



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION**

**MEETING AGENDA**

**Meeting to be held at:  
BARTLETT VILLAGE HALL  
228 South Main Street, Bartlett, IL  
December 10, 2018  
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of November 12, 2018 Meeting Minutes
4. Bartlett Tap BEDA Application
5. New Business/Public Comment
6. Adjournment

**Minutes  
November 12<sup>th</sup>, 2018  
Village of Bartlett  
Economic Development Commission**

**1) Call to Order**

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

**2) Roll Call**

**Present: S. Gandsey, C. Green, D. Gunsteen, J. LaPorte, A. Lewensky, R. Miskiewicz (Chamber),  
R. Perri**

**Absent: G. Kubaszko, T. Smodilla**

**Also Present: T. Fradin, Economic Development Coordinator;  
J. Dienberg, Administrative Intern**

**3) Approval of Minutes**

**A motion was made to approve the minutes from the October 8<sup>th</sup> meeting.**

**Motioned by: S. Gandsey  
Seconded by: A. Lewensky**

**Motion Carried**

**4) Small Business Saturday**

**T. Fradin presented Bartlett's initiative supporting Small Business Saturday. Small Business Saturday is an American shopping holiday held on the Saturday after US Thanksgiving during one of the busiest shopping periods of the year. This year, Small Business Saturday will be on November 24th.**

**In 2010, the holiday was promoted by American Express via a nationwide radio and television advertising campaign. That year Amex bought advertising inventory on Facebook, which it in turn gave to its small merchant account holders, and also gave rebates to new customers to promote the event.**

**American Express publicized the initiative using social media, advertising, and public relations. Many local politicians and small business groups in the United States issued proclamations concerning the campaign, which generated more than one million Facebook "like" registrations and nearly 30,000 tweets under the Twitter hashtags #smallbusinesssaturday and #smallbizsaturday.**

Unlike several surrounding municipalities, Bartlett does not have big-box retailers like Target, Wal-Mart, Meijer or Costco, nor does the Village have a major shopping mall like Woodfield Mall, Stratford Square or Charlestown Mall.

What Bartlett does have is an interesting mix of small businesses, many of them sole proprietorships, and several of which have opened in the past few years. With that in mind, Staff requested and received promotional items from Small Business Saturday at American Express to distribute to small businesses in the downtown area and has distributed tote bags, stickers, banners, buttons and door mats for them to display between now and Small Business Saturday.

Additionally, Staff will be promoting Small Business Saturday via cable television commercials and multiple posts on the Discover Bartlett Facebook page and the Village's Twitter account, website and cable station.

Tony shared that staff has added live footage this year with multiple businesses inviting shoppers to visit their locations. Mr. Fradin also shared that the Village saved a \$500 production cost by having administrative intern Joey Dienberg do the editing in house. Tony shared the commercial to the EDC, as well as a longer ad that is being run on Facebook. After showing the video, Mr. Fradin complimented Mr. Dienberg for his work on the video.

**S. Gandsey** asked about the cost of running the ads. She advised that staff take a small \$500 chunk of that to market the videos on social media as well.

**T. Fradin** stated that within the Schaumburg and Bloomingdale cable zones, the commercial will be shown in a variety of neighboring communities through Comcast. Stating that the cost was \$2,500. Mr. Fradin said that it was a great suggestion, stating that the Village has done that in the past.

**S. Gandsey** asked if there was also going to be another coupon insert in the Bartletter this year.

**T. Fradin** stated that there would not be, saying that it is still something they can do in the spring. He added that it wasn't initially planned to be a permanent fixture. He stated that if the EDC is interested, staff could gladly put it together in the spring.

**S. Gandsey** suggested that if they do, that it would be beneficial to advertise that on social media as well.

**C. Green** stated that many businesses will be getting discounts for Small Business Saturday, as coupons do not work as well for many businesses in the downtown.

#### 5) Opportunity Site E Marketing Plan

In the Downtown TOD Plan that was worked on for approximately one year and then adopted by the Village Board in October of 2016, one of the prime residential sites was identified as Opportunity Site E.

Site E is owned by the Village and is a 1.87-acre parcel at the southwest corner of East Railroad Avenue and South Berteau Avenue. It was originally planned to be two additional residential condominium buildings to complete the Bartlett Town Center development.

The Village Board directed Staff to issue a Solicitation of Bids and Statement of Qualifications late last year, and the document was released on December 20th with a due date of February 23rd. One submittal was received; however, it was a strong submittal by developer Foxford Communities, who proposed a three-story forty-one unit apartment building designed to appear as row houses.

The minimum price was set at \$660,000, which is eighty percent of the latest appraised value of the land, \$825,000.

Due to a variety of reasons, Foxford has since withdrawn its bid to purchase and develop Site E. Staff has since received interest from several parties, however at this time the Village has not received a formal Letter of Intent to purchase it.

With the suburban apartment construction market still in play late this year, Staff will begin a marketing effort for this property including placing a sign on the site, placing it on CoStar and LoopNet and sending it out to several active developers of Transit-Oriented Development multifamily housing projects.

We will provide members of the EDC with marketing materials at an upcoming meeting and both welcome your suggestions and input as well as assistance with sending the information out to contacts you may have in the industry.

Some information on Opportunity Site E was attached to the commissioners' packets for reference.

**J. LaPorte** advised that whatever is developed in this location, that North/South Traffic be kept on Berteau to reduce congestion in the nearby apartment community where 24 families live with 80 people, adding that it is an already narrow drive, creating a natural buffer.

**T. Fradin** stated that that was a great suggestion. He added that when it gets developed it would go through the public process, adding that the site plan could be a number of different things and that nobody can do a site plan analysis until there is one. Mr. Fradin stated with confidence that when there is one, the site plan will be well thought out and in a public review process.

**D. Gunsteen** asked if this property would be looked at for commercial use.

**T. Fradin** said that the Village wouldn't be opposed to it, but added that from a commercial standpoint it isn't the most attractive site because of the perception that it has been difficult to fill certain properties on Main Street and Devon, and this one isn't visible from the main thoroughfare. Mr. Fradin also added that in the TOD plan, that site was identified as an opportunity to increase the population density in the downtown with a residential project.

**C. Green** asked about a previous study done in the TOD analyzing the residency vacancy rate. She also asked if the trend is still towards people being interested in renting as it was at that time.

**T. Fradin** stated that at the time, there were 100% occupancy in the downtown rental properties. Mr. Fradin added that there hasn't been much rental development in the last 30 years, adding that the downtown is lacking a rental property with modern amenities. He added that this study was done over two and a half years ago, he added that in this specific location, the demand is still stronger for apartments.

**S. Gandsey** asked what would happen first: Do more people bring in more businesses or if more businesses bring in more people?

**T. Fradin** stated the data showed in the TOD showed a certain type of housing demand, calling for more rental properties in the downtown.

**J LaPorte** added that it is like a "Chicken or the Egg" in terms of housing and commercial development.

**T. Fradin** stated that the Village shares as much information on both fronts with developers as he can to hopefully spark interest based on the other developments happening.

**C. Green** stated that the more residents in the downtown, the more businesses would open.

**T. Fradin** stated that they are all a part of the same equation, and that they feed off of each other.

**R. Perri** stated that he believes the Village is doing the right thing by attracting an apartment developer to the area is a big selling people, and encouraged staff to market the property.

**T. Fradin** thanked Commissioner Perri for the sentiment, adding that he hopes that within the next year he is sharing details of an upcoming development.

**J. LaPorte** asked about Site F.

**T. Fradin** stated that it is a good site, but it is owned by METRA, giving the Village little control over what happens with the site.

## **6) New Business/Public Comment**

**T. Fradin** reminded the Commissioners about the upcoming holiday open house and told them to RSVP to the Village Clerk.

**T. Fradin** added that the EDC will soon be seeing a BEDA application from the gentleman who is working to open the Bartlett Tap.

**R. Perri** asked if it is the original owner.

**T. Fradin** said that the gentleman is leasing the property, and that the original owner is now out of the picture.

**T. Fradin** added that Amita is now open as well.

**C. Green** asked if there is a website to check it out.

**T. Fradin** couldn't remember, but that it would be easy to find on the Amita website.

**C. Green** asked if work was progressing on May's

**T. Fradin** stated that he hasn't kept too much track of their progress, but they plan to open in the next few weeks.

**S. Gandsey** asked how the ICSC show at Navy Pier went.

**T. Fradin** said that it went well, and that staff had fruitful meetings with a couple different developers and businesses.

**S. Gandsey** reported on her trip to the Economic Development Boot Camp and shared that it was an eye-opening opportunity to the field. She stated that there was a captivating presentation by Mark Peterson and Intersect Illinois, and that it was a great opportunity.

**R. Perri** asked about the status of the BEDA application for Gorski Plaza

**T. Fradin** stated that his BEDA was approved and that he is seeking a Property Tax Break through Cook County, which the Village has done everything it can to help with that process.

**C. Green** opened the floor to resident Terry Witt who came to speak to the Commission.

**T. Witt** gave a document listing out many statistics answering some of the commission's questions from October. The statistics came from the Illinois Prairie Path's website. He highlighted that there were several infrared counters that counted riders on the path. He added that the average expenditure of trail travelers was \$14.29, and that could be diverted to Bartlett by completing the Brewster Creek Trail and adding wayfinding signage. Mr. Witt also reached out to Engineering firms and was informed that the assumption of \$3.1 million for the total cost was reasonable, stating that it is an Economic Development issue. He added that Grants for a Phase 1 often go to poorer communities, and Bartlett wouldn't fall in that category. He plans to go out and raise money for that Phase 1, adding that the Village could get 80% funding for the Phase 2 and the additional \$3.1 million. He asked the EDC to verbally get behind this plan to help move it forward.

**R. Perri** asked Mr. Fradin about the Village's status with future trail projects and if there are more steps the Village can take to improve what the Village currently has.

**T. Fradin** stated that his expertise is in economic development, and that there is bike and run committee that meets quarterly and that they are better suited to handle this issue. He added that he does not have the expertise to speak on the Village's behalf on that issue at this time. He did add

that a project of that degree is a part of the Village's capital budgeting process which is upcoming in the coming board meetings.

**D. Gunsteen** asked if it would be appropriate for the EDC to try to push this forward to the next level.

**T. Fradin** stated that he believes that it wouldn't be viewed as an Economic Development issue.

**C. Green** added that there is already a specific committee for this issue.

**A. Lewensky** stated that this is an \$850,000 problem, and that from an EDC perspective, that they have to justify the foot-traffic, and that the information in front of them is very misleading in terms of the number of people and the amount of money spent. He said that the information needs a lot of refining and it is very top-heavy, and does not show the benefit that Bartlett would see. He added that the numbers get real small, real quick. He added that he supports the issue personally, and would be glad to help personally, but cannot get behind it currently as a commissioner.

**S. Gandsey** agreed with commissioner Lewensky and added that she does not see a strong economic development benefit. She also advised that Mr. Witt meet with the Bike and Run Committee and work with them to push something forward.

**T. Fradin** agreed that the Bike and Run Committee would be the right body to address this.

**R. Perri** stated that they are not against it, but the EDC is not the place to get this done.

**T. Witt** stated that this has been helpful information, and that he appreciates the EDC's direction and questions.

## **7) Adjournment**

**A motion was made to adjourn the meeting.**

**Motioned by: R. Perri**

**Seconded by: D. Gunsteen**

**Motion Carried. The Meeting Adjourned at 8:12 PM**

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** December 3, 2018  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator  
**RE:** Bartlett Tap BEDA Application

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**APPLICANT:** John Castilla on behalf of Bartlett Tap/Castle Partner Group, Inc.

### **BACKGROUND:**

The building located at 113 Railroad Avenue has long been utilized as a bar and grill, from the long-standing Bartlett Tavern & Grill, often referred to as "The Tap" or "The Bartlett Tap" to Papa Pacino's and, most recently, Platform 18.

As indicated on the attached application, the building was originally utilized as a bar since circa 1884.

The last business closed in March 2017 and the building fell into foreclosure, bank receivership and disrepair. Many of the building's systems and fixtures had not been updated for years or, in some cases, decades.

Itasca Bank put the property on the market approximately a year ago, resulting in Chicago real estate investor Junior Anderson's purchase of it in late February.

Mr. Anderson showed the building to numerous potential operators, with Village staff having met with approximately eight. Multiple operators were pursuing the space when Mr. Anderson entered into a lease agreement with John Castilla this past July.

Staff has met with and worked closely with Mr. Castilla these past months in an effort to encourage and assist him with the successful re-opening of the Bartlett Tap including discussing the building's history, Mr. Castilla's concept, code upgrades and the Village's development process.

We alerted all potential operators, as well as Mr. Anderson, about the newly created BEDA program in an effort to assist a new operator in making significant improvements to this property to help make it more successful.

### **BARTLETT TAP:**

In his BEDA application, John Castilla provides a detailed report on his background, his extensive education and his background working in his parents' restaurant and bar in South Bend while growing up.

As his introductory letter states, he has been very diligent and upbeat while working hard to restore this building to the state that it once was and that area residents want it to be once more.



Acknowledging the historic nature of the building, Mr. Castilla has been working with Museum Director Pam Rohleder in terms of obtaining historical photos and striving to reestablish the business with a nod to the Village's history.

Staff has toured the building while it was in receivership, with the investor Junior Anderson upon his purchase of it, and with several would-be operators prior to John Castilla, who were either unwilling or unable to take on an extensive restoration project.

As he writes in his letter, Staff can attest to the fact that there were many repairs required including broken fixtures, mold to be removed, outdated wiring, plumbing and appliances. The walk-in cooler was not functional and most of the cooking-related items required extensive cleaning, repairs or replacement.

The fire suppression system was also outdated and had to be replaced.

All told, Mr. Castilla has detailed \$132,507 in expenditures to bring this building up to current Code and in working order so that it may once again contribute to the Village's drinking and dining options as well as contributing to the strong sense of community that will help make downtown Bartlett stronger with another great venue.

Note that Mr. Castilla's expenditure increased since he submitted the original application by \$8,000 in electrical upgrades required for the electrical box.

#### **RECOMMENDATION:**

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:

- ✓ *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.*

One of the key items in the Village's overall Strategic Plan is to develop strategies for the development of Railroad Avenue vacancies, which at the time also included the adjacent former Lucky Jack's property to the west.

The BEDA program was enacted to provide financial incentives to attract tenants to 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 leveraging private investment by providing partial financing for economic development projects.

This property, vacant and in need of significant repair, was the type of project we anticipated the BEDA program to assist.

Mr. Castilla has requested the maximum BEDA grant amount of \$50,000 for his project.

This is the fourth application this fiscal year, which was funded with \$150,000. Mr. Rafidia's application for Bartlett Plaza (\$50,000), Mr. Tantuwaya's application for Indian Express (\$25,000) and Mr. and Mrs. Nookala's application for Siri Indian Grocery (\$15,000) have committed \$90,000 so far, leaving \$60,000 to allocate through the end of the current fiscal year.

Thus, staff is recommending a BEDA grant amount of **\$35,000** to John Castilla, subject to documentation of completing the numerous upgrades as detailed in his application and once the new Bartlett Tap meets all current Building and Fire Code requirements and passes final inspection.

A \$35,000 grant amounts to 26% of the project cost for upgrading 113 W. Railroad Avenue and would leave \$25,000 to allocate within the next four months in the hope of attracting another sales tax producing business to the Village or assisting a current business with its expansion.

**Village of Bartlett Economic Development Assistance Application**

**Applicant Information:**  
Applicant(s) Name: Bartlett TAP / CASTLE PARTNER GROUP, INC  
Applicant(s) Address: 113 W. Railroad Ave  
E-Mail Address: John Castilla @ bartlett-tap.com  
Primary Contact for Project: John CASTILLA  
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: 0 Number of Years in Bartlett: 0  
Contact Name and Information for Applicant's Agent or Architect (if any):  
N/A

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

**Property Information:**  
Project Property Location/Address: 113 W. Railroad Ave  
This Property is (check all that apply): Retail  Restaurant  Office   
Other  (explain) \_\_\_\_\_  
Number of Businesses on Site: 1  
Names of Other Businesses on Site: \_\_\_\_\_  
Size of Building (dimensions or total square feet) 3,500  
Stories in building: 2 Parking spaces on property: 40  
Last Real Estate Taxes Paid: \_\_\_\_\_  
Property Tax Index Number(s) (PIN): \_\_\_\_\_  
County: Cook  DuPage  Kane

**Project Information:**  
Total Anticipated Project Cost: \$ 125,000  
Amount Requested from Village: \$ 50,000

Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)  
Handicap ramp, 136 year old boiler, floors, Compression System, ducomm system, fire code regulations, furniture, kitchen appliances  
If approved, estimated project completion date: JAN in Feb 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.

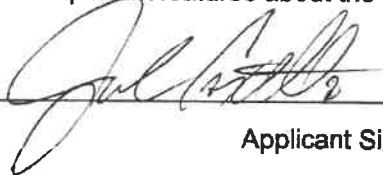
I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the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

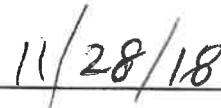
In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation 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



Date



**Return this completed application with attachments to:**

**Tony Fradin, Economic Development Coordinator**

**Village of Bartlett**

**228 S. Main Street**

**Bartlett, IL 60103**

Hova Realty Inc.  
Junior Anderson  
6150 N Milwaukee,  
Chicago, IL 60646  
Tel:773.934.3924 Fax: 773-993-0845

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Attn: Village of Bartlett

To whom it may concern,

I, Junior Anderson owner of 113 W Railroad Ave, Bartlett IL 60103 give permission to Castle Parteners Group Inc/ John Castilla to alter, remodel and make any changes they need, to my property, for their business.

Junior Anderson, Manager

Date:

11/29/18



A handwritten signature in black ink, appearing to be 'JA', is written over a horizontal line.



“Where Past “ “Meets Present”

## Bartlett Tap

113 W Railroad Drive

Bartlett, IL 60103

*Circa 1884 – Re-established 2018*



- I. *Introduction of owner*
- II. *Bartlett Tap Entertainment – Eat\*Drink\*Socialize*
  - A. *Live Music, Open Mic, Karaoke nights*
  - B. *Video Gaming*
- III. *Estimates of repair or Paid in full*
  - A. *Fox Valley Fire & Safety*
  - B. *AverUS Fire Service*
  - C. *Stuever & Sons, Inc-Beverage systems/Cooler Rehab/Labor*
  - D. *DMS Enterprise /Customs Signs*
  - E. *Windy City Booths/Furniture*
  - F. *Windy City Painters*
  - G. *JCA Painting Inc*
  - H. *Sunshine Custom Signs*
  - I. *Advanced Security Technology*
  - J. *Outdoor Metal Patio furniture*
  - K. *Outdoor décor*
  - L. *400 AMP Electrical Box overhaul*
- IV. *Village Code Inspection repairs*
  - A. *Electrical*
  - B. *Plumbing*
  - C. *General*
- V. *Menu ( Under construction )*
- VI. *Conclusion*

## I. Introduction



Let me introduce myself, my name is John Castilla, father of 2 sons (15&10 years of age). Founder of Apogee Health Partners in 2000, which is currently a 700 + physician group of doctors in the state of Illinois, which I successfully sold to pursue other business opportunities. Graduate of Indiana University, Business School(1991) and Medical Institute of Illinois(1994) in Cardiology studies. Founder and Coach of Jr.Bulldog Wrestling Club ( GRADES K- 8<sup>TH</sup>) in Riverside, IL currently in its 6<sup>th</sup> session.

As a child I grew up with parents owning a bar/restaurant in So.Bend Indiana til the age of 23, when I decided to move to Chicago. As a resident of Berwyn since 2005, I was intrigued when I was introduced to the opportunity to open the Bartlett Tap by a close friend. Not having a clue of the Village of Bartlett and it's residents, I immediately felt a warm welcome by many, so much that I am currently looking to purchase a home and reside here.

Upon learning how much history this 136 year old building has with the residents of Bartlett, it was only obvious to name the bar/restaurant the Bartlett Tap. And give it back to the Village of Bartlett and it's residence once again, this is why I put on the outdoor sign "Re-established 2018"



When I leave the doors open while working on building projects the average of 5-10 people walk inside and all have a stories tell me about it's history to them and others. Stories about the food lines out the door, fish fry Friday, ribs, coleslaw, the parties and celebrations.

I've since been introduced to Pam Rohleder of the Village Museum and with her assistance I decided to dedicate the interior décor of Black and White photographs dating back to 1885. This is why I put on the outdoor sign "Where Past" "Meets Present". The history of Bartlett and it's previous citizens is something I feel very proud to be a part of by bringing this establishment back to life. This has been one of my greatest challenges; I hope one day I can say my greatest accomplishments also.

Due to the fact this was building was left in so much despair from the previous owners or renters and stayed vacant for a few years so much is broken, molded and out of code by today's standards. Outdated electrical wiring, plumbing, appliances just to name a few, the 136 year old walk-in cooler is a main interior focal point and was in need of major repairs to function again. So many unexpected repairs and under budgeted dollars I did not foresee when I accepting this challenge.

In my proposal to the Village Board and the Economic Development Assistance Program officials, I will try my best to give all of you all a snap shot of the challenges I face daily. Without the assistance of the Village I can not begin to tell you when or if I can even open the doors. I know one thing this place is missed by so many.

Sincerely,

John Castilla

Castle Partners Group, Inc



## II. *Bartlett Tap Entertainment – Eat\*Drink\*Socialize*

The “ B “ at the top of this page was found in photos from early 1910, I was able to get a graphic designer to copy it and bring it back to life. I hope it brings “Good Luck”. Without our Past, there is no Present, I was once told, that is why I chose to add this slogan to the outdoor sign “Where Past” “Meets Present”

II.(A) Video Gaming – in conjunction with Hyperactive Gaming Corp, Bartlett tap gaming application is in final review with the IGB.

II.(B) Live music, Karaoke nights, open Mic night

Bartlett Tap will enjoy hosting on selective nights live soft rock, jazz, blues and Country music to its new small stage. With a new digital juke box in place that also offers Karaoke abilities to entertain it’s patrons. If this isn’t enough on select nights “ open Mic nights “ to either comedians or whatever the theme or suggestions. Our newly built interior stage section will also provide extra seating when not in use.

***Now let me show you all the unexpected repairs,  
replacements and needs to get this building back on track,  
exhibits, estimates and photos provided.***

III(A). Fox Valley Fire and Safety estimate (Exhibit A)

**\$19,965.00 estimate**

Upon recommendations by Bartlett Fire Marshall, Michael Heimbecker, the inspections to bring the building up to code for the safety of the patrons and property. Needed in order to obtain Occupancy certificate which is needed to obtain Business License.

**\*\*At NO TIME was any owners or Lease holders responsible to get this done or if so, ignored it due to cost. OUTDATED TECHNOLOGY**



(Exhibit A) 1 of 2



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service  
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

November 8, 2018

Bartlett Tap  
Attn: John Castilla  
113 Railroad St  
Bartlett, IL 60103  
Via E-Mail: [johncastilla@bartlett-tap.com](mailto:johncastilla@bartlett-tap.com)  
Phone: 312-545-9089

**Subject: Bartlett Tap FA Install, 113 Railroad St, Bartlett, IL**

Dear John:

Fox Valley Fire & Safety is please to submit this proposal for the design, submittal, installation, and final checkout of the fire alarm system. This proposal is based on our walk through and discussion.

**Fire Alarm Engineering Design, Submittals & Installation**

- 1 – Fire alarm control panel (NFW-50X) & Batteries
- 1 – ANN-80 Fire alarm annunciator
- 4 – Manual pull station
- 3 – NP-100 Photoelectric Detector with Base
- 1 – FWSG Wireless Gateway
- 3 – FWD-200P Wireless Photo Detector
- 10 – NH-100 Thermal Detector with Base
- 4 – STR Strobe Lights
- 6 – HSR Horn Strobes
- 1 – NMM-100 Monitor Module Ansil Tie-In
- 1 – Materials, Connect, Program & Test
- 1 – Engineered Drawings & AHJ checkout

Your cost .....\$ 19,965.00

**Clarifications / Qualifications:**

1. No considerations have been made in this proposal for providing overtime / premium labor. If overtime / premium labor hours are required by others, please contact our office for additional price information.
2. Fox Valley Fire & Safety will secure permit for this scope of work. All permit &/or review fees incurred will be billed in addition to the proposed amounts above.
3. Unless agreed to in writing, no products, services or installation not listed above have been included in this proposal. No considerations have been made in this proposal for modifications or additions to the fire sprinkler system, fire extinguisher quantities or locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detectors, or any other systems or services.

(Exhibit A) 2 of 2

- locations, single-station (non-fire alarm system) smoke detectors or carbon monoxide detectors, or any other systems or services.
4. If any changes to the scope of work are required by the Authority Having Jurisdiction, additional costs may result.
  5. No considerations have been included in this proposal for the ongoing maintenance and monitoring of the fire alarm system. See the attached contract for Radio Monitoring Agreement.
  6. No considerations have been made in this proposal for patching, painting, or re-surfacing of existing wall and ceiling surfaces. Any patching, painting, or re-surfacing services will be the responsibility of others.

I appreciate the opportunity to be of service to you in the performance of this work. If you have any questions, or if I may be of further assistance, please feel free to contact me at 847-695-5990, ext. 393.

Sincerely,

Mark Oleferchik  
Fire Protection Specialist

Credit Terms:

1. All orders are subject to credit approval and may require a deposit; prior arrangements notwithstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

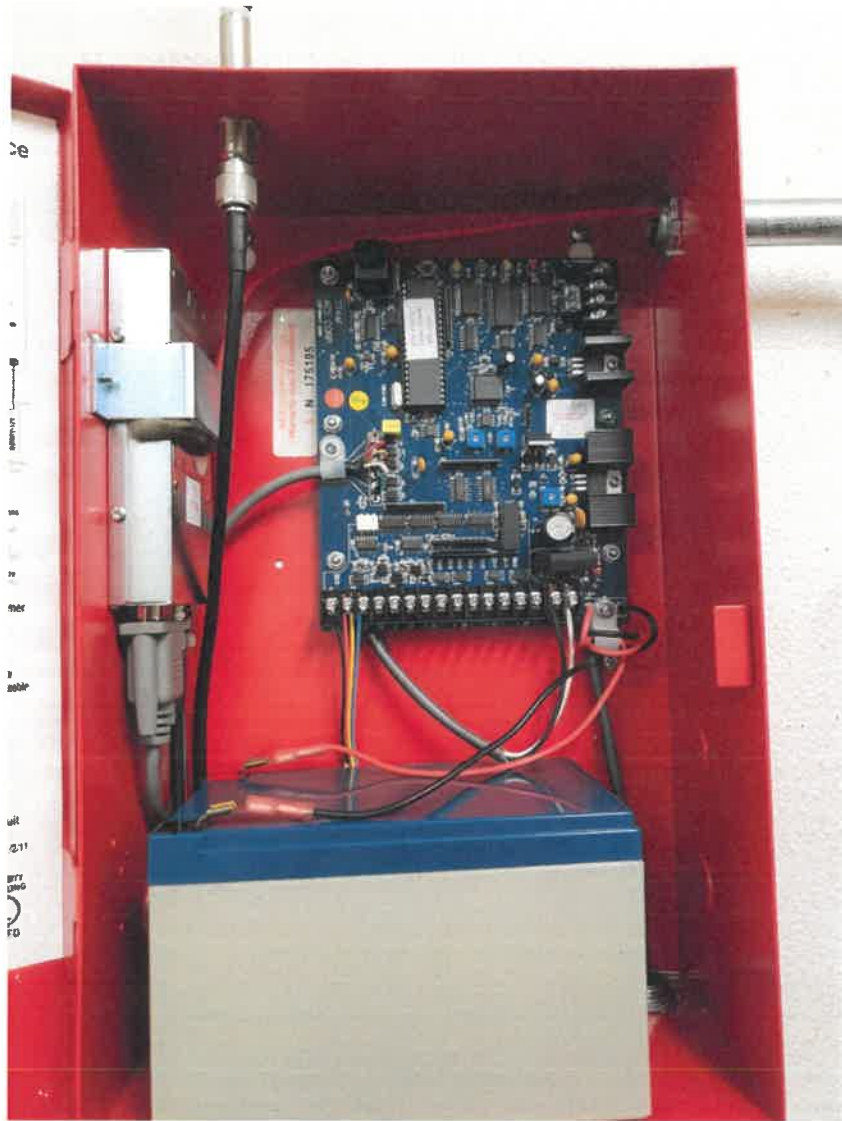
**III(B). AverUs Fire System ( Exhibit B ) ( SEE PHOTOS )**

**\$3,736.00 estimate**

Compression fire system, exhaust hood, valves, fire extinguishers, All fire systems devices are EXPIRED.

\* Compression system re-certification expires after 12 years, this system was expired roughly 2016.

**OUTDATED TECHNOLOGY ( NOT THE SAME BOX AS ABOVE )**



20  
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95  
100

Exhibit B - 1 of 4



3851 Clearview Court  
Gurnee, IL 60031  
(800) 393-8287

Bartlett Tap  
113 W. Railroad Ave  
Bartlett, IL 60103

Date: 11/1/2018  
Acct #:  
Proposal #: 116818

Filters

FILTER EXCHANGE SERVICE

Averus will exchange grease laden filters; no cleaning will take place on premises.

- A. Grease laden filters are removed by Averus technicians and clean UL-listed filters are installed.
- B. Filters are cleaned at the Averus Service Center, using a proprietary method to remove grease and filter it from waste water.
- C. Filter exchange is a filter rental program, filters are the property of Averus, customer is responsible to use filters as specified.
- D. Filters not returned at the cancellation of service will be billed in full.

Item	Qty	Price	Subtotal	Tax	Total
Filter Exchange Service	6	\$9.00	\$54.00	\$0.00	\$54.00



(6)16X20 Filters Every 3 months.

Total for Filters:

\$54.00

CANCELLATION POLICY

Buyer may cancel with a 30 day written notice to Averus, and only upon such terms as will indemnify and reimburse Averus for all loss or damage resulting there from, including without limitation: direct costs, overhead, reasonable contract profits and expenses which Averus has become committed to in order to fulfill the Service Agreement. This agreement will continue for one (1) year from the effective date unless terminated earlier only as follows by mutual written consent of Averus and Customer or by either party upon thirty (30) day prior written notice to the other party, with or without cause. Agreement will renew each year, unless notified otherwise, pricing is subject to annual increases.

ACCEPTANCE OF TERMS

Your signature below serves as your company's acceptance of this agreement. Upon receipt of signed agreement, Averus will process and schedule services. Lead time for first service is thirty (30) days from receipt of signed agreement unless otherwise agreed upon with an Averus representative. Price may not include applicable taxes, permits, third-party vendor sites, and other costs not specifically stated, or fuel surcharge. Payment for service is due upon receipt, Averus retains ownership of all goods until such time as payment is made in full. Mail Payments to: 3851 Clearview Court; Gurnee, IL 60031. Late payment is subject to interest of 1.5%/month. In the event of default of payment, Averus is entitled to recover all costs of collection including collection fees and reasonable attorney's fees.

Print Name and Title

Signature

11 / 1 / 2018  
Date



Exhibit B - 2 of 4



Date: 10/30/2018  
Acct #:  
Proposal #: 116709

3851 Clearview Court  
Gurnee, IL 60031  
(800) 393-8287

Bartlett Tap  
113 W. Railroad Ave  
Bartlett, IL 60103

Grease Exhaust System Cleaning

KITCHEN EXHAUST SYSTEM

Averus will clean all accessible areas of your exhaust system in accordance with NFPA 96 Standards.

- A. HOOD: Clean the entire hood accessible areas of the duct work, plenum, wipeout, scrape if necessary, and polish.
- B. DUCTWORK: Clean from the fans down then up the ductwork from the hood.
- C. ROOF: Clean fan bowl and flip, if possible, to clean underside of fan blades and down the ductwork (no cleaning of motor, housing, bearings, or other components)

Item	Frequency	Qty
<b>Main Line</b>	1	1
1-20' Hood		
Oven, Char, 6B, Flat, 6B, 2 Fryers		
2-3' Horizontal Ducts		
2 Side mounte fans		

Yearly Total for KEC:

\$575.00

ADDITIONAL PROPOSAL NOTES:

Service will be scheduled with a manager, in advance; cancellations not notified one business day in advance will be assessed a fee of \$165 or one half the cost of service, whichever is greater. Systems with excessive carbonized build-up will be assessed an initial cleaning fee added to their 1st invoice. (Upon inspection of system prior to cleaning.) Hood filters are not part of the service and must be properly cleaned by restaurant facility. Averus has an available filter program. Additional repairs, existing damages, or deficiencies are not the responsibility of Averus, they are outside the scope of this work and any loss of business or issues that result are not the responsibility of Averus, INC. Deficiencies, as defined by current NFPA code, will be notified directly to the location after service, a quote will be provided for items we can assist in correcting. Averus will furnish all Labor, Insurance, Workers Compensation, Chemicals, Plastic, Pressure Washers, Cleaning Materials, Tools, Appointment Setting, and Billing.

CANCELLATION POLICY

Buyer may cancel with a 30 day written notice to Averus, and only upon such terms as will indemnify and reimburse Averus for all loss or damage resulting there from, including without limitation: direct costs, overhead, reasonable contract profits and expenses which Averus has become committed to in order to fulfill the Service Agreement. This agreement will continue for one (1) year from the effective date unless terminated earlier only as follows by mutual written consent of Averus and Customer or be either party upon thirty (30) day prior written notice to the other party, with or without cause. Agreement will renew each year, unless notified otherwise, pricing is subject to annual increases.

ACCEPTANCE OF TERMS

Your signature below serves as your company's acceptance of this agreement. Upon receipt of signed agreement, Averus will process and schedule services. Lead time for initial or first cleaning is thirty (30) days from receipt of signed agreement unless otherwise agreed upon with an Averus representative. Price does not include applicable taxes or fuel surcharge of \$14.15 per trip. Payment for service is due upon receipt. Mail Payments to: 3851 Clearview Court; Gurnee, IL 60031. Late payment is subject to interest of 1.5%/month. In the event of default of payment, Averus is entitled to recover all costs of collection including collection fees and reasonable attorney's fees.

Print Name and Title

Signature

10/30/2018  
Date

CANCELLATION POLICY

Buyer may cancel with a 30 day written notice to Averus, and only upon such terms as will indemnify and reimburse Averus for all loss or damage resulting there from, including without limitation: direct costs, overhead, reasonable contract profits and expenses which Averus has become committed to in order to fulfill the Service Agreement. This agreement will continue for one (1) year from the effective date unless terminated earlier only as follows by mutual written consent of Averus and Customer or be either party upon thirty (30) day prior written notice to the other party, with or without cause. Agreement will renew each year, unless notified otherwise, pricing is subject to annual increases.

ACCEPTANCE OF TERMS

Your signature below serves as your company's acceptance of this agreement. Upon receipt of signed agreement, Averus will process and schedule services. Lead time for first service is thirty (30) days from receipt of signed agreement unless otherwise agreed upon with an Averus representative. Price may not include applicable taxes, permits, third-party vendor sites, and other costs not specifically stated, or fuel surcharge. Payment for service is due upon receipt, Averus retains ownership of all goods until such time as payment is made in full. Mail Payments to: 3851 Clearview Court; Gurnee, IL 60031. Late payment is subject to interest of 1.5%/month. In the event of default of payment, Averus is entitled to recover all costs of collection including collection fees and reasonable attorney's fees.

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

"Exhibit B" 3 of 4



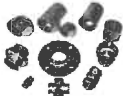


3851 Clearview Court  
Gurnee, IL 60031  
(800) 393-8287

Bartlett Tap  
113 W. Railroad Ave  
Bartlett, IL 60103

Date: 10/30/2018  
Acct #:  
Deficiency #: 116710

Dear Customer,  
We recently serviced your fire protection equipment and found the NFPA deficiency item(s) below. We are required by code and our insurance carriers to notify our customers of any deficiencies pertaining to a location we currently service. Enclosed are the NFPA codes as well as a quote for your convenience. This notice provides adequate representation of the deficiencies found and if you would like to have corrected please sign the bottom of this form and return via fax; upon receipt of signed quote work will be completed within thirty days unless otherwise noted. In the event a deficiency quote is not approved Averus will not accept responsibility for further damages, wear, fire event or system failure.

Item	Qty
Service Call - Repair or Emergency <i>Scope of work - (20KP-475 tanks due for hydrostatic testing. Detector tubing, &amp; nozzles will be replaced. Equipment - 60" Oven, 50" Char, 36" 6B, 36" Flat, 36" 6B, (2)15.5" Fryers. (2)24" Ducts. All work will be installed according to NFPA, UL-300, and manufactured specifications. (3)10lb ABC will be hydro tested. Pricing includes all parts and labor necessary to complete repair.</i>	1
Labor per Hour <i>Necessary Labor to Complete Repair</i>	8
Fuel Surcharge	1
Amerex KP 4.75 Hydro  <i>NFPA 17A-7.5.1 Wet chemical extinguishing systems shall be subjected to hydrostatic pressure testing at intervals not exceeding 12 years</i>	2
10#ABC Hydro/Recharge  <i>NFPA10-8.3.1 Hydrostatic test intervals for extinguishers- Dry Chemical - stored pressure with mild steel shells. 12 Years</i>	3
Pipe and Fittings  <i>Pipe and Fittings</i>	1

Bartlett Tap  
113 W. Railroad Ave  
Bartlett, IL 60103

Submitted on 10/30/2018  
Quote good for 30 Days

"Exhibit B" 4 of 4



Date: 10/30/2018  
Acct #:  
Deficiency #: 116710

Amerex Detection Tubing per Foot 20  
*UL Listed and Manufacturer Supplied Pressurized  
Detection Tubing. Requires replacement every 3 years.*



Nozzle, Amerex 15



Vent plug 4



Total: \$3,736.00

**ADDITIONAL PROPOSAL NOTES:**

Please note that any deficiencies or repairs that are found while performing the inspection will be in addition to the inspection cost. Prior to performing any repairs we wFire Partsill notify the customer on site. If a repair can not be made on site a proposal will be provided to the customer.

**ACCEPTANCE OF TERMS**

Your signature below serves as your company's acceptance of this agreement. Upon receipt of signed agreement, Averus will process and schedule services. Lead time for inspection or deficiency repair is fifteen (15) days from receipt of signed agreement unless otherwise agreed upon with an Averus representative. Price may not include applicable taxes, prints, permits, electric or others not specifically stated, or fuel surcharge. Payment for service is due upon receipt, Averus retains ownership of all goods until such time as payment is made in full.

Justin Castella  
Print Name and Title

[Signature]  
Signature

10/31/18  
Date

Please contact Justin at 800-393-8287 ext 6114 or Sean at ext 6002 with any questions you may have.  
Fax approval to 888-313-7041 or e-mail Justin.Seedoff@AVERUS.com or Sean.Stewart@AVERUS.com

Bartlett Tap  
113 W. Railroad Ave  
Bartlett, IL 60103

Submitted on 10/30/2018  
Quote good for 30 Days

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**III(C). Stuever & Sons Beverage system (Exhibit C)/ Cooler Rehab**  
**\$10,727.83 ( PAID ) (SEE PHOTOS)**

New Tappers, lines, mixer for Nitrogen and Oxygen mixture, Installation

Walk-IN Cooler Rehab Cost

**\$3,500 Labor ( PAID) Cooler rehab (SEE PHOTOS), rebuild(4) interior walls, \$ 550.00 ( PAID) replace insulated walls, ceiling, floor. (SEE PHOTOS)**



(Exhibit C) 103



# Estimate

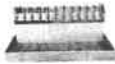

10/22/2018

To:  
John Castilla  
133 w Railroad Ave  
Bartlett, IL

Project:  
Bartlett Tap  
133 w Railroad Ave  
Bartlett, IL

From:  
Stuever & Sons, Inc.  
Glen Gast  
330 W Fay Suite B  
Addison, IL 60101  
630-307-8787

Job Reference Number: GLNAQ110

Item	Qty	Description	Sell	Sell Total
1	1 ea	<b>DRAFT BEER / WINE DISPENSING TOWER</b> Micro Matic USA Model No. KRONOS-12SSKR  Kronos Draft Tower, wall mount, 36"W x 20-1/4"H, glycol cooled (Kool-Rite™ integrated module), (12) polished stainless steel faucets (handles not included), 3" OC, 13" faucet clearance, integrated drip tray with removable perforated insert, stainless steel product lines & copper coolant lines, front skirt included, brushed stainless steel, NSF	3,390.02	3,390.02
			<b>ITEM TOTAL:</b>	<b>3,390.02</b>
2	4 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. 83315-EAM Economy Secondary Regulator Panel Kit, (1) pressure, (3) products, gas hoses & beer lines, stainless steel wall brackets	350.00	1,400.00
			<b>ITEM TOTAL:</b>	<b>1,400.00</b>
3	1 ea	<b>CHEAP CHILL</b> Custom Circulating pump and misc. parts for instalation	75.00	75.00
			<b>ITEM TOTAL:</b>	<b>75.00</b>
4	1 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. PL-HCDB High Capacity Drain/Waste Bottle	155.00	155.00
			<b>ITEM TOTAL:</b>	<b>155.00</b>
5	2 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. 60703  Polar Flo Propylene Glycol - 1 Gallon	66.00	132.00
			<b>ITEM TOTAL:</b>	<b>132.00</b>
6	20 ft	<b>BEVERAGE TRUNK HOUSING</b> Micro Matic USA Model No. CD11244-X Packed 1 ft GEN-X® Trunk Line, for beer system, (12) 1/4" I.D. Brewmaster II barrier product lines, (4) 3/8" I.D. polyethylene glycol lines, 15 oz. beer per 50 ft, Black Diamond® jacket (priced per foot)	31.50	630.00

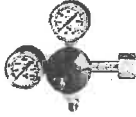



Bartlett Tap

Initial: \_\_\_\_\_  
Page 1 of 3

(Exhibit C) 2 of 3

Stuever & Sons, Inc.

10/19/2018

Item	Qty	Description	Sell	Sell Total
			<b>ITEM TOTAL:</b>	<b>630.00</b>
7	1 ea	<b>CO2 REGULATOR</b> Micro Matic USA Model No. 942 Soft Drink Regulator - CO2 Primary - Operating Pressure 110 MAX	140.00	140.00
				
			<b>ITEM TOTAL:</b>	<b>140.00</b>
8	1 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. IK-4 Dispense System Installation Kit, 1/4", glycol cooled, includes: 30-stepless clamps (105SL) 50-stepless clamps (1405L) 20-single ear clamps (1314) 30-single ear clamps (1317) 10-1/4" stainless steel tailpiece (526BS) 8-stainless steel splicer 3/8" x 3/8" (SSS-C2) 10-stainless steel splicer 1/4" x 1/4" (SSS-B2) 2-stainless steel elbow 3/8" x 3/8" (SSE-C2) 4-stainless steel U-bend, 3" L (SSU-C2) 1-vinyl hose 3/16" O.D. (547C600) 1-braided vinyl hose, 3/8" I.D. (550WD600C) 12-pre-wrapped glycol lines (CDI-GLY-2) 1-2" barrier tape (CDI-TAPE-2) 1-2" foil tape (ES-2FT) 1-2" foam insulation tape (ES-IT30) 1-2" moisture tape, (ES-ST), 1- 1-7/8" O/D x 1/2" wall (ES-FR178) 1- 1/2" I.D. x 1/2" wall (ES-11L)	540.00	540.00
				
			<b>ITEM TOTAL:</b>	<b>540.00</b>
9	11 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. 7485B5 D System Keg Coupler, chrome-plated brass body & 304 stainless steel probe, black	62.90	691.90
			<b>ITEM TOTAL:</b>	<b>691.90</b>
10	1 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. G408 Keg Coupler, U System, tap, ergo lever handle	117.90	117.90
				
			<b>ITEM TOTAL:</b>	<b>117.90</b>
11	1 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. 12543 Stout & Ale Faucet, polished stainless steel body, short shank for tower use	141.00	141.00
Class 77.5				
			<b>ITEM TOTAL:</b>	<b>141.00</b>
12	1 ea	<b>DRAFT BEER SYSTEM PARTS</b> Micro Matic USA Model No. MM200 Pro-Line Gas Blender, double blending panel wall mount, preset pressure, blends 25% CO2/75% N2 & 70% CO2/30% N2	1,440.01	1,440.01
				
			<b>ITEM TOTAL:</b>	<b>1,440.01</b>

Initial: \_\_\_\_\_  
Page 2 of 3

Bartlett Tap

(Exhibit C) 3 of 3

Stuever & Sons, Inc.

10/19/2018

Merchandise	8,852.83
Freight	125.00
Installation	1,750.00
Total	10,727.83

By Others:  
All Electrical Requirements  
All Plumbing Requirements  
All Permit Requirements  
Dumpster or Trash Removal  
50% Deposit on Acceptance  
50% on Completion

I have authority to order the work outlined above. I agree that Seller retains title to equipment/materials furnished until final payment is made. IF payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of the seller.

Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Project Grand Total: 10,727.83

Bartlett Tap

Initial: \_\_\_\_\_  
Page 3 of 3



ALL (4) WALLS HAD TO BE RE-BUILT AND REPAIRED& FLOOR







III.(D) DMS Enterprise ( Exhibit D) – Handicap Ramp Repair – (SEE PHOTOS)

**\$2,800.00 ( PAID)**- replace and repair broken ramp boards, Repair damaged broken metal handicap railing.

structure and labor, materials.



"Exhibit D" 1 of 2

**DMS Enterprises**

General Contractor at Rollback Savings!  
773-449-0014  
[mingo.soto@yahoo.com](mailto:mingo.soto@yahoo.com)

DATE Sept. 10  
2018

Bill To: Bartlett TAP  
113 W. Rait Road Ave

Quotation valid until: 2018  
Prepared by:

Comments or special instructions: Handi Cap Ramp

Description	AMOUNT
Re Pair weathered worn Handi Cap Ramp	BALANCE 2000.00
Repair Railing, Replace ALL weather Boards	
Replace Latic's on side	
Half AWAY TRASH	
	Dep Paid. 1500.00
Balance due upon completion	Check # 1026 \$ -

If you have any questions concerning this quotation, contact Domingo by Phone, or E-mail

THANK YOU FOR YOUR BUSINESS!

Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractor's signature Domingo Soto Date \_\_\_\_\_

**Changes in Work**

The owner may make changes by altering, adding to or deducting from the work, with the contract and contract price being adjusted accordingly. Changes to the work require written change notice form signed by both the owner and the contractor.

"Exhibit D" 2 of 2

**DMS Enterprises**

General Contractor at Rollback Savings!  
773-449-0014  
[mingo.soto@yahoo.com](mailto:mingo.soto@yahoo.com)

DATE Sept 10, 2018

Bill To: Bartlett TAP  
113 W Rail Road Ave

Quotation valid until: 2018  
Prepared by:

Comments or special instructions:

Description	AMOUNT
<u>Installed Sign</u> <u>Rent Lift &amp; Brackets</u> <u>Build Frame Support's mounts</u>	<u>800.00</u>
Balance due upon completion	Check # <u>1025</u> \$ -

If you have any questions concerning this quotation, contact Domingo by Phone, or E-mail

THANK YOU FOR YOUR BUSINESS!

Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractor's signature Domingo Soto Date \_\_\_\_\_

**Changes in Work**

The owner may make changes by altering, adding to or deducting from the work, with the contract and contract price being adjusted accordingly. Changes to the work require written change notice form signed by both the owner and the contractor.

III.(E) Windy City Booths (Exhibit E)

**\$28,170.73 estimate**

All furniture inside the bar is either damaged, dented, out dated, New interior to match the Bartlett history of interior décor. Chairs, tables, bar Stools, Bench/Booths.

---



4311 S WESTERN BLVD  
 CHICAGO, IL 60609  
 773-523-3355

**Estimate**

**Windy City Booths**

For: Castle Partnegroup Inc.  
 Japlatinum@gmail.com  
 113 W. Railroad Bartlett Illinois

Estimate No: 333  
 Date: 11/01/2018

Ship To:

Tracking No  
 Ship Via  
 FOB

Description			
Banquet upholstery back tufted plane seat 17'-3"x 10'-6"x 3'-0	1	\$8,250.00	\$8,250.00
Wood oak table tops 30"x 48"	6	\$450.00	\$2,700.00
Wood oak table top 36"x 36"	6	\$450.00	\$2,700.00
Wood Barstool upholstery seat black	40	\$250.00	\$10,000.00
Metal bassist	13	\$80.00	\$1,040.00
		<b>Subtotal</b>	<b>\$24,690.00</b>
		<b>TAX 10.25%</b>	<b>\$2,530.73</b>
		<b>Shipping</b>	<b>\$950.00</b>
		<b>Total</b>	<b>\$28,170.73</b>

**Total \$28,170.73**

III. (F) Windy City Painter (Exhibit F)

**\$7,000.00 (PAID)**

Repair and stain the back bar back to its original color, Rebuild and repair and stain and the front bar, tile. Sand and re-stain the Interior cooler, rebuild the Cooler Door and Install.

(Exhibit F) Windy City Painters

INVOICE NO. 073603

INVOICE				
PAID TO Barlett Tap	SHIP TO Castle Partners Corp inc			
ADDRESS 113 E. Railroad Ave	ADDRESS			
CITY, STATE, ZIP Barrington IL 60103	CITY, STATE, ZIP			
CUSTOMER ORDER NO.	SOLO BY	TERMS	F.O.B.	DATE
- Sanding and staining Front and back necks, doors (2) built over cooler, stain back				
- Staining and spray of large wood over (2) front and back pits and over (2) walls over cooler				
- Paint Black color side & end over front bar				
- Install side 8 in wide wood to front bar (Metallic square)				
Materials and labor				\$ 7,000.00
(Seven thousand and no/100 only)				

PAID FULL











Repaired and rehatted door and Cooler floor

III.(G) JCA Painting Inc ( Exhibit G)

**\$6,500.00 estimate**

Prime, Paint, repair interior wall and paint with two coats, all walls and ceiling trim, kitchen, 3 Restrooms, hallway.

✓ (Exhibit G) 1 of 2



**John Castilla, Castle Partners Group**  
113 W. Railroad Ave.  
Bartlett, IL 60103  
(312) 545-9089

**JCA Painting Inc.**  
P.O. Box 1324  
North Riverside , IL 60465  
Phone: (773) 814-1240  
Email: jcapaintinginc@gmail.com

Estimate # 001230  
Date 11/01/2018  
PO # Bartlett Tap

Description	Total
<b>TOTAL LABOR AND MATERIALS</b>	<b>\$6,500.00</b>
* This include preparation, 1 coat of priming and 2 coats of paint on:	
-Bar area	
-Stage area	
- New gaming wall	
-Gaming bathroom	
- Prep work area	
- Bathrooms	
- Kitchen area	
-Back rooms	
* all materials included, flat finish on the ceilings and eggshell on the walls. All paint to be Benjamin Moore	
<b>Subtotal</b>	<b>\$6,500.00</b>
<b>Total</b>	<b>\$6,500.00</b>

III.(H) Sunshine Custom Signs (Exhibit H) (SEE PHOTO FRONT PAGE)

**\$1,500.00 (PAID) + ( EXHIBIT D, INSTALL)**

**Bartlett Tap Exterior Sign, Reflective material, heavy duty gauge metal**

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1159  
- Vehicle Wraps - Window Graphics  
- Banners - Labels - Decals

4930 W. Flournoy Chicago, IL 60644  
708-228-6985  
sscustoms1@gmail.com

PHONE \_\_\_\_\_ DATE 10/03/18  
NAME Castle partners Group Inc.  
ADDRESS 3536 Harvey Ave.  
Berwyn IL 60404

QTY.	DESCRIPTION	PRICE	AMOUNT
1	Sign 84" x 48" Aluminum Panel w/ Reflective Lettering		\$1500
	Paid w/ check # 1012		

ALL SALES ARE FINAL / NO REFUNDS

Approved by: 

Thank You

SALES TAX	
SUBTOTAL	
DEPOSIT	\$1500
TOTAL BALANCE	\$0

(Exhibit H) (1 of 1)

4)III.(I) Advance Security Technology ( Exhibit I )

**\$31,632.74 estimate**

Full HD , Audio, indoor out/ door camera system(16), 24 channel Video recorder,(6) flat screen tv's,(6) tv mounts, wiring, install

(Exhibit I) 1 of 2

**Invoice**

DATE	INVOICE #
11/1/2018	2018277

**ADVANCED SECURITY TECHNOLOGY**  
**6150 N Milwaukee Ave**  
**Chicago , IL 60646**  
**info@astchicago.com**  
**773-717-4801**

BILL TO
Bartlett Tap/John Castilla 113 W Railroad Ave Bartlett, IL 60103

SHIP TO
113 W Railroad Ave Bartlett, IL 60103

P.O. NUMBER

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
NV-8424T	24 Channel HD Digital Video Recorder -3TB Hard Drive -Analog & HD-TV1 Video In: 24CH -IPC Input: Up to 8CH 1080P@30fps -Audio In/Out: 4CH/1CH, RCA -Video Output: VGA/HDMI up to 1080P	1	1,450.00	1,450.00T
HD-14221R	Full HD 1080P 2 MP Dome Camera - 2.8mm Wide Angle Lens - 24 pcs IR LED - Vandal Proof - Indoor & Outdoor - DC 12V	16	275.00	4,400.00T
CR1500	CROWN XLS POWER AMP -1550W @ 4 Ohms Bridged -Total Harmonic Distortion (THD): < 0.5%	3	550.00	1,650.00T
AM-S12	AMERICAN AUDIO 12" PASSIVE FULL-RANGE SPEAKER -350W Continuous -Frequency Response 59Hz - 20kHz (-3dB) 51Hz - 21kHz (-10dB) - (SPL): 128dB Peak	6	450.00	2,700.00T
65-NU8000	Samsung 65NU8000 Flat 65" 4K UHD 8 Series Smart TV	6	1,350.00	8,100.00T
DMIDDRACK	Middle Atlantic 16U Equipment Wall Mount Rack	1	550.00	550.00T
HD-EX210	HDMI Over Cat5 Extender 180 ft Distance 4k Resolution Single Cat5 Connection	6	125.00	750.00T

Call, NITECH (Exhibit I) 2 of 2

**Invoice**

DATE	INVOICE #
11/1/2018	2018277

**ADVANCED SECURITY TECHNOLOGY**  
**6150 N Milwaukee Ave**  
**Chicago, IL 60646**  
**Info@astchicago.com**  
**773-717-4801**

BILL TO
Bartlett Tap/John Castilla 113 W Railroad Ave Bartlett, IL 60103

SHIP TO
113 W Railroad Ave Bartlett, IL 60103

P.O. NUMBER

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
HR-1000	Advanced Universal Remote Wireless RF Extender	1	450.00	450.00T
MT-553	LCD Ceiling Mount	6	125.00	750.00T
MR4300	Panamax 9-Outlet Power Management with Surge Protection and Power Conditioning	1	275.00	275.00T
EA-P600	EnGenius Dual Band Long Range Ceiling Mount Access Point	2	185.00	370.00T
Parts	Camera Video Wire Camera Power Wire TV Video Wire Speaker wire Power Supplies Connectors	1		1,850.00T
Labor	Flat rate - Install - Setup - Training	1		5,950.00
1 Year Warranty on Parts and Labor PAYMENT TERMS 50% Deposit 50% Upon Completion			Subtotal	29,245.00
			10.25% Tax	2,387.74
			<b>Total</b>	<b>31,632.74</b>



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III.(J) Outdoor metal furniture and chairs, Re-pair existing metal fence

***\$2500.00 estimate/ Menards Website***

(8) Outdoor metal tables and (32) metal chairs

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III.(K) Outdoor Décor

**\$900.00 estimate, Menards**

Outdoor custom flower boxes, fence, lighting

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III. (L) 400 AMP Electrical Box overhaul, Thru out the years the Main electrical box has had many repairs and additional add ons, not sure if professionally added or not. But we have determined in order to maintain a safe and sound piece of mind we do the right thing and have it under go a overhaul to insure it's safe and compliant to code.

ESTIMATE

John Castilla  
113 W. Railroad Ave.  
Bardett, IL 60103  
(312) 545-9089

Cain Ramirez  
4919 Kennedy Rd.  
Peotone, IL 60468  
Phone: (773) 226-1071  
Email: maxgodinez.mg@gmail.com

Estimate # 000033  
Date 12/03/2018

Description	Total
400 Amp Service Single Phase	\$8,000.00

The current 200 amp 3 phase will be replaced by a new 400 amp service single phase with new 400 amp panel and a 200 amp sub panel. New brakes will be set screw breakers. New 400 amp meter socket. Water ground and grounding rod to be added as well.

<b>Subtotal</b>	<b>\$8,000.00</b>
<b>Total</b>	<b>\$8,000.00</b>

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**ESTIMATE \$8,000.00**

IV. Village Code Inspection Repairs, PERMITS ON FILE

**\$1,500.00 (PAID)** Electrical Contractor on file with Village

**\$3,000.00 ( PAID)** Plumbing Company on file with Village

**\$2800.00 (PAID)** General Contractor/ GLD & DMS Enterprise

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**\$4,575.00 / to date Paid in Full**

Castle Employee Labor hours to clean kitchen appliances, floors, many repairs non-permit required, Employee Rich Tienda

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**GRAND TOTAL =                    \$132,507.30**

**As to date, this doesn't include any replacement of kitchen appliances, Grease trap replacement, Plates, Cooking utensils, Glass wear, Silverware, Dishwasher, Ice machine, Ice bins (3) Restroom repairs and remodeling, Server station, POS system and printers, Cable or wifi, Parking lot repairs suffered during construction of new buildings behind the building.**

**(NEXT PAGE)**

**Misc. Photos of repairs, water damage floors, broken pipes, HVAC , Re-paired and cleaned Kitchen appliances, roof damage**



**Appliances Repaired and Cleaned professionally by service**



# V. MENU

Menu is still under development but will consist of many ideas and suggestions from residents, Kids menu also.

*Edgar*

## Reinvent the meal

October 15-26, 2018

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FOODSERVICE • CHINA

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### Reinvent the meal

#### Sandwiches & Burgers

<p><b>27923</b> 4oz Bk Broiled Shredded Beef &amp; Swiss Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 42 ea case</p> <p><b>60228</b> 4oz Bk Broiled Ready Turkey Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p> <p><b>67941</b> 6oz Bk Assorted French 4oz Sandwich \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p> <p><b>60244</b> 4oz Bk West Coast Beef Patty 4oz Hamburger \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 38 ea case</p> <p><b>60245</b> 6oz Bk Pork Loinhouse Sandwich Lettuce Shredded &amp; Tomatoes \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p>	<p><b>60246</b> 4oz Bk Broiled Ready Beef Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p> <p><b>70248</b> 4oz Bk Broiled Ready Ham Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p> <p><b>60247</b> 6oz Bk Jones Dairy Bacon Sandwich \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p> <p><b>67942</b> 6oz Bk West Coast Prime 2oz* Regular Burger \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p> <p><b>60249</b> 6oz Bk West Coast Prime 2oz* Double Cut Saturated Burger with 1oz Saturated ground beef, red onion, onion, pickles and sauce. \$11.95 \$1.00 per ounce off-invoice \$11.95 ea Approximately 28 ea case</p>	<p><b>20240</b> 4oz Bk Meat Cream Mayo Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p> <p><b>60247</b> 6oz Bk Heritage Cheese Bread Sandwich \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p>
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### Reinvent the meal

#### Entrees

<p><b>62243</b> 8oz Bk Warm West Country Roast Individual Sausages \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 28 ea case</p> <p><b>60242</b> 8oz Bk Warm Beef Roast Sandwich with Italian Gravy 7oz sliced beef covered in sauce with sides \$22.95 \$1.00 per ounce off-invoice \$22.95 ea Approximately 24 ea case</p> <p><b>67943</b> 8oz Bk Assorted Sausages White Potatoes in Sauce \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 28 ea case</p>	<p><b>23171</b> 8oz Bk Assorted Sausage 10oz Spicy Sausage \$29.95 \$1.00 per ounce off-invoice \$29.95 ea Approximately 24 ea case</p> <p><b>64243</b> 8oz Bk Pork Loin Rib Rack \$24.95 \$1.00 per ounce off-invoice \$24.95 ea Approximately 18 ea case</p> <p><b>67944</b> 8oz Bk Pork Loin Rib Rack \$24.95 \$1.00 per ounce off-invoice \$24.95 ea Approximately 18 ea case</p>
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### Reinvent the meal

#### Desserts

<p><b>67945</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p> <p><b>60241</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p> <p><b>60242</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p>	<p><b>60243</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p> <p><b>60244</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p> <p><b>60245</b> 8oz Bk Herbaceous Chicken Pie \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 18 ea case</p>
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### WEST CREEK

<p><b>63063</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p> <p><b>63064</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p> <p><b>63065</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p>	<p><b>63066</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p> <p><b>63067</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p> <p><b>63068</b> 1/2lb Bk Meat Cream Brooding Chicken \$19.95 \$1.00 per ounce off-invoice \$19.95 ea Approximately 12 ea case</p>
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### Back-of-the-House

<p><b>60246</b> 4oz Bk Broiled Ready Beef Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p> <p><b>60247</b> 6oz Bk Jones Dairy Bacon Sandwich \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p> <p><b>60248</b> 4oz Bk Broiled Ready Ham Sandwich \$7.95 \$1.00 per ounce off-invoice \$7.95 ea Approximately 38 ea case</p>	<p><b>60249</b> 6oz Bk West Coast Prime 2oz* Regular Burger \$9.95 \$1.00 per ounce off-invoice \$9.95 ea Approximately 32 ea case</p> <p><b>60250</b> 6oz Bk West Coast Prime 2oz* Double Cut Saturated Burger with 1oz Saturated ground beef, red onion, onion, pickles and sauce. \$11.95 \$1.00 per ounce off-invoice \$11.95 ea Approximately 28 ea case</p>
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## VI. CONCLUSION

I hope this proposal to the Village Board and EDAP program has enlightened you to what challenges I face in opening a 136 year old building with so much history. This is just a snap shot of what I have experienced not to say what unexpected expenses and surprises I have come across, one true fact is this EDAP grant will help speed up the process in getting the doors open sooner then later. I thank you for your time and patience.

Sincerely,

John Castilla,

Owner/G. M.