo Property, were not, and are not, arbitrary or discriminatory in light of the then existing and present uses of nearby properties.

SECTION TWO: Based on the matters set forth in the Recitals, and notwithstanding the conditional recommendation in favor of the Gambit's Petition to Amend the Bartlett Place PUD by the Bartlett Plan Commission with respect to the Planned Unit Development and the petition for a special use permit to serve alcohol, the Village Board of Trustees hereby makes the following findings of fact:

1. That the proposed uses at the particular location requested are NOT necessary or desirable to provide a service or facility which is in the interest of public convenience, NOR will they contribute to the general welfare of the neighborhood or the community.
2. That such uses WILL under the circumstances of this 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 improvements in the vicinity.
3. That the grant of a special use permit to serve alcohol and the requested amendments to Ordinance 95-14 and to the said Bartlett Place PUD do not conform to the regulations and conditions specified in Ordinance 95-14 or in the Bartlett Zoning Ordinance for such uses.

SECTION THREE: The Petition of Marvel One Management LLC to amend Ordinance 95-14, defined herein as the "Gambit's Petition to Amend the Bartlett Place PUD", is hereby denied, and the Petition of Marvel One Management LLC for a special use permit to serve alcoholic beverages for the Property is also denied; consequently no State video gaming license can issue for the Property, and no Village video gaming license shall issue for the property.

SECTION FOUR: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

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

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

ROLL CALL VOTE:

AYES:

NAYS:

PASSED: This 16th day of October 2018

APPROVED: This 16th day of October 2018

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, Lorna Giles, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2018-____ enacted on October 16, 2018 and approved on October 16, 2018, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

Bartlett Place

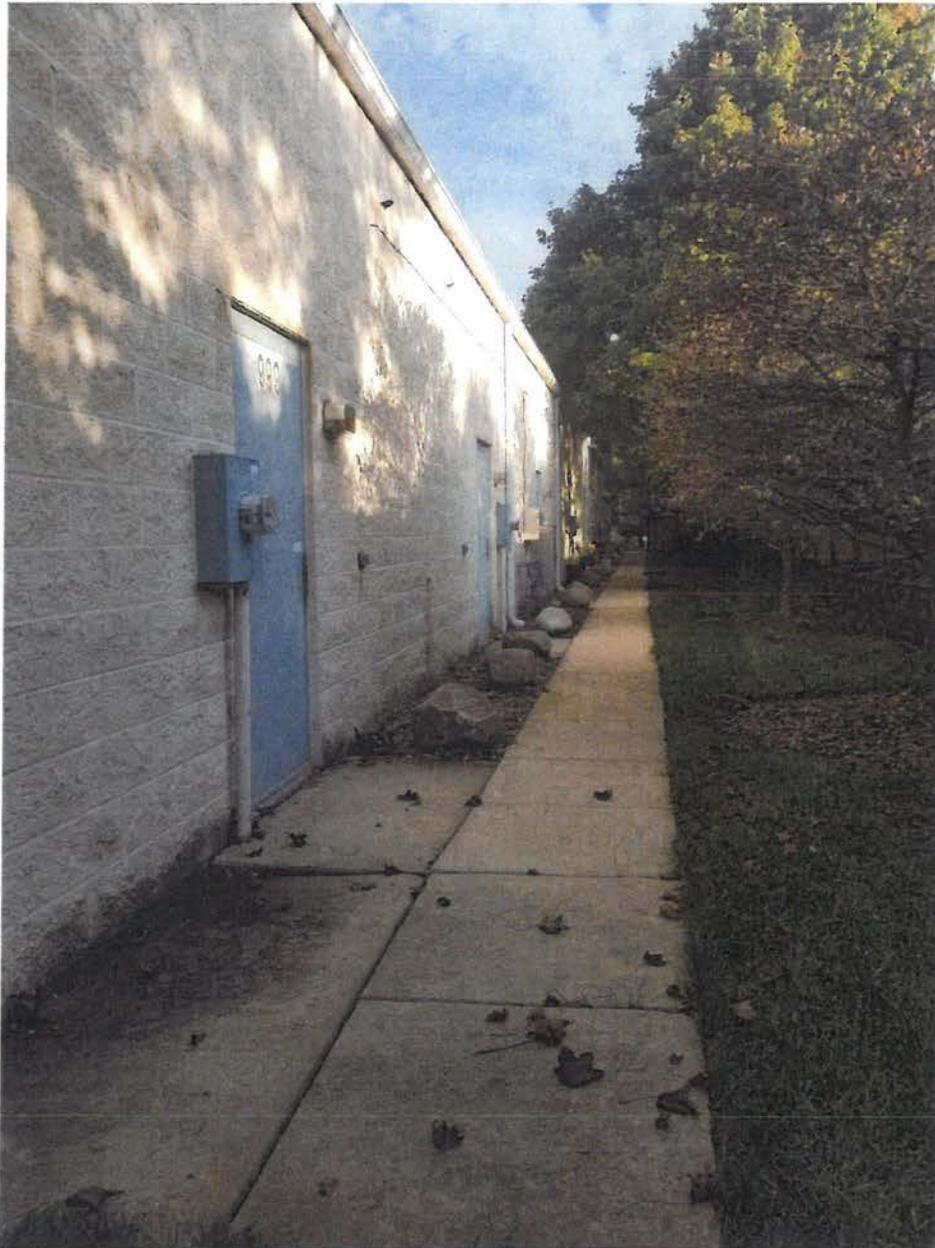
South side of the building looking east:



Southeast corner of the building, proposed trash enclosure location:



East side of the building facing north:



Current dumpster location (northeast corner of the building)



North side of the building, facing southeast:





Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

(#18-13) Gambit's

- a) 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
- b) Special Use Permit to serve alcohol

Public Hearing

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Public Hearing Notice in Newspaper

Exhibit D - Letter from DuPage County Forest Preserve

Petitioner **Jennifer Craig** 615 Lido Terrace West and **John Mallo** were both sworn in by **J. Lemberg**.

A. Zubko stated the Petitioner is requesting an Amendment to Ordinance #1995-14, Exhibit A (Permitted Uses) to no longer exclude four uses related to restaurants and tavern or cocktail lounges.

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.

The Petitioner is also requesting a Special Use Permit to serve alcohol to their patrons at this proposed location. The proposed 3,500 square foot establishment would include lounging areas with about 52 seats including a "gaming area" with five (5) gaming stations (which is the state maximum).

Gambit's is proposing to offer beer, wine and liquor for their patrons and proposes to be open seven days a week.

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.

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 higher volume times (after 8 pm and on Sundays and Mondays).

Staff recommends approval of the Petitioner's requests subject to the conditions and findings of fact as outlined in the memo.

The Forest Preserve District of DuPage County sent a letter stating they appreciated receiving notification of this project however had no comments at this time. **J. Lemberg** asked that this letter be entered as Exhibit D.

J. Lemberg asked if any members of the Commission had any questions or comments. **D. Negele** asked how long this site has been vacant. **J. Craig** stated the unit has been vacant for at least two years, Country Financial was the last occupant and the only occupant since 1997.



Village of Bartlett
Plan Commission Meeting Minutes
July 12, 2018

J. Lemberg asked if the petitioners were going to do any improvements to the outside of the building itself because the fence is falling down and the trees are overgrown. **J. Mallo** stated they are planning to do as much as possible however, it is a condo association so they are somewhat limited to what can and cannot be done. **J. Craig** stated she did speak with the new condo president to voice some of her concerns, suggestions such as flowers, getting the pond up and running, putting down mulch and trimming some trees. **J. Mallo** stated they will be redoing the canopy, refacing the front to make the building more presentable. **J. Lemberg** asked if they will be fixing the large hole in the ground near the property line of the senior center and the bike path. **J. Craig** stated that would be something the condo association would need to look into but she would definitely mention it to them. **A. Zubko** stated **J. Craig** is looking to lease three of the end units on the south side but this 7 unit property is actually owned by 5 separate owners. That's the reason for an association that takes care of a lot of the issues mentioned. **J. Mallo** stated since this is an HOA the extent does end at the front door, however since the units have been vacant for so long they are hoping they will take all of their requests into considerations. **M. Hopkins** stated that no improvement to the overall site plan is part of the condition of the approval is that correct? **A. Zubko** stated it could be however it would be harder on this owner because he is not the HOA President. It would be possible to put the property in code violation for the fence. **A. Hopkins** asked if the fence is falling down why isn't this property in violation at the present time. **A. Zubko** stated we are more complaint driven, so if we have not received a complaint we don't seek out issues. **J. Craig** stated she has taken pictures of some of these issues and has taken it up with the HOA's president elect. Not only are these things an eye sore but also a safety issue.

A. Hopkins asked **J. Craig** what makes Gambit's different than other gaming establishments in Bartlett. **J. Craig** stated she doesn't refer to the business as a gaming establishment they are actually a restaurant that happens to have gaming. They will also have a small private room for paint and sip parties that will hold about 12 people, and a wine room with intimate seating as well. **A. Hopkins** asked **J. Craig** if she was not granted a liquor license would she still open the restaurant. **J. Craig** stated she would possibly reconsider, being the gaming brings in a lot of revenue and she has a family to support as well as giving back to the community. **J. Mallo** stated Gambit's will be focusing on the wines and whiskeys of the area to sample for the people who are afraid to order a full glass if they end up not liking the taste. **A. Hopkins** asked what the hours of operation are. **J. Craig** stated Monday through Thursday 6:00 AM until 1:00 AM, serving coffee, Danish and breakfast sandwiches. Friday and Saturday 6:00 AM until 2:00 AM, and Sunday 9:00 AM until 10:00 PM.

J. Lemberg asked if any members had any other questions or comments. No one came forward.

The Public Hearing portion of the meeting was open to the Public.

Phyllis Boyd, 1041 Apple Valley Drive directly adjacent to the property in question. **P. Boyd** had several questions and concerns. Researching the Village Ordinance regarding Amusements, it is her understanding that the number of licenses for gaming shall not exceed 1 per 3000 residents. **P. Boyd** questioned if that is a fact? **A. Zubko** stated she was unaware of this and asked **J. Plonczynski** if he was aware of this. **J. Plonczynski** stated he was not aware of the limit however if she was referring the video gaming type of coin operated machines that was a very old ordinance and was not sure it was even enforced anymore. **P. Boyd** stated she was referring to its existence, not being enforced. If someone could please look into it for her. **A. Zubko** stated she will look into it and get back to her. **J. Plonczynski** stated the current gaming ordinance that this is under is a State Video Gaming License. Gambits will need to apply for a State Video Gaming License and a liquor license from the Village. The Village also has a video gaming license but it doesn't have a limit that he is aware of in terms of population. **P. Boyd** stated she would appreciate if this was researched and given back to her in writing. **A. Zubko** stated she would do that however the ordinance may be referring to the old pinball machines. **P. Boyd** stated the



Village of Bartlett
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ordinance did not have a definition. Also, the amusement ordinance states that no game room shall be located within 1000 ft. of any school or church, and wanted to know if this Village ordinance was still valid, ordinance number chapter 4, 3-4-2 and 3-4-7F. She believes the Living Lord Church and Pre-School is well within the 1000 ft. She believes the State ordinance may be only 100 ft. **A. Zubko** stated she would look into this.

P. Boyd stated it was her understanding that the petitioner is seeking to fill the floodplain, add side yard parking, amend sign restrictions, amend restrictions for bars, restaurants and gaming, amend amusement ordinance to allow gaming within a 1000 feet of a church or school, amend the liquor control ordinance to allow contribution to traffic congestion, contribution to reduce property values and contribution to blight. **P. Boyd** stated when the property was changed from residential zoning to commercial she has taken a tremendous financial hit. To allow amendments to the restrictions that were sought to protect her property values would only open the gate for additional requests for amendments for uses of this property. **P. Boyd** stated there are already at least three other video gaming licenses within two blocks of the proposed property, and she feels this is reaching the saturation point in the area. In addition, the hours of operation are not conducive to a residential property. The name alone, suggests its focus is on gambling and not on food. With a population of 42,000, if this ordinance is enforced and applied, this would mean the maximum allowed would be 13 licenses, and 11 have been issued. **P. Boyd** stated the restrictions have been put in place for a reason, the strip mall is adjacent to a residential neighborhood, which has not changed. They have objected to any establishment that served any food or liquor or had a moral hazard in the neighborhood. She feels this is not a family restaurant and will not help property values. **P. Boyd** understands that they will be adding additional dumpsters to the one that is already there, which are mere feet from her living space. Also, they intend to install 17 video cameras inside and outside of the property. She feels any establishment that feels the need for 17 security cameras does not belong in a residential area. Her grandchildren and their friends play in that backyard and have already had issues with the employees tossing cigarette butts and garbage into her yard causing a nuisance and health hazards. **P. Boyd** stated she is relying on the Village to stand by their original agreement and objects strongly to this proposal.

Dale Dwyer of 860 Kingston stated he also objects on a few issues regarding Gambits. He agrees with **J. Kallas** if we don't stop, the gambling will just continue. This Committee needs to go to the Village Board. **D. Dwyer** is objecting to variations to the site and floodplains. He resides at 860 Kingston and lives on Brewster Pond, in 2008 he lost his lower level of his home. Since then, he has spent a lot of money to get the flow corrected, and part of the flow is based on the new ponds on this site and near McMae's, which is all part of the floodplain, along with the new retention pond. **D. Dwyer** questioned why the Village put in a bike path that leads to nowhere when this facility and the church didn't put their bike paths in. **D. Dwyer** stated when this facility was built it was built for the floodplain and the retention pond and he thinks this should be kept intact. **A. Zubko** wanted to clarify, the petitioners are not asking for any variances to the floodplain, this was just the name of the ordinance from 1995. The only thing the petitioner will be doing is changing the uses. The site is not changing at all, just the interior.

Julie Kapadoukakis of 1033 Apple Valley Drive stated she is 3 houses off of this property. She has read the amusement ordinance and believes these are valid concerns. She believes per the population there should only be 12 licenses and not 13. As soon as she heard this restaurant was opening she was very disgruntled. She and her husband were wondering why Bartlett is so strongly focused on video gambling. **J. Kapadoukakis** stated Bartlett is known as a safe family community and she understands that it brings in revenue that is used for the downtown area however she believes this may bring a different clientele to the community. She also commented it's a shame that this restaurant is 21 and over because it sounds like a fabulous menu. **J. Plonczynski** stated he did look up the ordinance and it's from the 1980's and it excludes video gaming.



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J. Lemberg asked if anyone else had any other questions or comments. No one came forward.

The Public Hearing portion of the meeting was closed.

A. Zubko asked if anyone wanted the petitioner to speak in reference to any of comments. **J. Craig** stated just to address Phyllis, Dale and Julie's concerns, it sounds like they are against some of the gaming establishments that have come into Bartlett. **J. Craig** stated she is also a resident and she does live across the street from a bar that she can see from her front window. She is aware of what to look for and will have a well trained staff. The amount of security camera, is something she feels strongly about never safe enough and will do their best to prevent anything from happening. The cameras will have a live feed and feel they are beneficial. **J. Craig** stated she is not changing any of the structure to the building, the existing dumpster that is there will be the dumpster that will be used. There will be multiple pickups throughout the week, but because it is an HOA they will not be able to add any dumpsters or change them. **J. Craig** stated whatever business goes in there should not affect the neighboring property values. The name of the business is all about themes, from her children's and also her pets names. Really nothing to do with gambling. An ash tray will be provided in the front of the building, none of the patrons will be permitted in the rear of the building and employees will only be using the back to dispose of garbage. There is a privacy fence, no outside seating and no live music will be allowed. **J. Craig** stated she understands the wording was somewhat confusing and she hopes she cleared up some misconceptions anyone may have had. She offered her personal cellphone to any of the residents who wished to talk to her further.

P. Boyd asked if she could respond to **J. Craig**. **J. Lemberg** allowed P. Boyd to speak. **P. Boyd** stated her objection are not specifically to the gaming but to twenty years ago when we objected to food and alcohol, being served and cooked along with food odors. Dumpsters that are not adequate and will not be adding additional ones. Her property values have been severely impacted when that property was rezoned from residential to commercial. Any new venture that is not conducive to a family residential neighborhood will only impact them further.

J. Lemberg asked if anyone else had any other questions.

G. Koziol 654 Hazelnut Court, **J. Lemberg** stated the Public hearing portion of the meeting was closed and refused **G. Koziol** to comment.

J. Lemberg asked if any of the Commissioners had any comments. **M. Hopkins** stated there have been some good comments on food. It was proven that parking works, and food is an appropriate use for a strip center like this. This project was developed in 1995 with a drive aisle connection to the adjoining property to the south maybe there is some way to pressure the property owners to relocate the dumpster corral there rather than have them adjacent to the residences. **M. Hopkins** stated he isn't sure how to approach this but perhaps some of these issues can be remediated for the neighbors between the Staff, tenants and the owners. This is a site plan opportunity to get it over there. **A. Zubko** stated she did note that if this property doesn't have a trash enclosure that it now be required, maybe it can be relocated to the south side. **D. Negele** stated the ordinance requires a trash enclosure. **A. Zubko** stated yes but the neighbors were concerned about the noise/smell orders because it is next to their house so if it can be relocated to the south side. **J. Craig** stated if the association would agree to larger dumpsters we wouldn't have to have multiple pick-ups and it would make it easier for the garbage trucks as well. **J. Allen** asked if there would be room in the far south east corner for the dumpster? **J. Mallo** stated yes there is a lot of room and they are talking about removing the bushes there would be plenty of room. **A. Hopkins** asked if this stipulation was worked into the motion it would force them into doing the change.



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M. Hopkins stated then the petitioner could go the landlord and say this is the agreement with the Village.

J. Plonczynski stated this should be put in as an additional condition. **A. Zubko** suggested putting in a timeline as well. **D. Negele** asked what the timeline for the opening was. **J. Craig** stated she was hoping September or October. **J. Mallo** stated there is a six week window for a buildout and remodel. The contractors for HVAC, Fox Valley Fire Suppression, etc. everyone ties in for the month of August as long as all the permits go through. **D. Negele** asked if they are on next week's Board meeting. **J. Plonczynski** stated no, they will be on the end of August because of National Night Out. **J. Kallas** stated he doesn't like the dumpsters at the front of the building. **J. Mallo** stated there is about 20 ft. from the last parking spot, behind the building in the corner. **M. Hopkins** suggested a condition be made that the petitioner work with Staff to get it down to the southwest corner of the site, save as many trees as possible and make it as obscure as possible. **J. Mallo** stated if it's enclosed it wouldn't be an eyesore. **J. Allen** stated you are saying there isn't any change to the retention area, correct? **A. Zubko** stated correct, there isn't one, just the name change of the ordinance, and the trash enclosure that we are talking about right now. **J. Mallo** stated the only thing we would like to do with the retention pond is hopefully clean it up a bit.

J. Lemberg asked if any members had any other questions or comments. No one came forward.

J. Lemberg then asked for a motion to approve the Petitioner's request subject to the conditions and Findings of Fact.

M. Hopkins added a condition of approval that the trash enclosure for the project be moved to the southern limits of the parking lot with the final location and design to be coordinated and approved by the Planning Staff.

Motioned by: M. Hopkins

Seconded by: A. Hopkins

Roll Call

Ayes: D. Negele, J. Allen, J. Miaso, M. Hopkins and A. Hopkins

Nays: J. Kallas

The motion carried.

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

May 15, 2018

RECEIVED
COMMUNITY DEVELOPMENT
MAY 16 2018
VILLAGE OF
BARTLETT

Dear President and Trustees of Bartlett,

My name is Jennifer Craig, Owner of Marvel One Management LLC, fan and current resident of Bartlett. I am requesting approval of a special use permit for my proposed restaurant Gambit's. I am very excited to introduce my business to you, and have attached a wealth of information to do so. This includes background information, site plans, layouts, maps, menus, detail of operations, planned contributions and most importantly my mission statement.

I wish to open my restaurant at 997 S. RT. 59, just south of the rapidly growing intersection of Rt. 59 and Stearns. My restaurant will have a full kitchen offering an exquisite menu, a bar offering a unique selection of wine, whiskey and coffee, an inviting area for video gaming, reading, interaction and fun! Of course, we will offer the best hospitality you can experience.

I first fell in love with Bartlett in 1994, after my Aunt and Uncle settled into a residence on Country Drive . Over the years, I would bring my family into Bartlett for its many events : National Night Out, Heritage Days, The Independence Day Parade and Trick or Treating. Everyone in Bartlett is so welcoming and helpful, I longed to be part of this tight knit community. Finally, in 2016 I purchased my home in Bartlett. I am so proud to officially call this town that I fell in love with as a child, Home. Now I want to open a business here and solidify my roots. I bring with me 20 years of management

experience, specializing in customer service and hospitality. I currently hold my Basset and Food Handler Certifications and have sponsored a Liquor License in the Village of Schaumburg. I have always strived to set the bar at the highest level in all my endeavors, especially in business.

As you will see in the following pages, my restaurant will be like no other in the area. My goal is to be an inviting place to unwind and have fun. To start your day with a great cup of coffee with a sincere "Good Morning" and end it with a glass of wine and an honest "Welcome Back". Consistency, quality and integrity is what Gambit's will stand for. Honestly, isn't that what Bartlett stands for.

I understand that the board may have some apprehensions regarding an establishment like this. I hope to provide you all with a better insight into my restaurant in order to alleviate any concerns you may have, and provide you with a strong sense of confidence that we will be an asset to your community and economy.

1. Gambit's will only be welcoming adults 21 years of age and older. We will require valid identification from all guests.
2. Our entire staff will be completely trained and certified in the proper handling and serving of food and alcohol.
3. We do not advertise or conduct ourselves as a "sports bar". We offer only select brands of spirits.
4. We do not offer live or musical entertainment.
5. We do not allow any food or beverage outside of the establishment unless for the purpose of "carry out food"
6. We will utilize ample security cameras both inside and outside to provide a safe and secure environment.
7. We will strive to develop a relationship with our guests that provide a foundation of trust, respect and growth.
8. We plan to be active and proud members of the Bartlett Area Chamber of Commerce.
9. We plan to obtain products and services from local companies.
10. We plan to participate and donate to many Bartlett organizations and events.

As you can see, I am proud to hold staff and myself to a community minded work ethic. We will make every effort to be mindful that we are part of a neighborhood and only operate to highest level of expectations.

In closing, I would be honored for you to welcome Gambit's to the Bartlett Community that I love so much. I value our past, cherish our present and look forward to working together to thoughtfully plan for the future.

Thank you for your time and consideration in this matter. I look forward to being a business member of the community. If you should have any questions or require further information, please do not hesitate to contact me at (630)-788-0138.

Warm Regards,

A handwritten signature in blue ink, appearing to be 'JC' with a large loop and a flourish.

Jennifer Craig



**VILLAGE OF BARTLETT
SPECIAL USE PERMIT APPLICATION**

For Office Use Only
Case # 2018-13
RECEIVED
COMMUNITY DEVELOPMENT
MAY 16 2018
VILLAGE OF
BARTLETT

PROJECT NAME 997 S Rt 59

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jennifer Craig

Street Address: 615 Lido Terrace West

City, State: Bartlett, Illinois

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Martin K. Vesole

Street Address: 997 S Rt 59

City, State: Bartlett Illinois

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ **Date:** 5/15/18

(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: Liquor License, Gaming License

PROPERTY INFORMATION

Common Address/General Location of Property: 993-997 S Rt 59 Bartlett, Illinois 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 01-09-210-005, 01-090210-006

Acreage: _____

Zoning: b-2
(Refer to Official Zoning Map)

Land Use: Mixed Use Business

Comprehensive Plan Designation for this Property: Mixed use Business Park
(Refer to Future Land Use Map)

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

Attorney Robert Klien
44 S Lyle Ave, Elgin, IL 60123
(847) 468-8020

Engineer William Ng (WNA Architects)
79 E. Frontage rd. Northfield, IL 60640
773.531.5945

Other Christopher Mancera (Cera Restorations)
1423 Wright Blvd, Schaumburg, IL 60193
(630)-277-0160

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 use is desirable to Bartlett and will provide a service to the community of interest and will provide contributions to the plaza and neighborhood.

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 will not be in any case detrimental to the health, safety, morals or welfare of any neighboring vicinity. With our remodel of interior and exterior we foresee the value of this location to not be injurious to property value but helpful.

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.

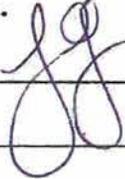
We will stand by and implement all Bartlett's rules, regulations and standards of this Special Use Permit.

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: Jennifer Craig

DATE: 5/15/2018

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**: Jennifer Craig

ADDRESS: 615 Lido Terrace West
Bartlett, Illinois 60103

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

DATE: 5/15/2018

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

May 10, 2018

RE: Permit and License Application

Jennifer Craig, Marvel One Management
993-997 S. Rt 59
Bartlett, IL 60103

To Whom It May Concern:

I, Martin Vesole, as owner of the property located at 997 South Rt 59 Bartlett, IL 60103. Hereby give my permission for Marvel One Management D/B/A Gambit's to operate a business serving food, alcohol and offering gaming entertainment at the above address in accordance with the village of Bartlett and DuPage County regulations. I have approved their build and layout designs which include a commercial kitchen.

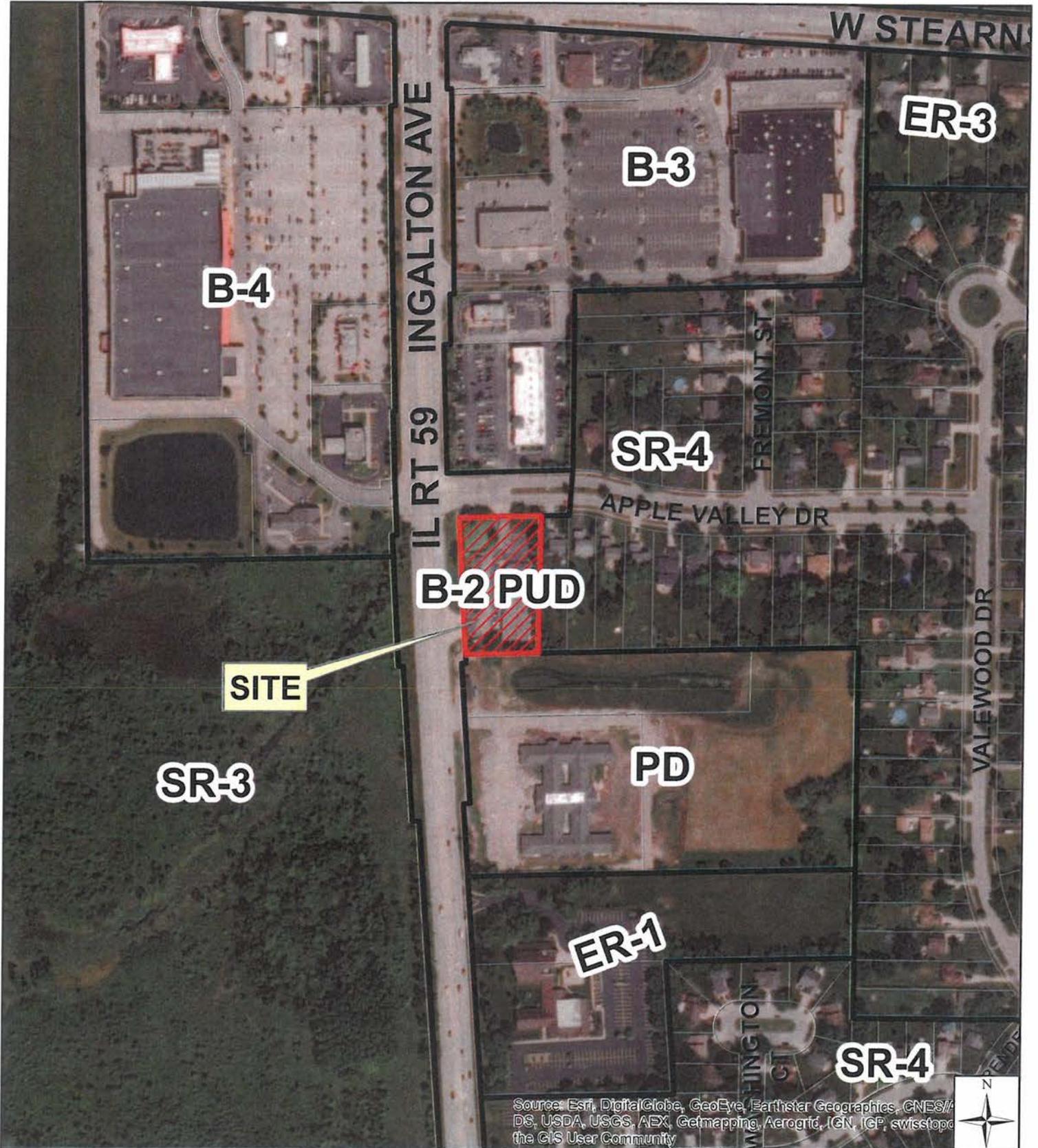
Sincerely,

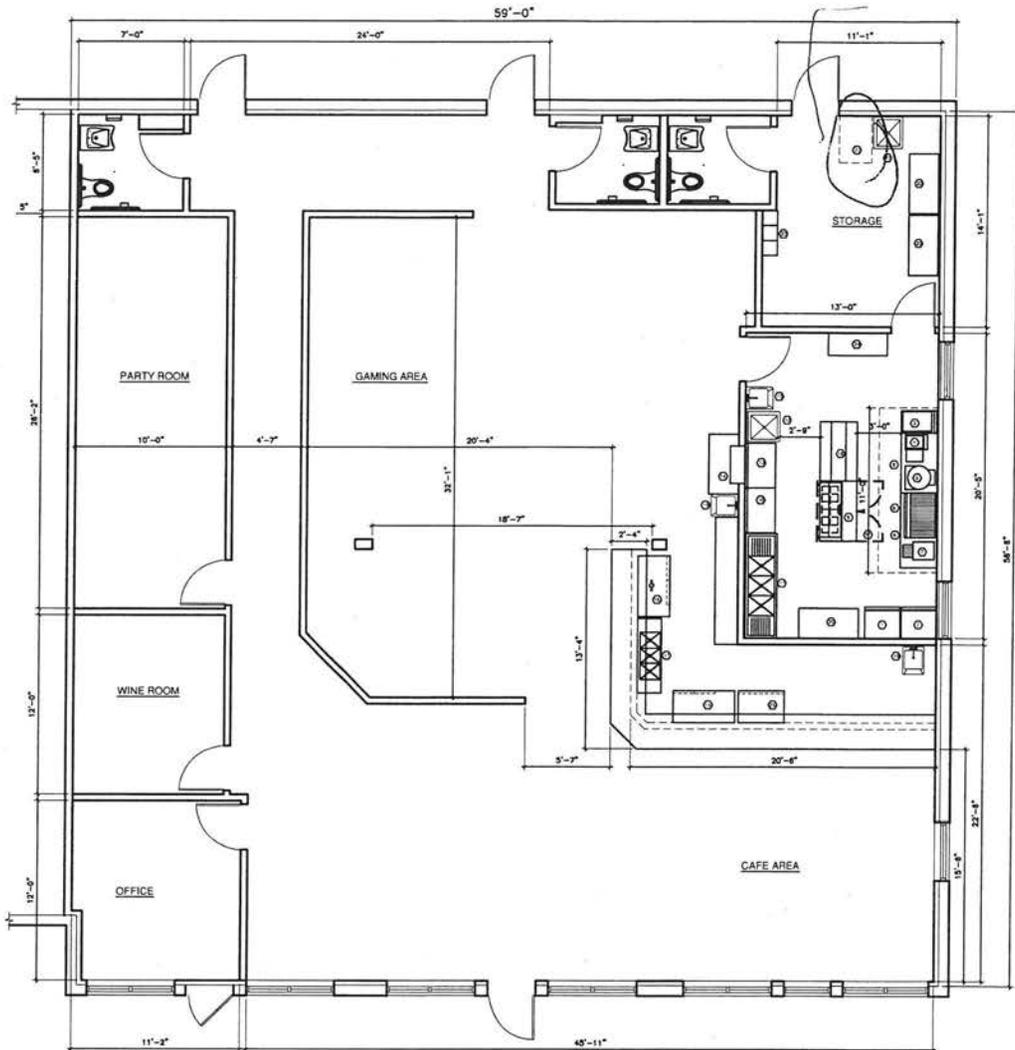
Martin K. Vesole

Martin Vesole

ZONING/LOCATION MAP

997 S. Route 59
Case #18-13 - Special Uses





1. REACH IN REFRIGERATOR - UPRIGHT
2. REACH IN FREEZER - UPRIGHT
3. DEEP FRYER
4. FUNNEL CAKE FRYER
5. PIZZA OVEN
6. GRILL
7. TOASTER
8. 60" STAINLESS TABLE
9. 48" REFRIGERATED SANDWICH TABLE
10. 36" SHELF (FOR DIRTY DISHES)
11. 3 COMPARTMENT SINK
12. 24" FOOD PREP SINK
13. 36" STAINLESS TABLE
14. 48" STAINLESS TABLE
15. BACK BAR REFRIGERATOR
16. BAR BEER DISPENSER
17. 11'-0" EXHAUST HOOD
18. 48" STAINLESS COUNTER & SHELVES
19. HAND SINK
20. 48" SHELF
21. MOP SINK
22. GREASE INTERCEPTOR
23. EMPLOYEE LOCKERS
24. CO2 AND SODA SYRUP SHELF
25. ICE MACHINE

Gambit's

Property: 997 South Rt 59

County: DuPage

Establishment Size: 3,500 sq ft

Business Type: Restaurant and Bar

Employees: 3-6 + Manager

Building: Vacant End Unit of 3,500 square feet



Gambit's Mission

- *Be Amazing*
- *Make Wonderful Food*
- *Offer Spectacular Service*
- *Give back to Our Great Community*

Hours of operation : Monday - Thursday 6:00am - 1:00am
Friday & Saturday 6:00am - 2:00am
Sunday 9:00am - 10:00pm

Security

- We cater to guests 21 years and over with ID verification and scanning.
- We plan to install at least 17 security cameras and a recorder, viewable by remote access.
- We will have daily cash deposits to minimize all funds.
- There is little cash on site, even with the gaming terminals since the machines and redemption terminal are inaccessible to our staff. All the cash and equipment is insured by the Terminal Operator not by the Establishment Owner.



Vendors

Local Bartlett is our Key

Jasper Meats

Galena Cellars

Coca Cola

Heritage Wine

Turano Bakery

Two Brothers Artisan Brewing

Windy City Distribution

Windy City Distribution

Greco & Sons

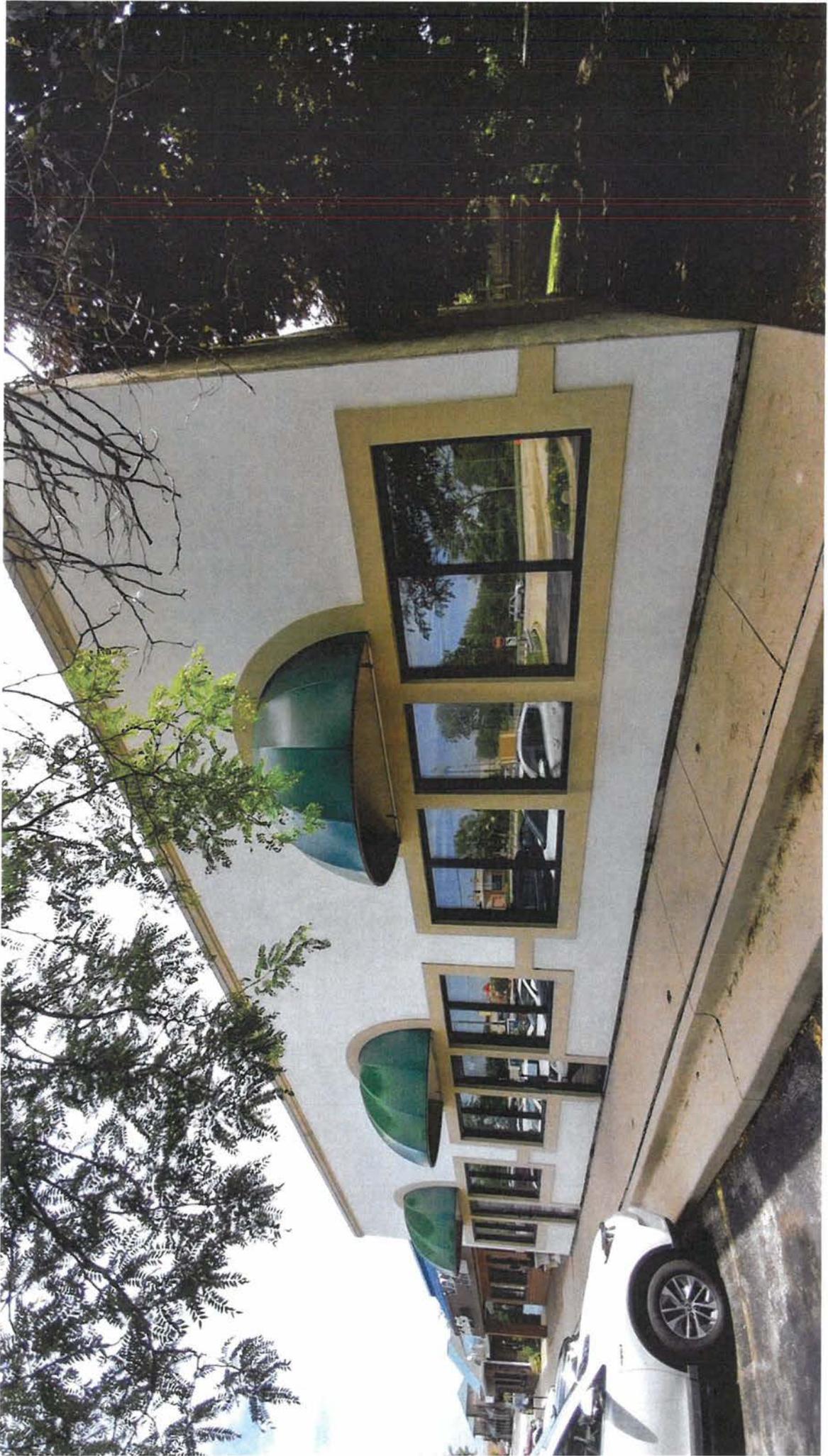
Lynfred Winery

Town & Country

Get Fresh Produce, INC

Charitable Donations and Community Involvement

- Wounded Warriors Project
- Dupage County Humane Society
- Wayne Township
- Bartlett Lion's Club
- Toys for Tots
- Bartlett National Night Out
- Bartlett Heritage Days



Thank You For Your Time and
Consideration!



Breakfast

Muffins

Chocolate Chip, Blueberry, Banana Nut

Donuts

Coffee Cake, Banana Bread, Samoa, Strawberry Cream,
Lemon, BlueBerry, Apple Cider Crumb

Turano Bagel

Strawberry, Plain, Garden Vegetable

Gambit Grab

Scrambled Egg, American Cheese and Bacon on an English Muffin

Full Plate

Scrambled Eggs, Toast, Sausage or Bacon and Sliced Fruit

Fruit Cup

Sliced Strawberries, Pineapple, Grapes, and Blueberries

Fresh Fruit

Banana, Apple, Orange

Lunch

Served w/ Fresh Cut Cajun Fries

Links

THE WOLVERINE

Bacon Wrapped Sausage w/ Chipotle Mayo and Fried Onion Claws

THE GAMBIT

Deep Fried Egg-roll Wrapped Vienna Hotdog Filled with Jalapeno and Cream cheese

Patties

THE HULK

Angus Beef Burger on top of Pulled Pork Finished off w/ Lettuce House Sauce and Bacon

THE GAMBIT

Angus Beef Patty, Melted American Cheese, Lettuce, Tomato, Ketchup and a Pickle

RAGIN CAJUN

Angus Beef Patty Topped with a Fried Onion Ring, Bourbon BBQ Sauce and House Pickles

Grilled Chicken Salad

Fresh Chopped Romaine Lettuce, Sliced Chicken Breast Topped w/ Blue Cheese Crumbles

Panini

Mozzarella Cheese, Prosciutto, Basil and Sun Dried Tomatoes

Appetizers

House Pickles

Spicy Dill Pickle Slices Lightly Breaded, served w/ House Sauce

Gambit's Cheese

Deep Fried Mixture of Mozzarella and Halloumi Cheese

Cerebro

Variety of Sliced Cheese from the World, served w/ House Crackers

Jubilee Chips

Warm Tortilla Chips w/ House Pineapple Habanero Salsa

Alligator Bites

Deep Fried Alligator Tail and House Sauce

Deep Fried Ravioli

Cheese Ravioli Lightly Breaded and Fried, served with Marinara

Saber-tooth Skewers

Seasoned Grilled Chicken Chunks and Pineapple Chunks on Skewers, served with House Chipotle or Bourbon BBQ Sauce

FireCracker

Deep Fried Bacon Wrapped Jalapeno Filled w/ Cream Cheese

Dinner

Uncanny Meatball

Fried Meatballs Topped w/ Marinara and Melted Mozzarella Cheese on top of a Turano Roll

T-Bone Steak

Perfectly Aged and Seasoned 14oz Angus Steak Served w/ Mashed Potatoes, Cajun Green Beans and Texas Toast

Pulled Pork/Chicken

Slow Roasted Seasoned Pulled Pork or Chicken, Served on top of Two Turano Rolls and topped w/ our House Pickles and a Side of Coleslaw

Red Headed Step Child

Layered Ziti Pasta, Crumbled Spicy Italian Sausage, Mozzarella Cheese Topped With Spicy Marina Sauce served w/ Texas Toast

OverFlowJoe

Opened Faced BBQ Sloppy Joe, Served w/ Cajun Fries

PIZZA

The Meats

Cured Pepperoni, Italian Sausage

House

Black Olives, Green Peppers, Onion, Diced Tomatoes

Southern Braciolo

Thin Seasoned Flank Steak Rolled and Filled w/ Pecorino Romano and Provolone Cheese, Green Pepper and Topped w/ Marinara

Dessert

Gambit Cake

Death By Chocolate, Chocolate Dipped Layered Strawberry,
Oreo Delight, Caramel Apple Surprise

Cannoli Chips/Dip

Pieces of Canoli Shell w/ a Cream Cannoli Dip

Sundae

Vanilla Ice Cream Topped with Melted Fudge or Caramel,
Whip Cream, Nuts and a Cherry

Bourbon Pudding

Cajun Style Brad Pudding Topped w/ Bourbon and Caramel Sauce

Cookie Skillet

Choice of Chocolate Chip or Peanut Butter Cookie, Topped w/ a
Scoop of Vanilla Ice Cream

Rogue Float

Mission Hard RootBeer a Scoop of Vanilla Ice Cream Topped w/
Whipped Cream

Drinks

Soda

Fountain

Coca-Cola

Sprite

Diet Coke

Cherry Coke

Strawberry Fanta

Barqs Root beer

Bottles

Coca Cola Classic

Georgia Peach

California Raspberry

Juice

Minute Maid

Apple, Orange, Peach

Coffee

Mocha, Caramel,

Hazelnut, French Vanilla

Frappuccino

Oreo, Caramel, Mocha

Cold Brew Coffee

Slow Steeped Ice Coffee

Mocha, Caramel, French Vanilla

Espresso

Two Brothers

Heat wave, Stomping Ground

Water

Bottles

Dasani

Infused

Strawberry,

Kiwi, Lemon

Tea

Two Brothers Hot Two Brothers Ice Tea

Assam Black Tea

Peach

Japanese Green Tea

Lemon

Passion Fruit

Summer Patch

Iron Goddess Oolong

Alcohol

Wine

FLIGHTS

Heavenly (Crisp & Bubbly)
Sinful (Adventurous & Intriguing)
Nocturnal (Sweet & Dark)
Diurnal (Bright & Lively)

BY THE GLASS

Pinot Grigio	Merlot
Sauvignon Blanc	Pinot Noir
Chardonnay	Zinfandel
Viognier	Barbera
Moschofilero	Cabernet
Semillon	Syrah
Moscato	Burgundy

Whiskey

BY THE GLASS

Bourbon
Tennessee
Rye
Scotch
Irish
Single Malt
Blend

Beer

TWO BROTHERS

Twenty - Plus, Domain DuPage
Ebel's Weiss, Cane & Ebel
Atom Smasher, North Wind
Red Eye, Hop Centic

FLIGHTS

Midnight

(Dark Lager, Irish Stout)

Sunlight

(Pale Lager, Blonde Ale, Saison)

Adventure

(Mixed IPA)

Drafts

Miller Lite, Coors Light

BY THE GLASS

Miller Lite, Miller Genuine Draft
Coors Light, Stella Artois
Samuel Adams, Heineken
Modelo, Dos Equis
Bud Light

ORDINANCE 95-14

AN ORDINANCE GRANTING REZONING,
A PLANNED UNIT DEVELOPMENT,
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

PUBLISHED IN PAMPHLET FORM
THIS 8TH DAY OF MARCH, 1995

AN IN EFFECT ON MARCH 18, 1995

PASSED THIS 7TH DAY OF MARCH 1995.

APPROVED THIS 7TH DAY OF MARCH 1995.

ORDINANCE 95- 14

AN ORDINANCE GRANTING REZONING, A PLANNED UNIT DEVELOPMENT, 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

WHEREAS, Efstathies A. Regopoulos, President of the Rego Investment Group Ltd. has filed a petition for rezoning, a planned unit development, a special use for filling in a portion of the floodplain, site plan review, a variance to allow parking in the corner side yard setback and approval of a unified business center sign plan on the southeast corner of Rt. 59 and Apple Valley Drive, which property is legally described as follows:

LOTS 1, 2, 3 AND 4 IN KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF PART OF APPLE ORCHARD RESUB-UNIT 2, IN SECTIONS 3, 9 AND 10, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KENROY'S APPLE ORCHARD RESUBDIVISION NO. 1, RECORDED MAY 16, 1975 AS DOCUMENT R75-21743, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 01-09-204-024, 01-09-204-025, 01-09-204-026, 01-09-204-027

and which property is zoned SR-1, Suburban Residential in the Village of Bartlett; and

WHEREAS, the Bartlett Plan Commission held a public hearing on October 13, 1994 on the rezoning to B-2, Local Convenience Shopping District, the special use requested and reviewed the site plan with respect to the said petition (Case #94-17) and has recommended to the corporate authorities that the rezoning to B-2, Local Convenience Shopping District, the special use permit for filling in a portion of the floodplain, site plan review and unified business center sign plan requested be denied; and

WHEREAS, the Plan Commission held a public hearing on February

9, 1995 on the Planned Unit Development (PUD) request to limit the uses that can be located on the property to those contained in Exhibit A and reviewed the revised site plan with respect to said petition (Case #94-17) and has recommended to the corporate authorities that the PUD to limit the uses on the property to those contained in Exhibit A and the revised site plan be approved; and

WHEREAS, the Zoning Board of Appeals has conducted a public hearing on September 1, 1994 on three variances requested to allow parking and the loading zone in the setbacks with respect to said petition (Case #94-17) and has recommended to the corporate authorities that the variation requested be denied; and

WHEREAS, the corporate authorities have determined that it is in the public interest to grant the Rezoning, Special Use and Unified Business Center Sign Plan denied by the Plan Commission, the Planned Unit Development and Site Plan recommended by the Plan Commission and the variation denied by the Zoning Board of Appeals;

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

SECTION ONE: That the rezoning to B-2 Local Convenience Shopping District is hereby granted to the Property.

SECTION TWO: That the Planned Unit Development to limit the uses on the property to those contained in Exhibit A is hereby granted to the Property.

SECTION THREE: The corporate authorities do hereby make the following findings of fact pertaining to the Special Use:

1. That the proposed use at the southeast corner of Rt. 59 and Apple Valley Drive is 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 community.

2. That such use will not under the circumstances of this 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 values in the vicinity.

3. That the Special Use will conform to the regulations and conditions specified in this Ordinance and Bartlett Ordinance 88-07 for such uses and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

SECTION FOUR: The corporate authorities do hereby make the following findings of fact pertaining to the Site Plan:

1. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;

2. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;

3. The site plan provides for the safe movement of pedestrians within the site;

4. There is a sufficient mixture of grass, trees and shrubs within the interior and perimeter of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public.

SECTION FIVE: The corporate authorities hereby make the following findings of fact pertaining to the variation:

1. That the particular physical surroundings and shape of the property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were carried out.

2. That conditions upon which the petition for the variation is based are unique to the property and are not

applicable generally to other property within the same zoning classification.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

4. That the hardship is caused by the provisions of the Bartlett Zoning Ordinance and has not been created by any person presently having an interest in the Property.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the Property is located.

6. That the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by the provisions of the Bartlett Zoning Ordinance to other lands, structures or buildings in the same district.

SECTION SIX: That a special use permit to allow for filling in a portion of the floodplain in the B-2 Local Convenience Shopping District is hereby granted for the Property.

SECTION SEVEN: That the site plan prepared by Continental Engineers and Associates, dated 4/15/94 and last revised 1/9/95 (the "Site Plan") is hereby approved.

SECTION EIGHT: That the variation to allow parking in the corner side yard setback is hereby approved.

SECTION NINE: That the Rezoning, PUD designation, Special Use Permit and Site Plan approval granted in Sections One, Two, Six and Seven of this Ordinance are subject to the following conditions:

A. Staff approval of the final engineering plans.

B. Staff approval of the final placement of the ground sign. The ground sign shall be located outside of the visibility triangle.

C. Submittal of a copy of the IDOT permit for approval of the curb cut on Rt. 59.

D. Final approval from the DuPage County Stormwater Management Division for the partial filling of the floodplain.

E. Staff approval of the lighting plan.

F. Provision of an access point shall be provided within the parking area along Rt. 59 to connect the subject property with the property to the south.

G. The payment of a fee of \$.50 per square foot of building area to the Bartlett Public Building fund.

H. The review and approval of Covenants and Restrictions by the Village Attorney. Said Covenants and Restrictions among other items shall further define the limits on the uses for the property.

SECTION TEN: The Unified Business Center Sign Plan attached as Exhibit B is hereby approved.

SECTION ELEVEN : The violation of any of the above conditions shall be cause for the revocation of the Planned Unit Development designation and the Special Use Permit herein granted.

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

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

SECTION FOURTEEN: EFFECTIVE DATE. This Ordinance shall be in full force and effect 10 days after its passage, approval and publication in pamphlet form.

ROLL CALL VOTE:

AYES: TRUSTEE ARENDS, FOSTIAK, HODGE, NOLAN

NAYS: TRUSTEE FLOYD, PATLYEK

ABSENT: NONE

PASSED: March 7, 1995

APPROVED: March 7, 1995



Catherine Melchert, Village President

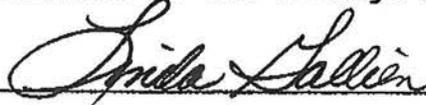
ATTEST:



Linda Gallien, Village Clerk

C E R T I F I C A T I O N

I, Linda Gallien, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 95-14 enacted on March 7, 1995, approved on March 7, 1995, and published in pamphlet form on March 8, 1995, as the same appears from the official records of the Village of Bartlett.



Linda Gallien, Village Clerk

Exhibit A - Bartlett Place Permitted Uses

wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed under the said category. No building or zoning lot in the B-1 Village Center District shall be devoted to any use other than a use permitted in the B-1 Village Center District and no building or structure in the B-1 Village Center District shall be erected, altered, enlarged, or occupied except for a permitted use in the B-1 Village Center District unless otherwise specifically allowed in this Title.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.

The following uses are permitted in the B-1 Village Center District:

A. Retail Uses:

Antique shops.

Art and school supply stores. (Ord. 82-73, 11-16-82)

Exclude ~~Bakeries in which the baking of goods is limited to goods retailed on the premises only. (Ord. 88-51, 6-7-88)~~

Book stores.

Camera and photographic supply stores.

China, glassware and metalware stores.

Exclude ~~Clothing stores.~~ - Leave in.

Exclude ~~Coin and stamp stores.~~

Drapery, curtain and window coverings stores.

Exclude ~~Dry goods stores.~~

~~Drug stores.~~

~~Electrical appliance stores.~~

Fabrics and sewing accessory stores.

Floor covering stores.

Flower shops.

Exclude ~~Food stores.~~

Furniture stores.

Exclude ~~Furriers and fur apparel stores.~~

~~Gift, novelty and souvenir shops.~~

NP

Exclude ~~Hardware stores.~~

Home decorating stores. (Ord. 82-73, 11-16-82)

Exclude ~~Indoor sales and service of lawnmowers and garden implements and supplies.
(Ord. 89-99, 11-21-89)~~

Jewelry stores.

Kitchen and bathroom stores.

Leather shops.

Luggage and suitcase stores.

Exclude ~~Liquor stores.~~

~~Musical instrument stores.~~

~~Newspaper and magazine stores.~~

Paint and wallcovering stores.

Exclude ~~Pharmacies.~~

~~Record shops.~~

Shoe stores.

Specialty shops.

Sporting goods stores. (excluding gun sales, ammo)

Stationery stores.

Exclude ~~Tobacco shops.~~

Tool and appliance shops, retail sales only, not repair.

Toy stores.

B. Personal Services:

Art studios and galleries.

Barber shops.

Beauty parlors.

Exclude ~~Dance studios.~~

~~Hobby shops.~~

Key and lock shops.

W

Laundry and dry cleaning establishments, under 5,000 square feet but not a central plant serving other than the premises upon which it is located.

Music studios.

Photographic studios.

Shoe repair shops.

Tailoring and dressmaking shops, retail for customers of the premises only.

Travel bureaus.

~~Food Service and Leisure:~~

~~Indoor, sitdown restaurants without liquor, for consumption of food on the premises only.~~

D. Financial Uses:

Accounting, auditing and bookkeeping uses.

Banks, without drive-in facilities.

Commodity brokers.

Credit union offices.

~~Currency exchanges.~~

Financial counseling offices.

Income tax service.

Savings and loan institutions, without drive-in facilities.

Security brokers.

E. Business Service Uses:

Advertising agency offices.

Photocopying stores.

Data processing centers.

Employment agency offices.

Office supply stores.

~~Printing shops, under 5,000 sq. ft.~~

Handwritten mark resembling a stylized 'V' or '2'.

Excludes

Exclude

Exclude

F. Administrative and Professional Offices:

Architects.

Attorneys.

Business and management consulting.

Consultant offices.

Designers.

General business offices.

Government offices.

Insurance.

Publishing offices.

Real estate.

G. Medical and Related Uses:

Dental offices and laboratories.

Medical offices and laboratories.

Optometrist offices and laboratories.

H. Communication and Private Utility Uses:

~~Newspaper offices.~~

~~News syndication services.~~

~~Radio and television broadcasting stations and studios.~~

~~Recording studios.~~

~~Telegraph offices.~~

Telephone answering services.

Telephone business offices.

I. Education Uses:

~~Barber and beauty schools.~~

~~Business schools.~~

Exclude

EXCLUDE

~~Exclude~~ Dancing and music academies.
~~Day care nurseries.~~

~~EXCLUDE~~ Personnel training centers.

Studios for art, drama, reading or speech.

J. Cultural and Recreational Uses:

Art galleries.

Libraries

~~Exclude~~ Health clubs.
Museums.

~~Exclude~~ Residential Uses.
~~Multi-Family apartments and condominiums, second floor and above.~~

L. Governmental Uses:

Office and meeting facilities.

Public parks or plazas.

10-6A-4: SPECIAL USES: The following uses may be located in the B-1 Village Center District, subject to the issuance of a Special Use Permit in accordance with the provisions of Chapter 13.

The following uses are special uses in the B-1 District:

Auditoriums or conference centers.

~~Exclude~~ Automobile service stations. (Ord. 82-73, 11-16-82)
~~Convenience store. (Res. 88-25, 4-5-88)~~
~~Drive in financial institutions.~~

Churches.

~~exclude~~ Game rooms, as defined in and subject to the additional regulations imposed by The Bartlett Game Room Licensing Ordinance No. 82-16.
~~Newspaper and magazine stands, free-standing.~~

Parking facilities, in excess of required accessory parking.

Planned unit developments.

Police or fire stations.

Post offices and postal distribution centers.

Public utilities.

Public works facilities.

~~Restaurants, carry-out.~~

~~Restaurants, indoor, sitdown, serving liquor, including carry-outs.~~

~~Senior citizen housing.~~

~~Social or fraternal association meeting places.~~

~~Tavern or cocktail lounges, with or without entertainment.~~

~~Theaters, live or movie, indoor.~~

Exclude

10-6A-5: **ACCESSORY USES:** Accessory uses, buildings or other structures customarily incidental to and commonly associated with permitted or special uses may be permitted in the B-1 Village Center District, provided they are operated and maintained under the same ownership and on the same lot as the permitted or Special Use, and do not include structures or structural features inconsistent with the permitted or Special Use.

Accessory uses may include the following:

Central heating and air conditioning plants.

Garages, carports, or other parking spaces for the exclusive use of residents, occupants and customers on the premises.

Home occupations.

Signs, as regulated in Chapter 12.

Tool houses, sheds, and other similar buildings for the storage of supplies and equipment.

Water retention or detention areas.

10-6A-6: **PROHIBITED USES:** All uses not expressly authorized under, "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following illustrate prohibited uses:

Automobile Racetracks

Leave as
Prohibited

~~Exclude~~

- Gar washes.
- ~~Drive-in uses, except for financial institutions.~~
- ~~Hotels and motels.~~
- ~~Incinerators.~~
- ~~Junk yards. (Ord. 82-73, 11-16-82)~~
- ~~Monocash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)~~
- ~~Wholesale uses.~~

10-6A-7: SITE AND STRUCTURE PROVISIONS:

- A. Minimum Lot Area: Excluding senior citizen housing authorized as a special use, three thousand (3,000) square feet of lot area shall be provided and maintained for each dwelling unit on or above the second floor.
- B. Required Yards: Required yards shall be provided and maintained in the B-1 Village Center District as described below:
 - 1. Required front yard: A required front yard of twenty feet (20') shall be provided and maintained, unless fifty per cent (50%) or more of the lots on any given block face have previously been lawfully developed with buildings having setbacks less than twenty feet (20') (a block face being defined as one side of a public street between two intersecting streets on that same side). In the case of the above-described previous development, the average setback of existing buildings may then be considered the required front yard depth for that block face.
 - 2. Required Side Yards: No interior side yard shall be required. On a corner side yard, a required side yard shall be provided and maintained of twenty feet (20') or the average front yard setback along the same block face, whichever is lesser. Where a side lot line coincides with a side or rear lot line in an adjacent residential district, a transitional yard shall be required along such side lot line. Such transitional yard shall be equal in dimension to the required side yard for a residential use on the adjacent residential lot.
 - 3. Required Rear Yard: A required rear yard of twenty feet (20') shall be provided and maintained.
- C. Building Height: The maximum height of any structure shall be forty-eight feet (48') or four (4) stories, whichever is lower. However, no part of a structure within fifty feet (50') of a residential district line shall exceed twenty-five feet (25') or two (2) stories, whichever is lower.
- D. Floor Area Ratio: The maximum floor area ratio shall be 0.6.

Uses lawfully established on the effective date of this Title and rendered nonconforming by the provisions thereof shall be subject to the regulations of Chapter 10.

The following uses are permitted in the B-2 District:

A. Retail Uses:

~~Exclude Bakeries, in which the baking of goods is limited to goods retained on the premises only.~~

Bicycle stores.

Book and stationery stores.

Camera and photography supply stores.

Candy and confectionery stores.

China and glassware stores.

~~Exclude Coin and stamp stores. (Ord. 78-40, 5-16-78)~~

~~Convenience store. (Res. 88-25, 4-5-88)~~

~~Delicatessens.~~

~~Drugstores and pharmacies.~~

Florist shops and conservatories.

~~Food stores and grocery stores.~~

Gift shops.

Haberdasheries.

~~EXCLUDE Hardware stores.~~

~~Exclude Hobby shops.~~

Ice cream stores. (Ord. 78-40, 5-16-78)

~~Exclude Indoor sales and service of lawnmowers and garden implements and supplies. (Ord. 89-99, 11-21-89)~~

Jewelry stores.

~~Exclude Newspaper and magazine stores.~~

Shoe stores.

Sporting goods stores. (excluding gun sales, ammo, firearms)

~~Exclude Variety stores.~~

Wearing apparel shops.

B. Personal Services:

Barber shops.

Beauty parlors.

Key and lock shops.

Laundries and dry cleaners, but not a central plant serving other than the premises upon which it is located.

Exclude ~~Laundrettes, self service only.~~

Shoe, clothing and hat repair stores.

Tailor and dress-making shops, employing not more than five (5) persons on the premises.

Travel agencies.

C. ~~Food Service and Leisure:~~

Exclude ~~Restaurants, but not including dancing, the serving of alcoholic beverages, or drive-in restaurants.~~

D. Financial Uses:

Exclude ~~Currency Exchanges.~~

E. Uses permitted in the B-1 District.

10-6B-4: **SPECIAL USES:** Special uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Chapter 10.

The following uses are special uses in the B-2 District:

Exclude ~~Automobile Service Stations.~~

Banks, not including drive-in facilities.

Exclude ~~Car washes.~~

Electric or telephone substations and other governmental and utility service uses.

Fix-it shops, for general, minor repair.

Exclude ~~Funeral parlors and undertaking establishments. (Ord. 78-40, 5-16-78)~~

~~Game rooms as defined in and subject to the additional regulations imposed by the Bartlett Game Room Licensing Ordinance No. 82-16. (Ord. 82-73, 11-16-82)~~

Ice and milk machines.

Meat markets.

RP

~~Exclude Newsstands, free-standing.~~

Pet shops.

Planned unit developments.

Savings and loans, not including drive-in facilities.

Structures with building heights in excess of twenty-five feet (25') used for a permitted or special use.

10-6B-5: ACCESSORY USES: Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use may be permitted, provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any separate business, profession, trade or industry.

Accessory uses may include the following:

Garages, carports or other off-street parking spaces. Truck parking shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity when located within one hundred fifty feet (150') of a residence district boundary line.

Signs, as regulated in Chapter 12.

Tool houses, sheds, and other similar buildings for the storage of supplies and equipment.

Water retention or detention areas.

10-6B-6: PROHIBITED USES: All uses not expressly authorized under "Permitted, Special or Accessory Uses" are expressly prohibited.

The following, and uses similar to the following, illustrate prohibited uses:

Automobile race tracks, raceways, speedways.

Hotels and motels.

Incinerators.

Junk yards. (Ord. 78-40, 5-16-78)

Monoash landfills, transfer stations, balefills, hazardous waste landfills, incinerators, garbage dumps, sanitary and solid waste landfills and uses accessory to or related to said uses. (Ord. 88-67, 7-19-88)

Restaurants, drive-in.

Taverns, cocktail lounges and package liquor stores.

W

Exhibit B - Unified Business Center Sign Plan

SIGN CRITERIA FOR BARTLETT PLACE

The following sign criteria have been established to assist tenants in complying with their lease. These basic standards have been made to govern the design, fabrication and installation of tenant signs & is intended to afford all tenants with good visual identification, both day & night & to protect against poorly designed & badly proportioned signing. Landlord reserves its right to revised these criteria from time to time.

The sign standards have been selected to harmonize with & complement the building materials & will assist in creating the proper atmosphere for the center. Signs for retail buildings are intended to provide an overall uniform appearance while allowing a controlled range of flexibility for tenants individual interests and needs.

These criteria should be given to your sign company to serve as a guide in preparing their design & cost estimates for your approval.

You will be held liable for & shall bear all costs for removal &/or correction of signs, sign installation & damage to the building by sign installations that do not conform with the following specifications.

SPECIFICATIONS

1. All signs are to be in the form of individual letters, illuminated with neon tubing with plastic letter faces. Flashing, moving or audible signs will not be permitted.
2. Sign height: Maximum height of sign shall not exceed 36" for (2) lines of copy in height. Maximum letter size to be 24" in height for (1) line of copy.
3. Sign spread: Sign length may not exceed 80% of store frontage.
4. Letters to be installed on a 8" X 8" aluminum raceway. Color of raceway to match building fascia. All wiring to be concealed (access-panels will be provided to the space behind the fascia as required).
5. Sign area: The overall size of sign shall not exceed one (1) square foot of sign per lineal foot of front footage of the store.
6. Lettering style: Shall be "Helvetica Medium" in either upper case letters or in a style review and approved in writing by the landlord prior to installation.
7. Letter depth: (Returns) - 4 inches to 6 inches or as approved by the landlord.
8. Metal portions of letters to be aluminum. Aluminum to be painted with an enamel paint. Color to be approved by landlord.
1. Sign faces: Plastic letter faces to be plexiglas. Permitted letter colors shall be Rohm & Haas white #7328, red #2793, yellow #2037 & blue #2114. Letter trim cap color is to match letter face. Letter returns are to be painted (#313) dark bronze.

11. Mounting location: The center lines of the sign shall correspond to the center lines of the canopy of which the sign is located (centered both horizontally and vertically on leased frontage).
12. Mounting construction: All signs shall be erected in the vertical plane on all canopies. All lettering shall be connected to the canopy individually with no exposed letter supports allowed. All fasteners, screws, bolts, anchors, etc. used in the fabrication and installation of signs shall be rustproof. No exposed anchors will be allowed. All electrical signs and components thereof shall bear the UL label, and their installation must comply with all local building, and electrical codes.
13. Quantity of Signs: One sign per tenant storefront.
14. Secondary Signs:
 - A. No secondary exterior signs are to be placed on building wall elevations, except that rear elevation signs will be permitted for identification of delivery doors. Landlord must approve.
 - B. No sandwich or easel /portable signs are allowed.
 - C. Village sign permit approval is required for permanent window signs.
 - D. Standard address numerals for postal identification of premise will be permitted. Numeral height shall not exceed 4". Style shall be "Helvetica Medium".
 - E. It is within the sole judgement of the landlord, for whatever reason he may have, to decide which tenants, if any, would be allowed secondary signs for street exposure (located away from the building property on the demised premises). The type, location, size, color and any other characteristics of these secondary street exposure signs shall be subject to the landlords approval. Additional signage shall also be subject to village requirements, review and permit approval.
5. Upon vacating the premises, Tenant shall be responsible for the removal of his sign and restoring the fascia to its original condition. If Tenant fails to do so promptly (within 10 days after notification by Landlord to do so) then Landlord may perform this work and charge the Tenant. Tenant's security deposit will be made available for such work if Tenant fails to perform the work.
6. Scaled drawing in duplicate, indicating all copy, materials of construction, letter style, colors, are to be submitted to the Landlord for initial approval & the village for final permit approval.
7. While it is the intent of these criteria to establish controlling requirements for tenant signage, it is in no way intended to relieve the tenant from conforming with any and all additional applicable requirements of the sign ordinance of the local municipality or authority.

4 3/4" COMBINATION CHANNEL LETTERS - INSTALLED ON RACEWAY

13' - 3"
18"
ACCOUNTING

4' - 3"
8"
LAW

11' - 6"
3"
INSURANCE

5'
3"
REAL

7'
ESTATE

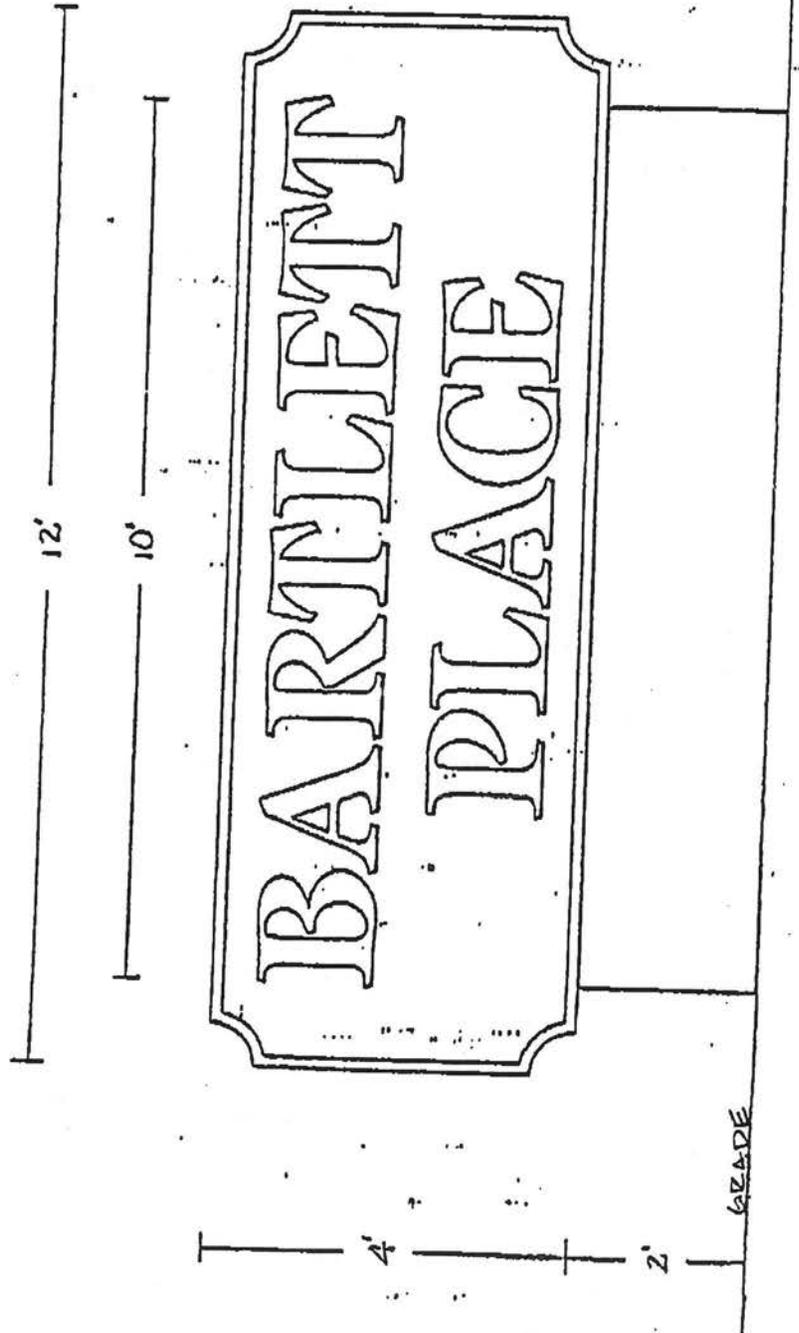
9' - 9"
FASHIONS

12' - 3"
FOOD MART



JUL 28 1994

JUL 28 1994



DOUBLE FACE ELECTRIC DISPLAY SCALE 3/4" = 1'-0"

- A: LEXAN FACES - SPRAY & CUT
- B: JIGGED OUT COPY w/ PLEXIGLAS BACK UP.



THIS IS AN ORIGINAL DRAWING CREATED BY VESPE SERVICE FOR A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF CONSULTATION HOUR TO BE COPIED, REPRODUCED OR IN ANY FASHION.

SPECIFICATIONS

1. GENERAL NOTES

- A. All work shall conform with the building and zoning ordinances of the Village of BARTLETT, 1990 BOCA CODE, latest edition.
- B. The GENERAL CONTRACTOR shall be responsible for co-ordinating the location and placement of all inserts, hangers, sleeves, and anchor bolts required by the various trades.
- C. ARCHITECT'S approval must be secured for all substitutions shown on the drawings.
- D. Contractors are to assume full responsibility, unrelieved by review of the shop drawings and by periodic observation of the construction process by the ARCHITECT, for compliance with the Contract Documents; for dimensions to be confirmed and correlated on the jobsite; for fabrication processes; for coordination of the various trades; for safe conditions at the jobsite and for construction techniques.
- E. The CONTRACTORS shall inspect the jobsite and shall verify all items pertaining to the new work. Any discrepancies which may affect his work shall be reported to the ARCHITECT (708/894-1858).

2. SOIL CONDITIONS - SEE SHEET S1

3. CONCRETE AND REINFORCING - SEE SHEET S1

4. STRUCTURAL STEEL - SEE SHEET S2

5. METAL ROOF DECK - SEE SHEET S2

6. MASONRY

- A. All clay brick design and construction shall conform with "Building Code Requirements for Engineer Brick Masonry", Structural Clay Products Institute, latest edition. All concrete block design and construction shall conform with "Specifications for the design and Construction of Load Bearing Concrete Masonry", National Concrete Masonry Association, latest edition. Adequate field supervision was assumed and therefore the allowable design stress was not reduced accordingly.
- B. Masonry materials shall conform to the latest edition of the following ASTM SPECIFICATIONS:
 - 1. BRICK: ASTM C-62 and C-216. Minimum compressive strength = 4,000 psi, unless noted.
 - 2. HOLLOW LOAD BEARING CONCRETE BLOCK: ASTM C-90, Grade U1, minimum compressive strength = 1,000 psi.
 - 3. MORTAR: ASTM C-270, type "S".
 - 4. MASONRY REINFORCING: ASTM A-82, galvanized.
- C. Masonry walls shall be adequately braced during their erection.
- D. Calcium Chloride and/or admixtures containing same shall not be included in mortar mix.
- E. No exterior masonry shall be laid when the outside temperature is less than 40 F.

7. CARPENTRY:

- A. Furnish and install the following:
 - 1. Rough lumber, plywood, millwork, windows, doors, hardware, and exterior trim.
 - 2. Wood roof trusses designed by a truss manufacturer for a superimposed snow load of 30 psf.
 - 3. Soffit vents.
 - 4. All exterior masonry walls shall be furred out with 2 x 4 at 16" o.c wood studs.
 - 5. Caulking color to match window trim.
- B. MATERIAL GRADES:
 - 1. Framing lumber DOUGLAS FIR-LARCH, NO. 1 or better. Bending stress = 1,500 psi, single use. Horizontal Shear stress = 95 psi.
 - 2. MICRO-LAM Headers shall have a minimum bending stress = 2,800 psi and a horizontal shear stress = 285 psi. MICRO-LAM nailing pattern for 12" deep members = 2 rows of 16d nails at 12" o.c. 14" deep members = 3 rows of 16d nails at 12" o.c. Sheathing for roof shall be 5/8" CDX over wood trusses. Soffits - EXT-DPPA A-C Plywood. Exterior Finish - All trim, frames, sills, fascias, etc. shall be No. 1 PINE. Interior Finish - All trim shall be PINE, with ranch type casings.

8. ELECTRICAL:

- A. Provide a 200 Amp, 3 phase, 4 wire grounded neutral, service with a 30 space circuit breaker panel located in each tenant space.
- B. Provide a Public 100 Amp, 3 phase, 4 wire grounded neutral, service with a 24 space circuit breaker panel located in the sprinkler room.
- C. All work shall be done with conduit pipe and IMC #12 minimum wire size.
- D. Wire rooftop heating and air conditioning units.
- E. Provide and install toilet lights with trims & exhaust fans.
- F. Provide GFI receptacles in all washrooms and exterior outlets.

9. HEATING AND AIR-CONDITIONING:

- A. Provide a gas fired, forced air heating and air conditioning rooftop units, complete with sheet metal supply and return ducts, thermostats and relays. Furnace shall be designed to heat areas to 70°F with outside temperature at -10°F.
- B. Exhaust ducts for bath fans into ceiling space and out of roof thru roof jacks.
- C. Heating system shall be started up, checked out completely and damper balanced to provide the necessary air distributions to each room. All ductwork in unheated areas shall be insulated with 1" batts.

10. PLUMBING:

- A. Provide complete system as shown on plans in accordance with local building code regulations.
- B. Drain, waste and vent piping shall be PVC, Schedule 40 pipe.
- C. Water piping shall be Copper, Type L with sweated joints.
- D. Interior piping below slab shall be cast iron.
- E. Gas piping shall be galvanized black pipe with threaded connections.
- F. Run gas piping to rooftop furnaces.
- G. All fixtures shall be KOHLER, color by OWNER, with MOEN trims.
- H. All fixtures shall have 12" air cushions in water lines at point of fixture, complete with individual shutoff valves.
- I. Water heater shall have an approved P & T relief valve.

11. INSULATION:

- A. Provide fiberglass batt insulation with kraft paper backing. 3 1/2" batts in exterior walls (R-13), 9 1/2" batts in ceiling space of wood trusses (R-30).

12. ROOFING: UNIT "A"

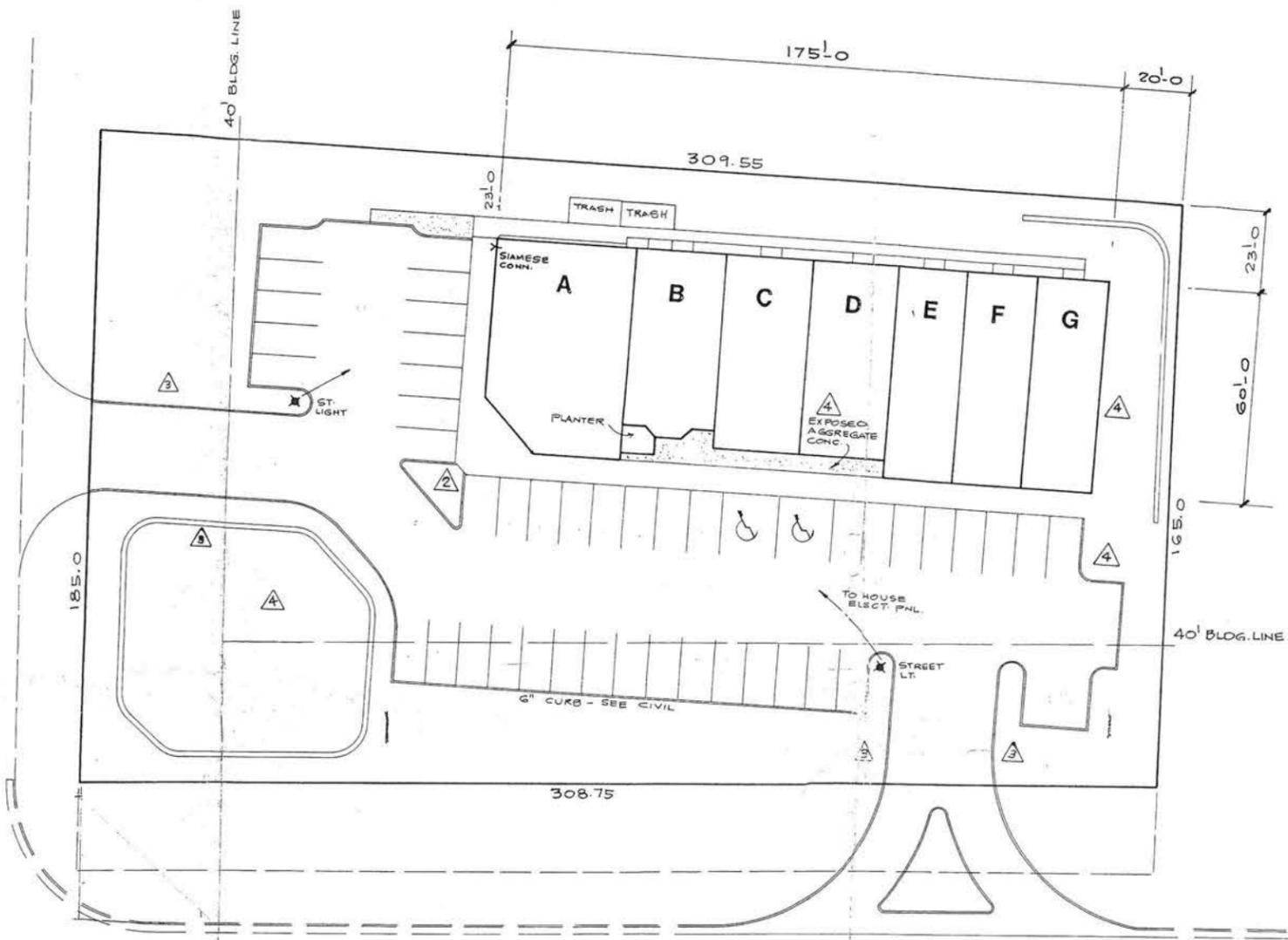
- A. All sloping roof areas shown on drawings shall be covered with 235# asphalt shingles (seal tabs). Install shingles over a 15# building felt base course with galvanized roofing nails.
- B. Provide galvanized flashing at roof saddle to masonry parapet wall.
- C. Provide aluminum 12 x 12 roof vents where shown on the drawings.

ROOFING: UNITS "B" thru "G"

- A. All metal roof deck areas shall receive, 1.5" POLYISOCYANURATE INSULATION (R-10.0) mechanically fastened to roof deck, a 43# organic base sheet, 3 PLY 15# fiberglass roof felts, a flood coat of asphalt and gravel embedded in flood coat.

WATER PROOFING AGENT ADDED TO MORTAR FOR SPLIT FACED BRICK WALLS

APPLE VALLEY DRIVE



ROUTE 59



SITE PLAN
1" = 20'

REVISION SET

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THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH THE LOCAL BUILDING CODES.

JOSEPH R. KASUBA
ILLINOIS LICENSED ARCHITECT #7381
LICENSE EXPIRES: NOVEMBER 30, 1996



RECEIVED
COMMUNITY DEVELOPMENT
NOV 21 1996
VILLAGE OF
BARTLETT

REV. ELEVS./MATS 10-16-96

ISSUED FOR:	5-15-95
REVIEW PERMITS	5-23-95
REV. 1 PERMIT	6-14-95
REV. 2 CONST.	
REV. 3 BOLLARDS/NOTES	8-2-95

9674 REV.
JOB NUMBER
9519

1 of 10
AI

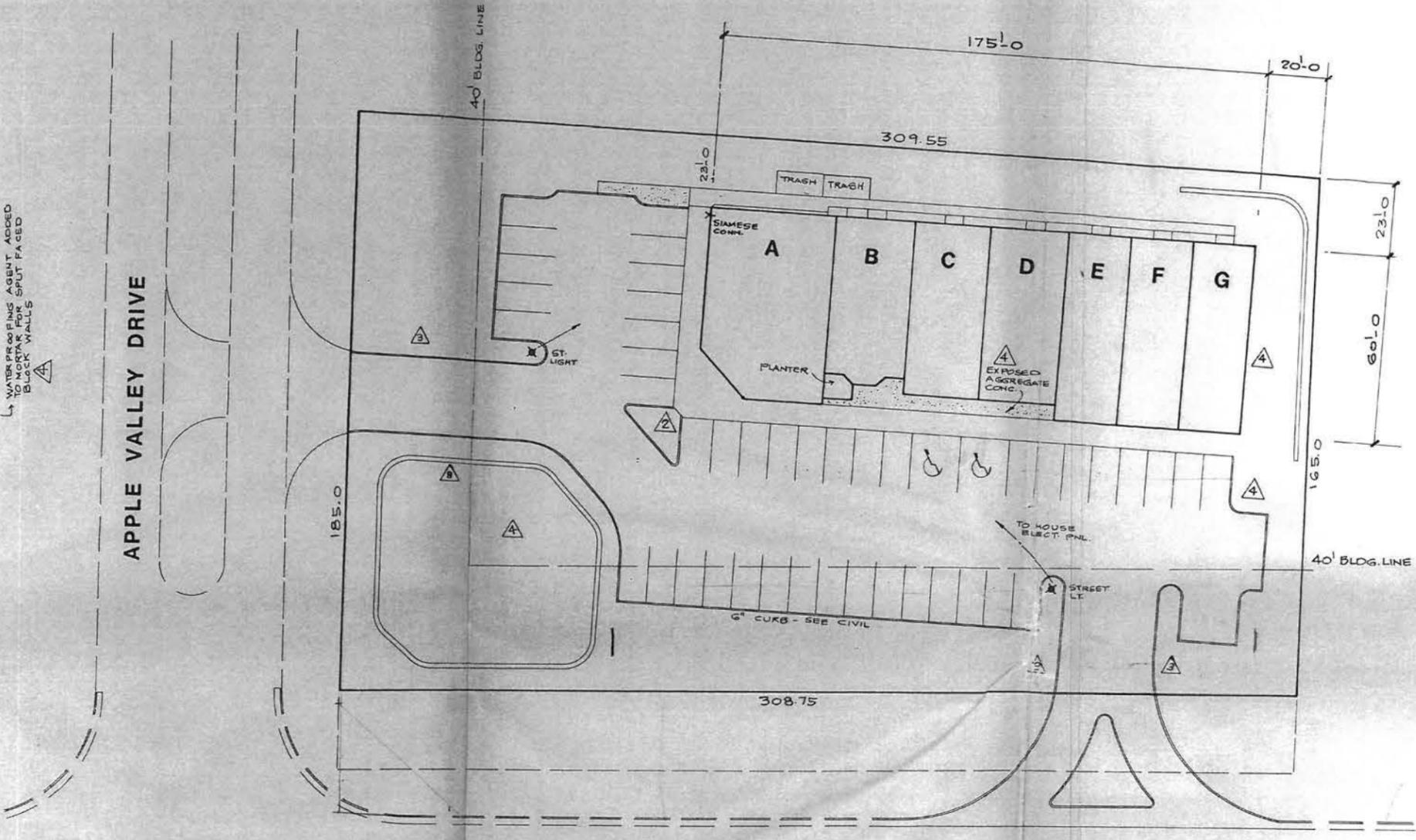
1995 APPROVED SITE PLAN

Joseph R. Kasuba, Architect
22W365 HILLCREST TERRACE
MEDINAH, ILL. 60157
894 - 1858

BARTLETT PLACE

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4. STRUCTURAL STEEL - SEE SHEET S2
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REVISION SET 4

SITE PLAN
1" = 20'

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JOSEPH R. KASUBA
ILLINOIS LICENSED ARCHITECT 7361
LICENSE EXPIRES: NOVEMBER 30, 1996

10-16-96
DATE



EXPIRES 11-30-96

Joseph R. Kasuba, Architect
22W385 HILLCREST TERRACE
MEDINAH, ILL. 60157
894 - 1858

BARTLETT PLACE

REV. A ELEUS/MATLS 10-16-96

ISSUED FOR:	5-15-95
REVIEW PERMITS	5-23-95
REV. A PERMIT	6-13-95
REV. B CONST.	
REV. C BOLLANDS/NOTES	8-2-95

9674 REV.
JOB NUMBER
4519

1 of 10
AI

1997 AMENDED SITE PLAN

----- Forwarded message -----

From: **Deb Sobol** <Deborah.Sobol2@wasteconnections.com>

Date: Sun, Jul 22, 2018 at 10:57 AM

Subject: Service Agreement with Groot Recycling and Waste Services, Inc. - Link to the Agreement

Jonathan,

Thank you for choosing Groot Recycling and Waste Services, Inc. as your service provider. We are excited to be servicing you! It was a pleasure meeting with you last week and look forward to a long lasting partnership.

As we discussed in my opinion the only spot for the container placement would be where the corral is now currently. Due to the amount of parking spaces for the center and the amount of tenants the spaces are what would be required not to mention the safety of pedestrians and vehicles that it would possibly cause if moved to the front of the building.

Once I receive the signed agreement back I will arrange for operations to have the container delivered on August 27th and will let you know what 2 days will be your scheduled pick up days starting the week of September 10th.

Below you will find a link that will take you to our Service Agreement. The signature block will be at the top of the page and the terms and conditions below for your review.

Please sign the agreement and then click the "Return Signed Agreement" button. This will send the agreement back to us and email you a copy as well.

Thanks again for choosing Groot Recycling and Waste Services, Inc.!

If you have any additional questions, please do not hesitate to give us a call.

Best regards,

Deborah Sobol
Sales Consultant

Waste Connections / Groot Industries

[1330 Gasket Dr.](#)

Elgin, IL 60120

847-841-5316 (office)

708-359-4630 (cell)

<http://www.groot.com/waste-management-chicago-news/groot-acquires-west-suburban-communities>



Groot Industries



05029 Calvin Ct.
 Winfield, IL 60190
 630.333.3351

Emergency Service Available
 www.BriansHeating.com
 Brian@BriansHeating.com

RECIPIENT:

John Mallo
 973-997 S. Rt. 59
 Bartlett, Illinois 60103
 Phone: 708-275-2637

Quote #223

Sent on _____

Total _____

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
RTU & Kitchen Hood & Makeup Air	RTU 1 Reuse exsting RTU Remove and dispose all exsting trunk line ducting, furnish and install complete new spiral ducting system. All nessary supply registers on main ducts. 1 central high return, relocate exsting thermostat. All labor for a complete installation.	1		
	RTU 2 Reuse exsting RTU Remove and dispose all exsting trunk line ducting, furnish and install complete new spiral ducting system. All nessary supply registers on main ducts. 1 central high return, relocate exsting thermostat. All labor for a complete installation.			
	RTU 3 Reuse exsting RTU Remove and dispose all exsting trunk line ducting, furnish and install complete new spiral ducting system. All nessary supply registers on main ducts. 1 central high return, relocate exsting thermostat, all labor for a complete installation.			
	Kitchen hood and makeup air Hood by CaptiveAire 1 5224ND-2-PSP-F 6' hood w/front perf supply 430 stainless steel where exposed, fire cabinet on right side, filter, light fixture, - exhaust/supply risers, grease cup, end panels 1 ANSUL 3 gallon fire system (includes pre piped hood) 1 USBU11DD-RM D.D. exhaust fan utility set style 700 cfm @ 1" esp., 1/2 hp, 115v motor -- 24" h discharge assembly, floor mount spring vibration isolators, -- Flanged grease duct connection A1 D76 low cfm direct fired heater - direct drive 1150 cfm @ .4" esp, 88000 btuh, 74 f temp rise, 1hp motor Side discharge, inline filter, discharge temp control, 7" to 1 psi inlet gas press Gas press gauge, motorized backdraft damper, indoor hanging cradle, - 1 SC-111110FP 120/1 control for 1 exh fan, 1 supply mua, Temp sensor, lighting prewire kit			



05029 Calvin Ct.
Winfield, IL 60190
630.333.3351

Emergency Service Available
www.BriansHeating.com
Brian@BriansHeating.com

Furnish and install complete kitchen hood exhaust system with heated direct fire makeup air. Furnish and install welded black iron exhaust ducting through roof, furnish and install insulated makeup air ducting through roof. Include interlock controls (Wiring by others) (Roof flashing by others) (Ansul startup by others)

SERVICE / PRODUCT	DESCRIPTION	QTY.	UNIT COST	TOTAL
TERMS	40% down 40% after rough inspection 20% due upon completion	1	\$0.00	\$0.00
Warranty	1-year labor on everything installed by Brian's Heating Inc.	1	\$0.00	\$0.00

By signing this proposal you accept the above or attached prices, specifications and conditions as satisfactory. You authorize Brian's Heating & Air Conditioning to do the work as specified. Payment will be made as outlined above. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman's compensation insurance. This Quote is good for 30 days. All Sales Final.

Total



Signature: _____ Date: _____

Diane Fuentes

From: Shannon Potenzo <shannon@gospmarketing.com>
Sent: Wednesday, September 26, 2018 4:45 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: marvelonemanagement@gmail.com
Subject: Gambits

Hello,

As a fellow business in Bartlett as well as a 14 year resident, I would LOVE to have a business in Bartlett like Gambits. This business has exactly what Bartlett needs, a place for us "moms" to enjoy a glass of wine and talk with girlfriends and a place to unwind after a long business day. We have a million pizza places, a few nice restaurants but nowhere large enough to just relax and unwind. Gambits plan for their "Whine room" as well as a party room for networking events, book clubs, and a library with games sounds perfect.

As a lead member of BAMS (Bartlett Area Moms) Networking group, we often have to go all the way to South Barrington at Pinot Palette to host events as there are very limited spaces to fit our meetings in Bartlett. I would love to keep this in our hometown but unfortunately there is no where for us to go. Gambits sounds like the perfect place to support local Bartlett business and hold our monthly meetings.

I am unable to attend Tuesdays meeting due to a scheduling conflict but I hope you will take my letter into consideration when you make your final decision. I fully support Gambits and a business owner and a local Bartlett resident and I hope you will to.

Thank you,
Shannon Potenzo
SP Marketing, Inc.
shannon@GOspmarketing.com
--www.GOspmarketing.com
P. 847-551-5629

Diane Fuentes

From: DAVID AYCOCK <david.aycock@lge.com>
Sent: Wednesday, September 26, 2018 7:21 PM
To: Kevin Wallace
Cc: Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Roberta Grill; Tony Fradin; marvelonemanagement@gmail.com; Diane Fuentes; Angela Zubko
Subject: Village Hall Meeting - Gambit's

Dear President Wallace,

My name is David Aycock. I have resided at 1037 Cuyahoga Dr. for the past 14 years.

Unfortunately I am unable to attend the next village hall meeting, however I would like to put my support behind Gambit's which is on the agenda.

I would like to stress that this is exactly what Bartlett needs in town, the unique concept and great location on RT 59 will be ideal to bring in residents and non-residents alike.

I have known Jonathan Mallo personally for the past 3 years, I believe in his character, keen business skills and the energy he will bring to the Bartlett community.

As a longtime resident I am very excited to see a resident owned business attempting to bring a rundown strip mall back to life.

I hope you will take into consideration my input prior to making your final decision, I am sure many people in Bartlett would love to see the Bartlett Place updated with Gambit's with such a great owner.

Thank You,

David Aycock
Product Manager and Field Support Senior Manager for Commercial Laundry
LG Electronics U.S.A., INC.
<http://www.lg.com/global/business/commercial-laundry>

This transmission and any related communications and attachments may contain confidential, proprietary and/or non-public information and is intended solely for the person or entity to which it is addressed. Except as stated above, any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than an intended recipient is prohibited. If you receive this in error, please notify the sender and delete the material from any media and destroy any printouts or copies. Thank you.

Diane Fuentes

From: Jaclyn & Bill Del Re <jaclynbill@gmail.com>
Sent: Wednesday, September 26, 2018 8:00 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: marvelonemanagement@gmail.com
Subject: Gambit's Support

To whom it may concern,

I grew up in Bartlett. My family has been in this town well over 30 years. My husband and I live in Bartlett in the subdivision located near where Gambits wants to go in. I'd like to express my full support for this business, as I see it a great asset to our community.

I know many of you are on social media pages and are aware of the complaints that Bartlett residents have to go elsewhere for great restaurants. We have a wonderful opportunity for a Bartlett resident to open a truly unique experience, and I hope you will allow it to move forward, as most residents I've spoken to would like to see this open in the current slotted location.

Sincerely,

Jaclyn Mastrangelo-DelRe
(Bill DelRe)

Sent from my iPhone

Diane Fuentes

From: keith vandyke <kvd1919@gmail.com>
Sent: Thursday, September 27, 2018 9:59 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Gilles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Gambit's

Good Morning,

I am a Bartlett resident (901 Island Drive) for 20 plus years. I would like to express my excitement for the proposed business Gambit's. I find it great that a Bartlett resident has chosen to bring this unique concept to town! I also read the fact the Village Board had denied this proposal. I do not agree with this. The space on Route 59 has been vacant for many years ever since the Country Insurance Company left. Why would the Village deny someone from opening something great there? Why the refusal? I have read many great things of this restaurant, including the open library and selection of Cajun food. My wife and I both love southern food. We tend not to eat or go out in Bartlett due to the lack of options. This would keep us here in town. My wife and I have 4 wonderful children, but for date night would love to have a place like this for us adults to go to. When we found out the fact that this owner has been involved with BHD and NNO all to help our community and the entire time the Restaurant was not even open but worse denied due to location, we have been watching for news of the next Board meeting. We are not able to attend the October Board Hearing but it is our wish to have the Village hear our support for Jennifer Craig and her Gambit's Cajun Wine & Whiskey Bar. As a long time resident and proud member of BARTLETT AREA DAD'S networking group, I would hope the Village will see and hear from all residents that support this location and business not just hear the 1 angry resident who decided she wants this space vacant until she moves. Not to mention at the same strike of denying this restaurant the Village approves a STAND ALONE GAMING FRANCHISE to come into town. How does this make sense to us residents? I love supporting SMALL BUSINESSES, why is Bartlett not on the same side?

Thank You

Keith VanDyke

Diane Fuentes

From: Dale Kasuba <daleannk@sbcglobal.net>
Sent: Thursday, September 27, 2018 12:05 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: Marvel One
Subject: Please do not let Bartlett lose out on a good thing due to ONE resident!

Hello Bartlett Officials,

I am writing to you as an active (secretary for both Bartlett Heritage Days and Arts in Bartlett), 20+ year resident of the community.

PLEASE do not let our great village lose another fine business establishment due to the complaints of just a few!

For years, Jenny and Jonathon have been active in our community and assisting area non-profit organizations. Bartlett NEEDS more business owners like Marvel One.

I'm confident that in the event there is any problem, or concern, with their business at 997 S. Rt. 59, Bartlett, they would work with the area residents and business owners to resolve the issue to everyone's satisfaction.

I urge you to act on behalf of the MAJORITY with respect to this tax paying business opportunity!

Sincerely,
Dale Ann Kasuba
806 Kent Cir, Bartlett, IL 60103
(630) 319-8616

Diane Fuentes

From: James Coln <jimmyjcinsure@gmail.com>
Sent: Friday, September 28, 2018 9:09 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Gilles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Gambit's Hearing

Hello,

I am writing to voice my opinion of Gambit's Restaurant. I am a resident of Bartlett my entire life. I reside on McCook Ct with my wife. We have had the pleasure of meeting the owner of Gambit's Jennifer Craig and Chef Jonathan Mallo during National Night Out and was very interested in the concept and plan of Gambit's. My wife began following Gambit's online, in papers, Facebook ect, and found out all the time and effort the Owner and her family have been donating to all the Bartlett events. So when the newspaper released the Village denied the proposal, we where shocked. I am sure members of the board are in some of these local Facebook groups and have noticed the great support this town has had for the opening of Gambit's on RT 59. We are excited to see southern fresh food, a whine room, gaming and great whiskey all in one place! Not to mention the fact that this is a Woman owned business and Bartlett resident owned! So to read that a woman came forward complaining about Gambling, Bars and a zoning agreement from 1995 was the reason for the Board to deny this sounded absurd. Specifically since we found out that May's Lounge had been approved to be downtown!!! Not to mention this zoning was prior to all the new development on Route 59 since 1995. I myself do not like to see vacant spaces, so why would we leave this unit open for an unforeseen amount of more years? I may be wrong here but I believe an occupied restaurant would bring in more taxes than the vacancy, not to mention the alcohol and gaming machines revenue for the town. How many of these "strip mall" owners actually live in Bartlett? This owner not only lives in Bartlett but has proposed purchasing the space. How great is that for our town? Someone who will care for the look of the property and not just let it sit unchanged for another 20 years (as this center has). It is in my hopes that this email can be heard by the President and his Trustees for we are in Florida watching over our 4th newborn grandchild. All in all I hope each and everyone of you should reconsider this location, this owner, and this concept and take into consideration all of what Gambit's has to offer, their volunteer work, their plans and most importantly how it would be to lose a business to another town and how that will affect any other small owner to think twice on coming into our great town!. Thank you for your time.

James Coln

Diane Fuentes

From: Sherry Boudreau <sherryboudreau24@gmail.com>
Sent: Sunday, September 30, 2018 6:09 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Support for new business

Hello,

I would like to express my (strong) support for Gambit's, the new restaurant that would like to open in Bartlett along Rt. 59. I would like to ask for a rezoning of the proposed site to accommodate this restaurant. It seems Rt. 59 would be the perfect location for such a business. Gambit's diverse offering of food, spirits, wine and library room, along with a room residents can use for meetings, will be a nice addition to Bartlett.

As a resident of Bartlett for almost 30 years, we find ourselves going to St. Charles and Geneva for dinner and drinks often. It would be nice to have a business right here in Bartlett we could support.

Regards,

Sherry Boudreau
Woodland Hills resident

Diane Fuentes

From: Crystal Griffin <crystal_griffin@aol.com>
Sent: Sunday, September 30, 2018 8:43 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Marvelonemanagement@gmail.com; Tony Fradin
Subject: Gambits

Dear Bartlett Trustees,

As a Bartlett resident, I support Gambit's and the current location 100%. We need more small business in Bartlett that are owned by Bartlett residents! Honestly what is better than that!?! This is not a franchise, or corporate owned restaurant. This is a Bartlett resident just trying to open a successful business. Please let this happen! It shouldn't have to be a fight.

Thank you

Crystal G.

Sent from my iPhone

Angela Zubko

From: a.ianakiev <a.ianakiev@yahoo.com>
Sent: Monday, October 01, 2018 6:44 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Gilles; Angela Zubko; dfuentes@vbartlett.org; Roberta Grill; Tony Fradin

To Whom It May Concern,

I am contacting you in regards to Gambit's, located at 997 S. Rt 59 in Bartlett. I strongly believe this restaurant, at this location, will be just what Bartlett needs. I love the concept, and can't wait until it opens! As a regular visitor to Bartlett, I feel Gambit's will be a great addition to this area by offering food and a variety of activity options.

Sincerely,

Angela Ianakiev

Sent from my Sprint Samsung Galaxy S® 6.

Angela Zubko

From: Mary Bluford <marybluford55@gmail.com>
Sent: Monday, October 01, 2018 9:56 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Gambit's Bartlett Place

Mr. Wallace,

My name is Mary Bluford, I reside and work in Bartlett. I would like to express my thoughts on the proposed Gambit's here in Bartlett on Route 59. I believe this location is perfect for restaurants and bars. I think the Village would agree since many are down Route 59. This particular location has been vacant for many years and was only occupied by Country Insurance since being built in 1996. That is sad that due to zoning issues no other business has attempted to move in there. Now here we have a Village resident, mother and business owner attempting to open in this unit. The proposal sounds fantastic. I am semi-retired and find myself dining everywhere but Bartlett (besides DogFather). This Gambit's is offering everything us adults want. Fresh food, fresh donuts, cakes, cajun food, great wine and gaming!. Why would this Village oppose a high tax paying establishment to come in here? Because of a couple residents? That is wrong. This center is lacking traffic, maintenance and revenue. Will this neighbor be fixing u this center herself or is she just opposing a WOMAN owned business? I would hope Mr. Wallace you and your trustees think hard on voting on this proposal. Let's not lose out on yet another fine establishment form coming into town. Thank you.

Mary Bluford

Roberta Grill

From: Lorna Giles
Sent: Monday, October 01, 2018 8:51 AM
To: Paula Schumacher; Roberta Grill
Subject: FW: My community and thoughts

Follow Up Flag: Follow up
Flag Status: Flagged

Here is another that excludes Trustee Reinke.

Lorna Giles
Village Clerk/Executive Secretary
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
Phone: (630) 540-5908
Fax: (630) 837-7168

-----Original Message-----

From: katie [mailto:katiatornero@peoplepc.com]
Sent: Sunday, September 30, 2018 6:00 PM
To: Kevin Wallace <kwallace@vbartlett.org>; Kristina Gabrenya <Kgabrenya@vbartlett.org>; Michael Camerer <mcamerer@vbartlett.org>; Vince Carbonaro <vcarbonaro@vbartlett.org>; Raymond Deyne <rdeyne@vbartlett.org>; Adam Hopkins <ahopkins@vbartlett.org>; Lorna Giles <lgiless@vbartlett.org>
Subject: My community and thoughts

I have lived in Bartlett almost my entire life- a little more than 40 years. Not only do I live in the community, I also work in the community. I am a teacher in Bartlett. I have chosen to raise my family here because of the place that it is. I am proud to say that I am from Bartlett.

I am so disheartened by one person's focus and goal to try to run a business out of Bartlett. I can not imagine doing this. I always have felt the more we have in Bartlett, the better Bartlett will be. I also have always thought the more unique stores, restaurants, or businesses in Bartlett will make us a community other communities will want to visit. Over the years, Bartlett has been able to hold onto a few unique spots- Banbury Fair, Bartlett Coin Shop, Book Lady, and the Candy Shop. People may not know anyone in Bartlett but they will come to TL's or Tokyo Steakhouse. All of these mentioned are unique to communities close by and put Bartlett on the map for others. This also generates income for our city.

As a teacher in the community, I would love to have a 21 or older place that I could visit in my town. I could quickly make plans and be there without a drive. Sometimes it is nice to go out and not run into students past and present or to have a table next to a family with children. To be able to enjoy a glass of wine or beer, talk with friends, and not feel uncomfortable. Bartlett is missing this. There is not any other place I can go to that allows me this right now in my town. Then you add the bonus of being able to experience another type of food- Cajun. This would also attract people outside our community because it is unique. This seems like such a catch for Bartlett. The owners also are members of our community. Generating income within our community, spending more within our community, attracting other communities to visit our town... isn't that the goal of a community thriving.

Angela Zubko

From: KIM ESTRADA <akbestrada@comcast.net>
Sent: Monday, October 01, 2018 5:21 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: marvelonemanagement@gmail.com
Subject: Gambit letter

Dear Village of Bartlett,

I have had the pleasure of knowing Ms. Jennifer Craig, both professionally and personally, for the last six years. When she first shared her plans with me to open her restaurant, Gambit's, I was so happy for her, but also sad because I know with great success she will eventually leave our company. Hearing that this location at 997 S Rt 59, is easy for me to quickly get to, accessing Higgins near my home, I was more than excited. Working in the Schaumburg area, I often want to go outside of my immediate community during my "off hours". This is also the case for many of the professionals in my business. We are always looking for new places outside of our "regular spots". Especially, when having our small networking events or holiday parties with our western branch. Having a place like Gambit's on Rt 59 will be very convenient for these events. I hope that you will see what I see in this business, especially at this location, as it is a great asset to Bartlett.

Thank You,

K.Estrada

Director of Hospitality

PNH Management

Angela Zubko

From: Bridget Loyd <btlsl23@gmail.com>
Sent: Tuesday, October 02, 2018 12:15 AM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Gilles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: marvelonemanagement@gmail.com
Subject: In Support of Gambit's

Dear Bartlett Trustees,

I am not a resident of Bartlett, but of nearby Elgin. My sister lives in Bartlett, within a mile of the proposed Gambit's location, and I visit her 4 times a week. With small kids, her time is limited so we try to stay close to her home when we go out for dinner. Bartlett doesn't have many options for good restaurants for us to dine in. Gambit's would be a great addition to Bartlett, and I look forward to dining there often.

Bridget Loyd

Roberta Grill

From: Lorna Giles
Sent: Tuesday, October 02, 2018 8:58 AM
To: Roberta Grill
Subject: FW: Gambits

Just wanted to make sure you got this one.

Lorna Giles
Village Clerk/Executive Secretary
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
Phone: (630) 540-5908
Fax: (630) 837-7168

-----Original Message-----

From: Rosanne Derango [mailto:drderango@sbcglobal.net]
Sent: Monday, October 1, 2018 10:38 PM
To: Lorna Giles <lgiless@vbartlett.org>
Subject: Gambits

Dear Ms. Giles,

Twenty-seven years ago last month, my husband and I opened up our dental office in Bartlett. Almost 9 years ago, we invested everything we had into our current location on Oak Ave. Bartlett has been our home and place of business all these years. I have seen businesses come and unfortunately, I have seen many go.

I have been on the board of Heritage Days since the beginning. Heritage Days, as you may or may not know, was an offshoot of the "Downtown Bartlett Business Group". The original idea was to promote downtown Bartlett. Heritage Days is the celebration of Bartlett!

This year I met Jenny and Jonathan during the planning of Heritage Days as new volunteers. It was great to have a young couple join the team! They told me of their plans to open up "Gambits" off of 59 and Apple Orchard. Their enthusiasm was most impressive. It reminded me of my husband and I back in 1991 and again in 2009. It's an exciting thing to dream and plan the future.

I understand now that they have hit a snag in their dream because of some objections from residents. As a resident, I can understand that point of view. However, as a business owner, I know that side even better. As a small business owner you put everything you've got into your business. Businesses in Bartlett need to be encouraged not discouraged. Bartlett is a great town but we have too many vacancies. I'd like to see Bartlett the thriving, prosperous village I know it can be.

Jenny and Jonathan have a dream. What a neat thing it is that their dream can become a reality in their hometown of Bartlett! Please allow them to realize that dream in the spot that they have already put their blood, sweat and tears into. As far as any residents objections are concerned, anyone who lives near 59 should already know that retail stores, restaurants, bars (and probably other dentists and chiropractors) can go anywhere in that area.

Angela Zubko

From: Kimberly Jollette <kjollette@gmail.com>
Sent: Tuesday, October 02, 2018 2:48 PM
To: Jennifer Craig; Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Gambits

To Whom it May Concern,

I am writing about a proposed new local business, Gambits, that I support and think you should as well.

I feel that Bartlett is great at supporting new businesses and should continue to do so with Gambits, especially because it was created and will be run by Bartlett residents and seems to have great potential. Bartlett and adjacent towns have nothing like this establishment making the concept unique and desired among those (like myself) who enjoy eating out/socializing and would frequent and enjoy a place like this nearby. The location on Rt. 59 is convenient not only to locals but also will be visible and visited by people traveling through Bartlett on our busiest thoroughfare. The property has been vacant and Gambits would be appropriate for the location. It fills an unused space, creates new revenue and jobs in Bartlett and offers new entertainment/eating opportunities for adults in our town.

I know that people that I have discussed this coming business with have been excited that we would have this establishment in our town. We plan on being patrons and supporting our fellow residents and I hope you support them in their attempts to add to the town we all call home and make it a nicer place to stay local/support small business, as well as making Bartlett more of a destination for out of town visitors.

Thank you,

Kim Jollette

Angela Zubko

From: Dr. Mary Roberg <m.robergdvm@hanoverparkvet.com>
Sent: Tuesday, October 02, 2018 4:58 PM
To: Kevin Wallace; Kristina Gabrenya; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Giles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Cc: marvelonemanagement@gmail.com
Subject: Gambits whiskey and wine bsr

To whom it may concern,

My name is Mary Roberg and I am a resident of Bartlett with my husband Jon Perkowitz-Colvard. We are very much in favor of Gambits at 997 S Rt 59 in Bartlett. We were excited when we moved to Bartlett a year ago to enjoy the restaurants and community shops in the area but we have been disappointed by the limited options close to home. We find ourselves typically going to Schaumburg or South Barrington when we would love to stay close to home but again, it's very limited. We love that Gambits would not only provide a great local option for good food, and wine but an opportunity to support our local businesses. We are in favor of this restaurant and look forward to hopefully being a frequent patron of their business.

Please feel free to contact me for any further questions or inquiries. I truly hope this business gets the support it deserves.

Sincerely,
Dr. Mary Roberg, DVM
Hanover Park Animal Care Center

Get [Outlook for Android](#)

Angela Zubko

From: chantilly5@aol.com
Sent: Sunday, October 07, 2018 9:24 PM
To: Kevin Wallace; Kristina Gabrenya; Michael Camerer; Vince Carbonaro; Raymond Deyne; Adam Hopkins; Lorna Gilles; Angela Zubko; Diane Fuentes; Roberta Grill; Tony Fradin
Subject: Support for Gambits

To the President, Trustees, Members of the Board and distinguished Village Representatives,

I would like to extend my support in the opening of the new Gambits restaurant on Route 59 in Bartlett. I believe this establishment will be a good addition to the vacant space at the intended location. I look forward to the adult atmosphere as a place to relax and enjoy sophisticated cuisine and drinks. After speaking with Mrs. Jenny Craig on a few separate occasions, I believe she and her husband are hoping to enhance the dining experience in Bartlett with the opening of Gambits. Their love for the Bartlett community and passion towards the opening of their business is evident in the thoroughness and drive that they have shown these past several months. I would like to once again state my support in the approval and opening of Gambits.

Sincerely,
Chantale Shea
Bartlett Resident



1022 S. La Grange Road
La Grange, Illinois 60525
708-639-4320
Fax: 708-390-0665
vince@fornarolaw.com

October 5, 2018

SENT VIA US MAIL

Matt Codak
1029 Apple Valley Drive
Bartlett, IL 60103-5603

Re: Gambit's Restaurant, 997 S. Route 59, Bartlett, IL

Dear Neighbor,

I am writing on behalf of my client, Marvel One Management, LLC, and Jennifer Craig. As you may be aware, my client is currently seeking permission from the Village of Bartlett to open the above-captioned restaurant. Over the past several months, my client listened to the constructive concerns raised by the community and by Bartlett's municipal leadership related to this proposed business. With this letter, Ms. Craig would like to outline her plans to address those issues and to prove to you that she fully intends on being a good neighbor.

Concerning the garbage generated by the business, my client will construct a new garbage corral at the South end of the building, separate from the current dumpsters. Three times per week (M, W, F) the restaurant personnel will wheel the waste totes to the garbage truck at the North end of the property for disposal. Also, my client will segregate all recyclable material into a separate recycling tote which will be picked up twice per week (M, F). This new disposal system should address all concerns since the garbage will be stored as far away from the residences as physically possible, while also being disposed of more frequently to avoid the accumulation of waste material.

In addition, my client will build a grease trap in the business to hold all oil related products until disposed of professionally. This structure will prevent any oil from being stored outside of the building or within the dumpster area. Further, to address any cooking smells, my client will install a unit on the roof of the building to incorporate fresh air into its kitchen ventilation system. This state of the art system greatly reduces the smells generated from cooking. Similarly, in order to prevent cigarette smoke from becoming a problem, the business will be a non-smoking establishment, and any employees or patrons wishing to smoke will be required to go outside and

remain 15 feet away from the front door in a designated smoking area; along the West side of the building; again, the farthest spot from any residential neighbors.

Finally, my client will reduce the hours of operation for serving its adult customers, closing the business earlier than originally proposed during the week. It will also seek to amend the by-laws of the building to limit the restaurant to this location only and to prohibit any other units within the commercial building from becoming a restaurant. My client believes there is great value in making this substantial investment in order to be a good neighbor. Given her commitment to addressing your concerns, I hope you can appreciate that Ms. Craig wants to build a business with an impeccable reputation in her community. Should you have any questions or concerns, please do not hesitate to contact me or Ms. Craig. Thank you.

Sincerely,

Vincent C. Mancini

VCM/op

BARTLETT PLACE CONDOMINIUMS

Now come the unit owners of the units comprising the Bartlett Place Condominiums to hereby approve and consent to the establishment of a restaurant/game room/tavern at 993-997 S. State Route 59, Bartlett, Il. subject to municipal approval.

Patel
DR. PATEL 6-15-2018
Unit A Date

[Signature]
Unit B Date

[Signature]
Unit C Date

Merton K. Visocki 6/2/18
for MKV Investments LLC
Unit E Date

Merton K. Visocki 6/2/18
for MKV Investments LLC
Unit F Date

Merton K. Visocki 6/2/18
for MKV Investments LLC
Unit G Date

Unit A
Pin: 01-09-210-001- 977 S Route 59
Patel, Jayesh R
3009 Glen Eagles CT
St. Charles IL 60174

Unit B
Pin: 01-09-210-004 - 989 S Route 59
Daniel, Shmouel & A
989 S RT 59 NO D
Bartlett IL 60103

Unit C
Pin: 01-09-210-003-973-999 S Route 59
Um, Tae Wung
1438 Saddle Ridge PL
Bartlett IL 60103

Unit D
Pin: 01-09-210-002-981 S Route 59
Hirsch Enterprises LLC
16381 Derby Line RD
Genoa IL 60135

Unit E,F,G
Pin: 01-09-210-005- 993-997 S Route 59
Pin: 01-09-210-006
MKV Investments LLC
7301 Amberly LN
Unit 205 Delray Beach FL 33446

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: October 5, 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.

OCTOBER 2ND COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE:

Mr. Rafidia appeared before the Community & Economic Development Committee at its October 2nd meeting, at which time he described his business model for purchasing similar distressed shopping centers in the area, remodeling and improving them and then attracting new tenants or opening his own businesses.

At that time, the Committee forwarded Mr. Rafidia's petition to the next Village Board meeting for a final vote.

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: [REDACTED]@gmail.com

Primary Contact for Project: Manny Rafidia

Cell Phone Number and/or Home Number: [REDACTED]

Applicant is or will be (check all that apply) Tenant 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 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 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/interior 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

[REDACTED]

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.

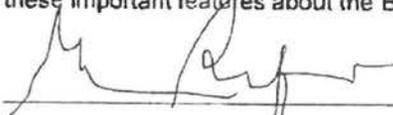
I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the 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 Fradln, 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
- Sanka 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
<hr/>	
Total Estimated Project Cost:	2,000,000





MAINSTREET ORGANIZATION OF REALTORS®
COMMERCIAL SALES CONTRACT

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

If Dual Agency applies, complete Paragraph #28.

PRICED: (Buyer) ANNA, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

TO: (Seller) BARTLETT PLAZA PROPERTIES, LLC

DATE: 7/26/2018 8-2-18

OFFER OF BUYER: I/We (Buyer) offer to purchase the Real Estate known as:
114-000 BARTLETT PLAZA, BARTLETT, IL 60103

Street City County State Zip

legally described on Exhibit A, if any, lot size approximately 9.78 ACRES OF LAND WITH APPROX. 60,004 SF OF BUILDING
permanence index No. 00-85-017-042-0000 AND 00-85-017-047-0000, 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 driveways, 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 cash money of \$ [redacted] by check, [redacted] cash OR [redacted] now due on [redacted] 30 [redacted] to be loaned to a total of \$ [redacted] by [redacted] 30. The earnest money and the original of this Contract shall be held by the Lending Company, as "Escrow", in trust for the mutual benefit of the Parties. The balance of the Purchase Price, as adjusted by provisions, 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 substitution 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 local 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 to 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 60 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

Buyer Initial [Signature] Buyer Initial [Signature] Seller Initial [Signature] Seller Initial [Signature]
Address: _____
(Page 1 of 1) Form 6006 Rev. Nov. 2007 - MAINSTREET ORGANIZATION OF REALTORS®

111 fixtures and systems on the Real Estate and all equipment to be transferred to Buyer pursuant to this contract are in working order
 112 and will be so at the time of closing.
 113 Seller represents that, to the best of Seller's knowledge, there are not now, nor have there been, any underground storage tanks
 114 located on the Property and no chemicals or toxic waste have been stored or disposed of on the Property, except for _____
 115 _____, and that the Property has not been cited for
 116 any violation of any Federal, State, County or local environmental law, ordinance or regulation and the Property is not located
 117 within any designated legislative "superfund" area, except for _____
 118

119 **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
 120 contract.
 121 All security deposits, damage deposits, or other deposits in the
 122 possession of Seller, including interest earned, if applicable, shall be assigned to Buyer at the time of closing; Seller shall deliver to
 123 Buyer, within 5 business days after the Date of Acceptance, true and correct copies of all leases, and this contract is subject to
 124 Buyer's review and approval of same within 10 business days from Date of Acceptance. If written notice of Buyer's disapproval is
 125 not served within 10 business days after Date of Acceptance, this provision shall be deemed waived by the Buyer and this contract
 126 shall remain in full force and effect.
 127 _____ unless the rental rate of such lease(s) are minimum of \$10.00 per square foot net.

127 **11. TITLE:** At Seller's expense, Seller will deliver or cause to be delivered to Buyer or Buyer's attorney within customary time
 128 limitations and sufficiently in advance of Closing, as evidence of title in Seller or Grantor, a title commitment for an ALTA title
 129 insurance policy in the amount of the Purchase Price with extended coverage by a title company licensed to operate in the State of
 130 Illinois, issued on or subsequent to the Date of Acceptance, subject only to items listed in Paragraph 15. The requirement of
 131 providing extended coverage shall not apply if the Real Estate is vacant land. The commitment for title insurance furnished by
 132 Seller will be conclusive evidence of good and marketable title as therein shown, subject only to the exceptions therein stated. If
 133 the title commitment discloses unpermitted encroachments, or if the Plat of Survey shows any encroachments which are not acceptable
 134 to Buyer, then Seller shall have said encroachments or encroachments removed, or have the title insurer contract to insure against loss
 135 or damage that may be caused by such unpermitted encroachments. If Seller fails to have unpermitted encroachments waived or title
 136 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
 137 encumbrances of a definite or ascertainable amount. Seller shall furnish Buyer at Closing an Affidavit of Title covering the date of
 138 Closing, and shall sign any other customary forms required for issuance of an ALTA Insurance Policy.
 139

140 **12. PERFORMANCE:** Time is of the essence of this Contract. In any action with respect to this Contract, the Parties are free to
 141 pursue any legal remedies at law or in equity and the prevailing Party in litigation shall be entitled to collect reasonable attorney
 142 fees and costs from the non-prevailing Party as ordered by a court of competent jurisdiction. There shall be no disbursement of
 143 earnest money unless Escrowee has been provided written agreement from Seller and Buyer. Absent an agreement relative to the
 144 disbursement of earnest money within a reasonable period of time, Escrowee may deposit funds with the Clerk of the Circuit Court
 145 by the filing of an action in the nature of interpleader. Escrowee shall be reimbursed from the earnest money for all costs,
 146 including reasonable attorney fees, related to the filing of the interpleader action. Seller and Buyer shall indemnify and hold
 147 Escrowee harmless from any and all conflicting claims and demands arising under this paragraph.
 148
 149

150 **13. NOTICE:** All Notices, except as provided otherwise in Paragraph 31(C) (2), shall be in writing and shall be served by one
 151 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
 152 shall be given in the following manner:
 153 (a) By personal delivery of such Notice; or
 154 (b) By mailing of such Notice to the addresses recited herein by regular mail and by certified mail, return receipt requested.
 155 Except as otherwise provided herein, Notice served by certified mail shall be effective on the date of mailing; or
 156 (c) By sending facsimile transmission. Notice shall be effective as of date and time of facsimile transmission, provided that
 157 the Notice transmitted shall be sent on Business Days during Business Hours. In the event the Notice is transmitted
 158 during non-business hours, the effective date and time of Notice is the first hour of the next Business Day after
 159 transmission; or
 160 (d) By sending e-mail transmission. Notice shall be effective as of date and time of e-mail transmission, provided that the
 161 Notice transmitted shall be sent during Business Hours, and provided further that the recipient provides written
 162 acknowledgment to the sender of receipt of the transmission (by e-mail, facsimile, regular mail or commercial overnight
 163 delivery). In the event e-mail Notice is transmitted during non-business hours, the effective date and time of Notice is the
 164 first hour of the next Business Day after transmission; or
 165 (e) By commercial overnight delivery (e.g., FedEx). Such Notice shall be effective on the next Business Day following
 166 deposit with the overnight delivery company.

Buyer Initial <i>[Signature]</i>	Buyer Initial _____	Seller Initial <i>[Signature]</i>	Seller Initial _____
Address _____			

(Page 3 of 6) Form 604B Rev. Nov. 2007 - ALIENATED ORGANIZATION OF REALTORS®

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

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

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

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

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

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

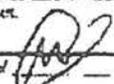
188 20. CLEAN CONDITION: Seller shall remove all debris from the Real Estate and improvements by date of possession. Buyer
189 shall have the right to inspect the Real Estate and improvements prior to closing to verify that the Real Estate, improvements and
190 included personal property are in substantially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

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

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

199 23. SPECIAL FLOOD HAZARD AREA: Buyer shall have the option to declare this Contract null and void if the Real Estate is
200 located in a special flood hazard area which requires Buyer to carry flood insurance. If written notice of the option to declare
201 this Contract null and void is not given to Seller within ten (10) Business Days after Date of Acceptance or within the time
202 specified in Paragraph 2 (whichever is later), Buyer shall be deemed to have waived such option and this Contract shall
203 remain in full force and effect.

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

Buyer Initial  Buyer Initial _____ Seller Initial  Seller Initial _____
Address _____
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222 25. CAPTIONS: Captions are not intended to limit the terms contained after said caption and are not part of the contract.
 223
 224 26. TAX-DEFERRED EXCHANGE: Seller and Buyer agree to cooperate in any applicable tax-deferred Exchange, and shall
 225 execute all documents with respect thereto at their own expense, pursuant to the applicable provisions of the Internal Revenue
 226 Code, as amended from time to time.
 227
 228 27. CONDOMINIUM/Common Interest Associations: (If applicable) The Parties agree that the terms contained in
 229 this paragraph, which may be contrary to other terms of this Contract, shall supersede any conflicting terms.
 230 (a) Title when conveyed shall be good and merchantable, subject to terms, provisions, covenants and conditions of the
 231 Declaration of Condominium/Covenants, Conditions and Restrictions and all amendments, public and utility easements
 232 including any easements established by or implied from the Declaration of Condominium/Covenants, Conditions and
 233 Restrictions or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the
 234 Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the
 235 Declaration of Condominium/Covenants, Conditions and Restrictions.
 236 (b) Seller shall be responsible for all regular assessments due and levied prior to Closing and for all special assessments
 237 confirmed prior to the Date of Acceptance.
 238 (c) Buyer has, within five (5) Business Days from the Date of Acceptance, the right to demand from Seller items as stipulated
 239 by the Illinois Condominium Property Act, if applicable, and Seller shall diligently apply for same. This Contract is
 240 subject to the condition that Seller be able to procure and provide to Buyer, a release or waiver of any claims of first
 241 refusal or other pre-emptive rights of purchase created by the Declaration of Condominium/Covenants, Conditions and
 242 Restrictions within the time established by the Declaration of Condominium/Covenants, Conditions and Restrictions. In
 243 the event the Condominium Association requires personal appearance of Buyer under additional documentation, Buyer
 244 agrees to comply with same.
 245 (d) In the event the documents and information provided by Seller to Buyer disclose that the existing improvements are in
 246 violation of existing rules, regulations or other restrictions, or that the terms and conditions contained within the
 247 documents would unreasonably restrict Buyer's use of the premises or would result in increased financial obligations
 248 unacceptable to Buyer in connection with owning the Real Estate, then Buyer may declare this Contract null and void
 249 by giving Seller written notice within five (5) Business Days after the receipt of the documents and information
 250 required by Subparagraph (c) above, listing those deficiencies which are unacceptable to Buyer. If written notice is
 251 not served within the time specified, Buyer shall be deemed to have waived this contingency, and this Contract
 252 shall remain in full force and effect.
 253 (e) Seller shall not be obligated to provide a condominium survey.
 254 (f) Seller shall provide a certificate of insurance showing Buyer (and Buyer's mortgagee, if any) as an insured.
 255

256 28. CONFIRMATION OF DUAL AGENCY: The Parties confirm that they have previously consented
 257 (Licensee) to acting as a Dual Agent in providing brokerage services on their
 258 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 items 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 resolve 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, so 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 CSRE are the sole brokers that represent the Seller only in this transaction. All
 commissions due to CSRE shall be the sole responsibility of the Seller.

Buyer Initial Address	Buyer Initial	Seller Initial	Seller Initial

(Page 5 of 6) Form 600R Rev. Nov 2007 - MAINSTREET ORGANIZATION OF REALTORS®

259 The terms of Rider(s) (A) attached hereto are made a part hereof.
 260 8-2-18
 261 8-2-18
 262 [Signature]
 263 [Signature]
 264 [Signature]
 265 MOLYNEUX PARTNER
 266 [Signature]
 267 [Signature]
 268 Print Buyer(s) Name(s) (Required)
 269 PO Box 318
 270 Address
 271
 272 Units R BD143
 273 City State Zip
 274 (847) 921-9200
 275 Phone Number(s)
 276
 277

8-6-18
[Signature]
Andrew Gorski
Andrew Gorski
Print Seller(s) Name(s) (Required)
Address
134 BARTLETT PLAZA
City Bartlett State IL Zip 60103
Phone Number(s) 630-736-9607

F O R I N F O R M A T I O N O N L Y

279 Selling Office MLS #
 280 Buyer's Designated Agent MLS #
 281 Phone Fax
 282 Email
 283 Jay Goldberg goldberg@feldandgoldberg.com
 284 Buyer's Agency Phone
 285 312-408-7271 312-408-7201
 286 Phone Fax
 287 Mortgage Company Phone

Listing Office MLS #
Listing Designated Agent MLS #
Phone Fax
Email
Seller's Attorney Email
Andrew Gorski AGORSKI@CSNCAST.NET
Phone Fax
Loan Officer Fax

approved by the following organization - DuPage County Bar Association.

300
301
302
303

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

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Bartlett Plaza

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

S. Main Street and Devon Ave

KEY FACTS

9,984
 Population



39.9
 Median Age

\$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



EMPLOYMENT

69%
 White Collar

20%
 Blue Collar

12%
 Services

4.6%
 Unemployment Rate

INCOME



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%	-4.0%
\$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

15 S Main Street and Devon Ave

KEY FACTS

98,460
 Population

3.1
 Average Household Size

36.1
 Median Age

\$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%	0.0%
\$50,000 - \$74,999	17.2%	+0.8%
\$75,000 - \$99,999	16.1%	+4.0%
\$100,000 - \$149,999	22.0%	+2.7%
\$150,000 - \$199,999	10.2%	+3.6%
\$200,000+	7.3%	-0.6%

Bars show deviation from Cook County

Bartlett Plaza

Bartlett Pl., Bartlett, Illinois, 60103 (5 miles)
 Bartlett Pl., Bartlett, Illinois, 60103
 Ring of 5 miles

S. Main Street and Devon Ave.

KEY FACTS

219,274

Population



Average Household Size

37.3

Median Age

\$84,147

Median Household Income

EDUCATION

10%

No High School Diploma



29%
Some College



23%
High School Graduate



37%
Bachelors/Grad/Prof Degree

BUSINESS



4,810

Total Businesses



59,683

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

21%



Services

13%

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

KEY FACTS

20,694
Population

2.9
Average Household Size

37.8
Median Age

\$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

KEY FACTS

97,613

Population



Average Household Size



Median Age

\$82,554

Median Household Income

EDUCATION



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



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%)



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

KEY FACTS

185,152

Population



Average Household Size



Median Age

\$80,257

Median Household Income

EDUCATION



No High School Diploma



23%

High School Graduate



30%

Some College



36%

Bachelors/Grad/Post Degree

BUSINESS



5,586

Total Businesses



83,378

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services



65%



22%



13%



Unemployment Rate

INCOME



\$80,257

Median Household Income



\$34,606

Per Capita Income



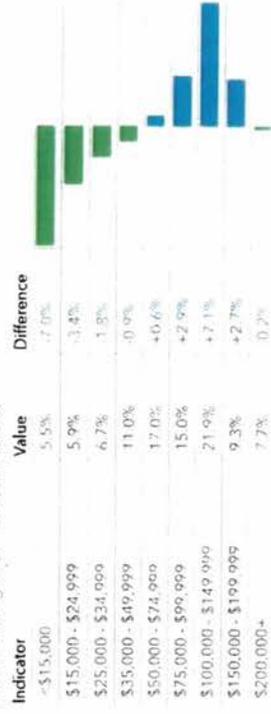
\$215,868

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (21.9%)

The smallest group: <\$15,000 (5.5%)



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 complimented 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 Brewster Creek TIF Developer Note #4, Payout #9 Committee or Board Board

BUDGET IMPACT

<i>Amount:</i>	\$229,900	<i>Budgeted</i>	\$229,900
<i>List what fund</i>	Brewster Creek TIF Project Fund		

EXECUTIVE SUMMARY

Brewster Creek Public Improvements - TIF Developer Note #4, Payout #9.

ATTACHMENTS (PLEASE LIST)

Finance Memo
Resolution
Memorandum of Payment
Schedule of Costs
Village Engineer Letter

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve Resolution 2018-_____, a resolution approving of the Disbursement Request for Payout No. 9 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project.

Staff: Todd Dowden, Finance Director

Date: 10/08/18

Village of Bartlett
Finance Department Memo
2018 - 28

DATE: October 8, 2018
TO: Paula Schumacher, Village Administrator
FROM: Todd Dowden, Finance Director
SUBJECT: Brewster Creek TIF Developer Note #4 Payout Request #9

In September 2016, the Board authorized the Village to issue Developer Note #4, not to exceed \$11,500,000 to Elmhurst Chicago Stone for continuing the public improvements in the Brewster Creek TIF. Elmhurst Chicago Stone advances funds from their own sources and receives a note from the Village to get reimbursement if and when there is sufficient tax increment to do so and after all other TIF obligations are paid.

Attached is a resolution and several documents to approve the 9th developer note #4 payout request for the Brewster Creek TIF development. The total amount is \$229,900. The attachments are various documents required by the Village's redevelopment agreement. The attachments include:

1. Resolution Approving of Disbursement Request
2. Memorandum of Payment
3. Schedule of Costs
4. Village Engineer letter concurring with Disbursement Request

Upon approval of the resolution, the note will be executed and the amount tracked for payment as increment becomes available.

MOTION: I move to approve Resolution Number 2018-_____ A Resolution Approving of Disbursement Request for Payout No. 9 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project

RESOLUTION 2018-

A RESOLUTION APPROVING OF DISBURSEMENT REQUEST FOR PAYOUT NO. 9 FROM THE SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 2016 FOR THE ELMHURST CHICAGO STONE BARTLETT QUARRY REDEVELOPMENT PROJECT

WHEREAS, pursuant to the Redevelopment Agreement dated as of November 1, 1999 between the Village and Elmhurst Chicago Stone Company ("ECS"), the Village agreed to issue subordinate lien tax increment revenue notes from which certain TIF eligible expenses related to the Bartlett Quarry Redevelopment Project (the "Project Costs") are to be reimbursed according to certain procedures for payment; and

WHEREAS, the Village passed an Ordinance providing for the issue of certain Subordinate Lien Tax Increment Revenue Notes, Series 2016, in an amount not to exceed \$11,500,000 (the "Series 2016 Subordinate Note"); and

WHEREAS, ECS has delivered to the Village its ninth Memorandum of Payment requesting that it be reimbursed the sum of \$229,900 in Project Costs for Payout No. 9 from the Subordinate Lien Tax Increment Revenue Note; and

WHEREAS, ECS has submitted an owner's sworn statement, general contractor's sworn statement, waivers of lien, invoices and other documentation (the "Supporting Documentation") in support of its ninth Memorandum of Payment request in accordance with Section 12-1 of the Redevelopment Agreement to support eligible Project Costs which documentation has been reviewed and approved by the Village Engineer, and he has concurred with the Developer's Engineer that the work has been completed and materials are in place as indicated by the ninth Memorandum of Payment request; and

WHEREAS, The Series 2016 Subordinate Note requires advances to be in even increments of \$100,

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

SECTION ONE: The Memorandum of Payment No. 9 of Elmhurst Chicago Stone Company requesting reimbursement from the Series 2016 Subordinate Note in the sum of \$229,900 is hereby approved.

SECTION TWO: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED October 16, 2018

APPROVED October 16, 2018

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2018- , enacted on October 16, 2018 and approved on October 16, 2018, as the same appeared from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

DEVELOPER NOTE #4

MEMORANDUM OF PAYMENT NO. 9

Pursuant to the **REDEVELOPMENT AND FINANCING AGREEMENT** (the "Agreement") between the **VILLAGE OF BARTLETT** (the "Village") and **ELMHURST-CHICAGO STONE COMPANY** (the "Developer"), dated November 4, 1999, the Developer hereby submits a signed Memorandum of Payment pursuant to Section 12-2 of said Agreement. Attached to this Memorandum of Payment is the following:

1. Documentation which authorizes and requests partial payment; and
2. Documentation which sets forth payments by the Developer of the invoices for which partial payments is being requested; and
3. Such other documentation as is required by Section 12-1.C of the Agreement.
4. Developer requests payment in the sum of \$ 229,900.00 bearing an interest rate at 7.0% per annum.

ELMHURST-CHICAGO STONE COMPANY

By: _____



Dated: _____

10/1/18

SCHEDULE 1

COST OF THE IMPROVEMENTS

V3	Dry Utility Coordination	\$	926.25
V3	Misc. Surveying and Engineering Services	\$	2,422.50
V3	Spitzer Road Sanitary Sewer Design	\$	1,861.25
V3	Project Oak Mass Grading CM	\$	30,000.00
Martam	Project Oak Mass Grading	\$	183,462.30
Terracon	Project Oak Geo Tech Site Inspections	\$	11,148.75
	Total	\$	<u>229,821.05</u>

October 5, 2018

Mr. Todd Dowden, Director of Finance

RE: **DEVELOPER NOTE # 4 MEMORANDUM
OF PAYMENT # 9 – RELATIVE TO THE
REDEVELOPMENT AND FINANCING
AGREEMENT BETWEEN THE VILLAGE
OF BARTLETT AND ELMHURST CHICAGO
STONE COMPANY**

Dear Todd:

We are herein submitting information relative to the above referenced payment request for the redevelopment of the Elmhurst Chicago Stone Company property in Bartlett. Included as part of the documentation is:

- The **Developer Note # 4 Memorandum of Payment # 9** from Elmhurst Chicago Stone Company requesting payment in the amount of **\$229,900.00** to reimburse itself for monies spent on the project for the period of **September 1, 2018** through **September 31, 2018**.
- An Owner's Sworn Statement listing the contractors and material suppliers with the total contract price, amounts previously paid, amount to be paid this request and the balance due on each respective contract.

We have also reviewed:

- Executed contracts, agreements for services and purchase orders;
- Contractor invoices, work completion and amounts paid or retained;
- Partial or final waivers of lien and sworn statements for each contractor or vendor receiving payment on this draw.

All documentation provided and reviewed meets the requirements of Section 12-1 of the Redevelopment and Financing Agreement between the Village of Bartlett and Elmhurst Chicago Stone Company.

We have reviewed the certification for V3 Companies, Terracon and Martam, stating that the work has been completed and materials are in place as indicated on the **Developer Note # 4 Memorandum of Payment # 9**. We have also included invoices from firms noted above for professional services. Based on periodic field observations and review of supporting documents submitted, including the invoices for professional services, we concur with the opinion of V3 Companies, Terracon and Martam that the work has been completed and materials are in place as indicated in the **Developer Note # 4 Memorandum of Payment # 9**, covered by the dates September 1, 2018 through September 31, 2018.

Please contact our office if there are any questions.

Bartlett Village Engineer

A handwritten signature in black ink, appearing to read "Robert Allen", written in a cursive style.

Robert Allen, P.E.

cc: Dan Dinges, P.E., Director of Public Works
Bryan Mraz, Village Attorney

Memorandum

To: Paula Schumacher, Village Administrator
From: Sam Hughes, Management Analyst
Date: 10/9/2018
Re: An Amendment to the Class G Liquor License

The attached Ordinance amends The Village's Class G Liquor License as it is currently stated. Currently, no Village business holds a Class G Liquor License, so the proposed amendments will not interfere with any current license holders. In its current form, the Class G is a standalone license that allows for the retail sale of alcohol with at least 65% of its sales coming from wine and 65% of its floor space must be devoted to wine display. It also allows for the tasting of wine on the premises from 10:00 a.m. to 10:00 p.m. Monday through Thursday, 10:00 a.m. to 12:00 midnight Friday and Saturday, and 12:00 noon to 9:00 p.m. on Sundays.

The proposed changes to the Class G include, limiting it to businesses that already have a Class A, A Extended, B or F liquor license. Each of those licenses allow for the serving and consumption of alcohol on premises. Additionally, the amendments allow for the retail sale of wine only, in its original sealed package for consumption off the premises, for wine tastings, and for consumption on the premises in a designated wine bar area, or if purchased from a point of sale in the designated wine bar area, in the dining room of the establishment or other designated areas where the food service component of the business is operational. The Class G License is limited to the hours of 10:00 a.m. to 10:00 p.m. Sunday through Thursday and 10:00 a.m. to 12:00 midnight Friday and Saturday. The wine bar area must be limited to 10% of the total floor area of the establishment and the applicants must include an accurate floor plan showing the wine bar area with their application. The proposed fee for the amended Class G license is \$250 per year.

Motion

I move to approve Ordinance 2018- _____ An Ordinance making An Amendment to Chapter 3, Section 3-3-2-9: Class G of the Bartlett Municipal Code Amending the Bartlett Liquor Control Ordinance to Amend the Class G License Classification for the Package Sale of Wine and Wine Tasting for Licensees that Hold Another on Premises Liquor

ORDINANCE 2018 - _____

AN AMENDMENT TO CHAPTER 3, SECTION 3-3-2-9: CLASS G OF THE BARTLETT MUNICIPAL CODE AMENDING THE BARTLETT LIQUOR CONTROL ORDINANCE TO AMEND THE CLASS G LICENSE CLASSIFICATION FOR THE PACKAGE SALE OF WINE AND WINE TASTING FOR LICENSEES THAT HOLD ANOTHER ON PREMISES LIQUOR LICENSE

WHEREAS, the President and Board of Trustees of the Village of Bartlett have adopted Title 3, Chapter 3, entitled the Bartlett Liquor Control Ordinance of the Bartlett Municipal Code; and

WHEREAS, the President and Board of Trustees of the Village of Bartlett deem it in the best interests of the Village of Bartlett to provide a liquor license category for the ancillary package sale of wine by the holder of a Class A, A Extended, B, or F on premises liquor license from the Village of Bartlett;

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

SECTION ONE: That Section 3-3-2 entitled "License Classification, Hours, Fees, Number Issued" of Chapter 3 of Title 3 of the Bartlett Municipal Code is hereby amended by amending Section 3-3-2-9: CLASS G: as follows:

3-3-2-9: CLASS G: Class G licenses which allow the holder of a valid Class A, A Extended, B, and/or F liquor license that has been issued by the Village of Bartlett local liquor control commission (the "local liquor control commissioner") which is in good standing, to sell and offer for sale at retail, alcoholic liquor limited to wine in its original sealed package or container for consumption off the premises, and for wine tastings and consumption on the premises in the designated wine bar area, or if purchased from a point of sale in the wine bar area, may be delivered, served and consumed at tables or booths in the dining room or designated areas of a restaurant when the food service component of the business is operational, and otherwise limited by the hours of operation set forth in subsection A. of this section.

For purposes of this section, "wine" shall mean any alcoholic beverage obtained by the fermentation of the natural contents of fruits and vegetables, excluding grains, containing sugar, and including such beverages when fortified by the addition of alcohol or spirits.

For purposes of this section, "restaurant" or "food service establishment" shall mean any public place kept, used, maintained, advertised and held out to the public as a place where meals are prepared and served, without sleeping accommodations, such space being provided with an adequate and sanitary commercial kitchen and separate dining room with dining room equipment and capacity, and having employed therein a sufficient number and kind of employees to prepare, cook and serve suitable food for its guests.

For purposes of this section, "wine bar area" shall mean a room or area adjacent to or otherwise separated by full or partial walls or display shelving from the restaurant dining room, which room or area shall not exceed 10% of the total floor area of the principal structure in which the restaurant facilities are located. Said wine bar area shall be devoted to the display and sale of wine and wine products in its original package, or in gift boxes or gift baskets, and for the consumption of wine for tasting and sampling.

The application for a Class G license shall include an accurate floor plan for the existing premises depicting the wine bar area to scale, and building plans for any improvements or alterations to the premises for which a building permit is required under the building code, or other methods proposed to separate or segregate the wine bar area from the restaurant dining room, other bar(s) and bar areas, the kitchen, video gaming, and waiting areas. All floor plans, and building plans if applicable, shall be drawn to scale with dimensions of all such rooms and areas with the wine bar, point of sale, fixed shelving, wall and entrance and exit for the wine bar area depicted thereon.

A. Hours of Operation:

Sunday, Monday, Tuesday, Wednesday, and Thursday	From 10:00 a.m. to 10:00 p.m.
Friday and Saturday	From 10:00 a.m. to 12:00 midnight

B. Annual License Fees: See Section 3-1-1 of this Title.

C. Number Issued: The number of Class G liquor licenses shall be limited to 1.

D. Change in Floor Plan:

1. During the term of any Class G license issued for the sale of wine in a wine bar area or restaurant for consumption on the premises, or sale of wine in the original package for consumption not on the premises, if a licensee proposes to make any of the changes hereinafter enumerated, which would alter its operation from the conditions pursuant to which the license was initially granted, the licensee shall apply in writing to the local liquor control commissioner for approval of such changes, and provide information concerning the specific changes proposed, including a revised floor plan, if any. The following shall be considered a change in the operation for purposes of this Section:

A change in the floor plan in any manner which would expand the wine bar area by more than twenty per cent (20%).

2. Upon receipt of a request for approval of any of the changes as provided in subsection D.1. of this section, the local control liquor commissioner shall review the licensee's proposed changes to determine the nature and significance of the changes in the consideration of the classification of license held and the requirements established for such classification. The local liquor control commissioner may approve the proposed changes if it is determined that the proposed changes in the floor plan for the wine bar area or operation of the wine bar are not so substantial as to make questionable the continued conformance of the licensed premises with the requirements of this chapter for the applicable license classification. The local liquor control commissioner shall notify the licensee in writing as to whether approval of proposed changes is granted or denied.
3. So long as an application for approval of any of the changes described in subsection D.1. of this section is pending, and not yet acted on by the local liquor control commissioner, the applicant may continue to conduct its business and operations in the manner approved at the time the license was initially granted. If approval of the proposed change is granted, the licensee may proceed to implement such changes in accordance with the approval granted, and subject to any conditions which may be established as part of such approval. If approval is denied, licensee shall continue to operate its business in the manner approved at the time the license was initially granted or shall cease operation of the wine bar area and shall cease the sale of wine in its original package for consumption off premises.

4. Any licensed business which implements any of the changes on licensed premises described in subsection D.1. of this section, without requesting and receiving approval of the local liquor control commissioner as provided herein, shall be subject to penalties for violation of this chapter, as established by section 3-3-7 of this chapter, up to and including revocation of the Class G license and the suspension of any other liquor license held by the licensee.

SECTION TWO: That Section 3-1-1 entitled "License Required, Fees, Special Regulations" of Title 3 of Chapter 1 of the Bartlett Municipal Code is hereby amended by amending "Class G" under the heading "Liquor Sales" and inserting across from "Class G": "\$250 per year".

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2018 - ____ enacted on _____, 2018, and approved on _____, 2018, as the same appears from the official records of the Village of Bartlett.

Linda Gallien, Village Clerk



Agenda Item Executive Summary

Item Name Bartlett Heritage Days Halloween Parade Committee or Board Board

BUDGET IMPACT			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		
EXECUTIVE SUMMARY			
The Bartlett Heritage Days Committee is requesting a parade permit for a Halloween Parade with a 10:00 a.m. start on Saturday, October 27, 2018. Participates will start at Village hall, head north on Main St, ending at Banbury Fair.			
ATTACHMENTS (PLEASE LIST)			
Staff Memo Dated October 1, 2018 Parade Route			

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve the parade permit requested by the Bartlett Heritage Days Committee for the Halloween Parade on October 27, 2018.

Staff: Sam Hughes, Management Analyst Date: 10/2/2018

Memorandum

To: Scott Skrycki, Assistant to the Administrator
From: Sam Hughes, Management Analyst
Date: 10/1/2018
Re: Bartlett Heritage Days Halloween Parade

The Bartlett Heritage Days Committee is requesting a parade permit for the Halloween Parade on Saturday, October 27th at 10:00 a.m. The parade will be limited to walking groups, pulled wagons and strollers. Participants will line up in the Village Hall parking lot at 9:30 a.m. The parade will begin at Village Hall, heading north on Main St, ending at Banbury Fair. The Police Department is aware of the route and has no concerns.

The appropriate certificate of insurance has not been submitted by Bartlett Heritage Days Committee, however, approval of the parade can be granted pending the submittal and approval of the certificate of insurance. A copy of the parade route is attached.

Motion

I move to approve the parade permit request submitted by the Bartlett Heritage Days Committee for the Halloween Parade on October 27, 2018.



Bartlett Heritage Days NFP
PO Box 8463, Bartlett IL 60103
Email: heritagedays@att.net
www.bartlettheritagedays.com
[Facebook.com/BHeritageDays](https://www.facebook.com/BHeritageDays)

Dear Village of Bartlett,

This letter is to formally request a brief road closure during the Annual Halloween Parade sponsored Bartlett Heritage Days (BHD).

Sat., October 27, 2018; 10 - 10:45 am

Main Street Closed from Village Hall parking lot to

Railroad Ave Closed to Banbury Fair

Please refer to map below (parade route designated with blue arrows).

Proof of insurance is forthcoming.

Thank you for your support,

BHD Committee

Dale Ann Kasuba, Secretary

heritagedays@att.net

630-319-8616



Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Sam Hughes, Management Analyst
Date: 10/09/18
Re: BAPS Fireworks Display

Prabin Patel (BAPS) will be hosting a Diwali and Hindu New Year celebration in November. BAPS is requesting permission to have a 30 minute fireworks display on Wednesday November 7th as part of the celebration. The show is expected to occur between 6:00 p.m. and 9:00 p.m.

The contractor, Mad Bomber Fireworks, has not yet received the appropriate permit from the Bartlett Fire Protection District regarding the fireworks display, but it can be approved conditionally. Attached is a letter from BAPS, a certificate of insurance that has been approved by the Village attorney, the federal explosives license and map of the display area are attached for your approval.

Motion

I move to approve BAPS request to hold a fireworks display on Wednesday November 7th between 6:00 p.m. and 9:00 p.m.



BAPS Swaminarayan Sanstha® Shri Swaminarayan Mandir

4 North 739 IL Route 59, Bartlett, Illinois 60103. Tel: (630) 213-2277 Fax: (630) 213-2088

October 07, 2018
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Subject: Special Events Permit

Bochasanwasi Shri Akshar Purshottam Swaminarayan Sanstha (BAPS) will be celebrating Diwali and Hindu New Year November 7th through November 8th, 2018 at our Mandir (a Hindu place of worship) in Bartlett, IL. The majority of the people invited are from the Greater Chicago land area.

We would like to request for the following permits:

1. Tent installed over the side walk on the south side of the cultural complex.
2. Tent installed behind the building on the east side of the cultural complex.
3. Canopy Tent installed over the walkway connecting to Temple on the north side of the cultural complex.
4. Tent behind the building on the east side of the cultural complex.
5. Use of the BAPS owned property located at 30W051 Army Trail road as a **temporary parking facility for BAPS volunteers only (weather permitting)**.
6. Amplifier permit 6 P.M to 9:00 P.M. for November 07, 2018 (Application filled with Village of Bartlett-Community Development office)
7. 30 minute fireworks display on evening of November 07th will be coordinated by Mad Bomber Fireworks Production and they are in process of securing necessary permits.

Please see attached layout for additional details (size, location, etc.)

We have been in touch with our neighbors in regards to the parking arrangements. We will add additional volunteers and take necessary precautions to protect their privacy and property. BAPS will have six full time security/parking staff to monitor the area. Overflow parking will be available at Bartlett High School in Bartlett. Shuttle service will be provided to and from Bartlett High School for the entire duration of the event.

Thank you for your utmost consideration of our request, and I humbly request your support in making this event a success. If you have any questions or concerns, please feel free to contact me at (630) 777-2254 or by email at Yagneshv.patel@gmail.com.

Sincerely,

Yagnesh (Yash) V. Patel
Event Coordinator - BAPS Shri Swaminarayan Mandir

CC: Bartlett Fire Protection District
Bartlett Police Department
Bartlett Building Department



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/04/2018

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

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

PRODUCER Church Mutual Insurance Company 3000 Schuster Lane P.O. Box 357 Merrill WI 54452	CONTACT NAME: Keena N Flora PHONE (A/C, No, Ext): 1-800-554-2642 Option 1 E-MAIL ADDRESS: kflora@churchmutual.com FAX (A/C, No): 855-264-2329
	INSURER(S) AFFORDING COVERAGE INSURER A: Church Mutual Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED BOCHASANWASI SHRI AKSHAR PURUSHOTTAM SWAMINARAYAN SANSTHA INC 81 SUTTONS LN PISCATAWAY NJ 08854-5723	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	0166632-02-939075	01/01/2017	01/01/2020	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000					
						MED EXP (Any one person) \$ 10,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 3,000,000
						PRODUCTS - COMP/OP AGG \$ 1,000,000
						\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
CMIC ID # 0173465 (BOCHASANWASI SHRI AKSHAR PURUSHOTTAM SWAMINARAYAN)... Evidence of Liability Insurance for Diwali and New Year celebration on November 7, 2018 through November 8, 2018 at 1851 S Rt 59 and Army Trail Rd, Bartlett, IL 60103. Commercial General Liability Additional Insured = Village of Bartlett, subject to the coverage provided by the referenced policy.
UWAP 248 A220.2

CERTIFICATE HOLDER Village of Bartlett 228 S Main St Bartlett IL 60103-4421	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. <i>Keena N Flora</i>
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Federal Explosives License/Permit (18 U.S.C. Chapter 40)

FORMER SUBJECT IDENTIFICATION

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53. See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25105-9431	License/Permit Number 4-IN-091-51-0L-00872
Chief, Federal Explosives Licensing Center (FELC) <i>Christopher R. Keery</i>	Expiration Date November 1, 2020

Name
PLANET PROD/MAD BOMB FAWKS/NIGHT MAG DISP/SKY MAJ

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
**3999 E HUPP RD MIDWEST WAREHOUSING BLDG R-3-1
LA PORTE, IN 46350.**

Type of License or Permit

51-IMPORTER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is unacceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Licensee/Permittee Responsible Person Signature
SPC/MAG

Position/Title

Printed Name

Date

Previous Felicity is obsolete

ATF Form 5500-1 (Rev. 10-15-16) (18 Part 1)
Revised October 2011

Mailing Address (Changes? Notify the FELC of any changes.)

MIAND INC
PLANET PROD/MAD BOMB FAWKS/NIGHT MAG
DISP/SKY MAJ
3999 E HUPP RD MIDWEST WAREHOUSING BLDG
R-3-1
LA PORTE, IN 46350.

Federal Explosives License (FEL) Customer Service Information

Federal Explosives License (FEL) Customer Service Information
Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431
Telephone Number (877) 285-3552
Fax Number (304) 616-7401
E-mail: FELC@BLS.gov

Federal Explosives License (FEL) Customer Service Information
Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431



STATE OF ILLINOIS
OFFICE OF THE STATE FIRE MARSHAL
DIVISION OF FIRE PREVENTION

1035 Stevenson Drive • Springfield, IL 62703-4259



Pyrotechnic Distributor License

PLANET PRODUCTIONS/MAD BOMBER FIREWORKS
3999 E HUPP ROAD BUILDING R-3-1
LA PORTE, IN 46350

IL06-OP-00029

License #

Matt Perez

STATE FIRE MARSHAL

05/15/2021

EXPIRATION DATE

OP

CLASSIFICATION

This license may be revoked by the Office of the State Fire Marshal for failure to comply with the lawful rules regulating this program.

BAPS Fireworks Show November 2018 Site Layout Plan

BAPS Temple

Display site safety zone is 210' radius. Will use 3" and smaller display shells per NFPA 1123.

Close Proximity display site has 75' radius will use comets and mines per NFPA 1126.

No spectator will be allowed within safety zone.

- Legend**
-  BAPS Shri Swaminarayan Mandir
 -  BAPS Shri Swaminarayan Mandir
 -  Display
 -  Measure

