



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION**

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
August 12, 2019
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the May 13, 2019 meeting minutes
4. Public Comment
5. BEDA Application for The Still Bar & Grill
6. BEDA Application for the Streets of Bartlett
7. New Business
8. Adjournment

**Minutes
May 13th, 2019
Village of Bartlett
Economic Development Commission**

1) Call to Order

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

2) Roll Call

**Present: S. Gandsey, C. Green, M Hughes, N. Gudenkauf, G. Kubaszko, J. LaPorte, A. Lewensky, R. Perri
T. Smodilla**

Absent: None

**Also Present: T. Fradin, Economic Development Coordinator;
S. Skrycki, Assistant Village Administrator;
J. Dienberg, Management Analyst**

3) Approval of Minutes

A motion was made to approve the minutes from the April 8th, 2019 meeting.

Motioned by: T. Smodilla

Seconded by: S. Gandsey

Motion Carried

4) Public Comment

None

5) RECon 2019 Access O'Hare West

T. Fradin stated that as previously reported, Staff is a leading member of a ten community partnership called Access O'Hare West (AOW).

He stated that staff engages in regional marketing efforts based around I-390 as an emerging area with many business and development opportunities and market them in a collaborative fashion with each town given the opportunity to market its key sites.

This month, staff will be participating in the RECon show through ICSC, the International Council of Shopping Centers. This is the world's largest real estate trade show and includes roughly 40,000 attendees at the Las Vegas Convention Center.

Mayor Wallace, Scott Skrycki and I will be meeting with prospective targeted retail brokers as well as manning the Access O'Hare West booth throughout the first two days of the show, May 20th and 21st.

T. Smodilla asked who what other communities will be attending.

T. Fradin responded that the other communities are Bloomingdale, Itasca, Wooddale, and Hanover Park. He added that Schaumburg will also be in attendance but they will be in their own booth, not the Access O'Hare West Group.

S. Gandsey asked other than the cost of the booth, what other dollars are spent on marketing for this event.

T. Fradin stated that it is primarily through social media, and the group is regularly updating their plans. He added that the group still meets regularly, and marketing is a high priority.

S. Gandsey stated that she noticed the Twitter page has not been updated in the last three months, and that it may be helpful to update it leading into the show.

T. Fradin agreed, and stated that another individual from another community is currently taking that responsibility over.

T. Smodilla asked if staff was successful in soliciting leads from the previous year.

T. Fradin stated that last year the primary focus was on hotels and specific, targeted retailers, which was what a bulk of staff's meetings were with. He stated that staff is repeating some meetings with the targeted retailers, specifically grocery stores, and will continue to follow up. He added that at this time, the hotels are not as promising, but staff is close to selling part of the 11 acre parcel at 20 and 59.

6) 2019 Dining guide

T. Fradin stated that in an effort to support and promote eating and drinking establishments in the Village, which is one of the top sales tax producing categories, Staff created the first Bartlett Dining Guide in 2011 and has updated it periodically.

A digital version of this is on the Village's website and many paper copies of this will be printed and distributed throughout the community.

Six of the establishments from the fall 2016 dining guide have closed, while there are an additional eight. He added that it is important to look at these guides as a snap shot in time, as inevitably more restaurants will open and some will close. He stated that they will be printed once staff returns from ICSC

N. Gudenkauf asked about Olivia's Place.

T. Fradin thanked her for catching that, he said it was missed.

S. Gandsey asked if it would be put on the website.

T. Fradin stated that it will and will be interactive.

M. Hughes suggested that with it being a summer guide, it would be nice to earmark those that have outdoor seating.

T. Fradin stated that it is a great idea.

7) Google Insider Seminar – July 11th

As part of Kane County's Economic Development efforts, Staff was invited to attend a Google Insider Tips seminar at the county building in Geneva on March 19th.

Leading the seminar was Nathan Misirian, President of Autumn Consulting. Mr. Misirian is a marketing expert throughout North American and Europe and has a number of areas in which he has great expertise.

T. Fradin stated that he was impressed by this presentation and is bringing it to the Village. This high-energy, interactive seminar is designed to help businesses and nonprofits understand how Google analyzes and prioritizes your website. Attendees will learn the five most important features Google uses to increase leads and boost search engine optimization, including:

- Title and description tags.
- Integrating keywords in navigation.
- Readable banner text.
- Page headings.
- Keyword hyperlinks.

T. Fradin shared that the presentation will be free to attend on July 11th and will be free to the Bartlett Business Community. He shared some basic information about Mr. Misirian and this particular presentation, the presenter, Autumn Consulting President Nathan Misirian, is a Google Insider with more than 20 years of experience helping businesses and nonprofits add more visitors, improve customer service, and increase online engagement. He has completed more than 300 engagements throughout North America and Europe.

He asked the commissioners to please share this opportunity and the information below with any of your contacts who may benefit from this program.

R. Perri asked about registration.

T. Fradin stated that registration will open at a later date, the main reason for the registration is to get a head count for food.

N. Gudenkauf asked staff to supply the chamber of commerce with fliers when they are available so that they can help advertise to their members

T. Fradin added that as a part of the presentation, Mr. Misirian has agreed to use a Bartlett Business as a case study, and they are using the Bartlett Tap and their website.

8) TOD Overlay District Open House – June 10th

T. Fradin stated that as a strategy to implement the Downtown Transit Oriented Development (TOD) Plan, Staff has convened a Steering Committee to direct the creation of a new Form Based Code policy intended to regulate and promote a more dense, walkable and attractive downtown district.

The Steering Committee is comprised of Village Planning and Economic Development staff as well as Trustee Ray Deyne, appointed commissioners, residents and business owner Dr. Robin Ackerman of Balance Family Chiropractic.

The Steering Committee has met on multiple locations to discuss and review elements of the document with the lead consultant, Leslie Oberholtzer of CodaMetrics.

The next step is to hold an Open House which will be held in the Village Hall council chambers on Monday, June 10th, from 5 to 7 PM.

Everyone is invited to participate and ask questions of the consultant and Steering Committee members.

Information will be posted at a later date and Mr. Fradin asked that members of the EDC and Chamber of Commerce utilize their personal and professional networks to promote this open house. Fliers will be placed in prominent public locations and we look forward to the next step in this process of improving the Village's Downtown business and residential district.

C. Green asked if it would only apply to new construction.

T. Fradin stated that essentially it would be new construction, but clarified that the term being used is substantial rehabilitation. As an example, Bartlett Plaza is being redeveloped but will not necessarily be required to follow all of these guidelines, however if a building is built in the out lot, it will certainly fit in to this.

S. Gandsey asked about the timeline for the implementation of this policy.

T. Fradin stated that the goal is this summer.

C. Green asked about the format of the open house.

T. Fradin stated that there will be graphics, the consultant will be present, Planning and Development Services Director Roberta Grill will be present, and other members of the steering committee will be there to answer questions.

T. Smodilla clarified that the goal of this plan is to bring continuity and cohesiveness. She also pointed out the attractiveness of incorporating mixed use for tax purposes for the business owners, especially in Cook County.

T. Fradin said that is an accurate description. It is not as focused on specific uses in the buildings, but more about the buildings themselves.

R. Perri asked how increasing the density in the downtown will affect the parking in the area.

T. Fradin stated that the plan looks to eliminate parking requirements as a zoning measure and to work with developers and the parking that they ultimately need. He added that there is a lot of underutilized parking in the downtown and that this is a strategy to fill some of those unutilized areas. He said that underground parking, a parking deck, and other options can be explored in the future. He added that other successful downtowns have already adopted these codes.

9) New Business

T. Fradin reminded all commissioners to visit the newly reopened Bartlett Tap. He added that there was a lot of anticipation for this business and that it is off to a great start.

He also added that a property at Stearns and Munger was sold and will be developed into a large industrial project. He added that this project is not in the Brewster Creek TIF and that the property taxes will not go into the TIF.

S. Gandsey asked if any of the announced CVS closures will impact the Bartlett locations.

T. Fradin stated that he has not heard anything at this time about the Bartlett locations.

N. Gudenkauf stated that she had spoken with Ed at the Bartlett House, stating that he was talking about many plans to make it an event venue and that he would open within 30 days. She asked if staff new any more about this project.

T. Fradin stated that he met with him, heard the plans to enhance the property as a bed and breakfast type of venue. However, he added that he hadn't come into village hall for any special uses. He said that staff is happy to work with him.

S. Skrycki stated that they had a similar conversation with him about a year ago, and that when he comes in staff is happy to work with him to move it forward.

10) Adjournment

A motion was made to adjourn the meeting.

Motioned by: S. Gandsey

Seconded: N. Gudenkauf

Motion Carried. The Meeting Adjourned at 7:48 PM

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 5, 2019
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: The Still BEDA Application

APPLICANTS: Brett Gaylord and Jim Leo

BACKGROUND: The Still Bar & Grill has been in operation for five years. The applicants and building owners are business partners Brett Gaylord and Jim Leo.

They purchased the northern portion of Main Street Plaza in July 2013. That portion of the building includes the location of The Still Bar & Grill at 326 S. Main Street, the unit directly north of it that they propose expanding into at 318 S. Main Street and the unit housing JDN Heating & Air Conditioning at 314 S. Main Street.

Please note that this portion of the shopping center was constructed after the south portion of the shopping center was built. It was developed and owned by the Koehler family for several decades until it fell into foreclosure and was sold to Mr. Gaylord and Mr. Leo. The adjoining portion of Main Street Plaza remains owned by Mr. Ed Krueger, who has owned it for many years.



I worked with the owners when they first purchased the property and redesigned the space to open The Still, a restaurant featuring barbecue and southern fare, moonshine-inspired drinks and much more.

Ever since, they have expressed a desire to upgrade the façade and modernize the look of their portion of the building to beautify their space and attract customers. They have periodically inquired about any assistance that the Village may be able to provide in that regard.

With the creation of the BEDA program in spring 2018, staff apprised Mr. Gaylord and Mr. Leo that a portion of the funds used to upgrade their property may be rebated as a grant via the program. I encouraged them to investigate the cost of upgrading the property.

BEDA APPLICATION: It should be noted that the applicants included a description of approximately \$300,000 worth of expenditures made while renovating the space to its current state five years ago. Staff has explained to them and several other business and property owners who made improvements prior to the creation of the BEDA program that the starting date for the program was May 1, 2018, thus no expenditures made prior to that date are eligible.

They included it for informational purposes only and for the EDC's consideration.

The application also includes information on property tax payments made although that, too, is included for informational purposes only and demonstrates the high amount of taxes levied by the Cook County Assessor. Staff has verified that the property taxes are up to date per the attachment.

The applicants' current plan is to expand the restaurant into the adjacent space and to make improvements to the entire restaurant and bar and further upgrades to the property. They would like to provide an area for occasional live entertainment and larger events than they can currently handle.

A detailed quote in the amount of \$52,535 from Lionhart Construction is included, including nine work items proposed.

Some of the items pertain to the interior only, such as expanding the space and adding additional seating, while others will beautify the exterior, including updating the façade and upgrading parking lot lighting.

RECOMMENDATION: To date, BEDA applicants have included two restaurants, an existing small grocery store that would like to add hot food items and a major multi-million dollar overhaul of Bartlett Plaza to the Streets of Bartlett.

This application fits well into the Village's plans to revitalize the downtown commercial district into a walkable, lively area offering eating, drinking and live entertainment. Also, as the Village strives to implement the TOD Plan and an Overlay District, this is the type of project that can fit into both by beautifying both a building's interior and exterior.

Staff recommends a grant in the amount of **\$15,000**, which amounts to 28.5% of the total project costs.



8/2/19

Dear Mr. Fradin,

As a follow up to our last meeting I am including additional items for our BEDA grant application. I thought it would be beneficial to also include as part of this package the investment we have already made in the location in the form of leasehold improvements, facility upgrades and equipment. We would ask that the committee respectfully take that into consideration as we made those investments without any grants or TIFF funds. By considering the costs incurred the committee would be able to evaluate our proposal on an equal footing with new entrants into the marketplace.

We are looking to expand into the adjacent space and to make improvements to the entire restaurant and bar as well as further upgrades to the property. The plans include an expansion of the bar by removing a section of wall between the current barber shop space and our bar area. I have enclosed the drawings outlining the expansion which will add additional seating and provide an area for occasional live entertainment and larger size events that we cannot currently handle. We are also planning to address the outside front of the building by painting the bricks and replacing the cedar shakes with a modern material and color scheme. The front dryvit area will be replaced with the same material making a consistent look and feel with the design element.

I have included a detailed quote from Lion Hart Construction for the build out and improvements. In addition to the proposed quote we will need to add millwork and furniture and fixtures (estimates included).

Thank You for your consideration

Jim Leo

322 S. Main Street
Bartlett, IL 60103
(630) 855-9402 Location
(630) 675-4590 Cell
[www. TheStillBarGrill.com](http://www.TheStillBarGrill.com)

Improvements Made since 2013

Location Photos Prior to Initial Investment and Remodel. As the photos illustrate a significant investment was made in remodeling and equipment.

Bar and Kitchen Space Prior to Remodel



Main Dining Area prior to remodel



Dining Room, bathroom, kitchen and office prior to improvements



Sample photos of Location after Improvements





As the photos indicate the work was extensive and included the following work:

- Complete tear down including flooring
- Removal of wall to create carry out area
- Framing and drywall
- Ceiling Tiles
- New LED lighting throughout restaurant and bar area
- Remodel bathrooms
- Upgrade electrical
- New men's bathroom
- New plumbing including two grease traps
- Painting, flooring and counter tops for office area
- State of the art Hood for the Kitchen
- Restaurant equipment, furniture and fixtures
- New HVAC units
- New commercial grade water heater
- Extensive custom mill work including bar area
- Painting
- Signage
- New State of the art Fire alarm system
- POS System
- Network equipment and wiring
- Alarm system, panic button, audio system and TV's
- Carry Out area and server station.

Break down of improvement and equipment costs \$278,059.57.

I have included a detailed summary of the expenditures on a separate schedule.

The point to be made is that we have added with soft costs approximately \$300,000 to the location. Factoring in our property tax bills takes that number to over \$500,000.

The Still Bar & Grill
Summary of Improvements made since 2013.

Initial Equipment	Supplies	2013	Description	Supplier	Yr. 2013	Yr. 2014	Yr. 2014	Yr. 2014	Yr. 2014	Yr. 2014	Total 2014	
Hand Sinks	Gator Chef	315.00	Tables and Chairs	Waco Furniture	12,915.33							
Dishwasher	Gator Chef	5,243.76	Build Out/ Mill Work	Somora Construction	57,353.72	8,182.32	5,000.00	2,000.00	1,000.00	5,360.87	28,543.19	
Fryers	Gator Chef	2,159.40	Fire Suppression	Chicago Defense	1,800.00	2,200.00					2,200.00	
Blodgett Oven	Gator Chef	2,950.00	Hood	Commercial Food Servc	14,935.08	4,500.00	5,020.00				9,520.00	
Drain Boards	Gator Chef	989.78	Architect Work	Jim Bolender	5,500.00							
Hand Sink KR18	Gator Chef	681.27	Bathroom Fixtures	Home Depot		1,014.94					1,014.94	
Under bar Sink	Gator Chef	1,159.17	Kitchen Shelving	Gator		1,900.00					1,900.00	
Continental Refrig	Gator Chef	4,320.03	Alarm & Fire	LaMarco		3,642.50	3,292.50				6,935.00	
Continental Bar Refrig	Gator Chef	3,321.74	Equipment Install	Gator		1,718.08					1,718.08	
Hot Food serve table	Gator Chef	989.30	Blinds, Lights Bathroom	Home Depot		13,966.45					13,966.45	
Reach in Refrigerator	Gator Chef	2,596.40	AC Unit	JDN		6,450.00					6,450.00	
Reach in Freezer	Gator Chef	2,147.95	Wiring & Technology	OCM		6,335.81					6,335.81	
Undercounter Freezer	Gator Chef	1,502.76	Audio & Video System	Sound of Music		11,401.61					11,401.61	
Refrig Prep Table	Gator Chef	3,262.78	POS System	Clover		4,365.08					4,365.08	
American Range	Gator Chef	1,379.21	Trager Smoker	Trager		859.99					859.99	
Salamander	Gator Chef	1,854.43	Outdoor Sign	Bright Signs		5,500.00					5,500.00	
Griddle	Gator Chef	747.56	Subtotal 2013		92,504.13							
Char broiler	Gator Chef	887.48	2013 Equipment		62,545.64							
3 Compartment Sink	Gator Chef	2,596.00	Total 2013		155,049.77							
Work Table w/Sink	Gator Chef	1,073.80	Total 2014		100,710.15							
Walk in Cooler	Gator Chef	4,954.74	Total Project Costs		255,759.92							
Heated Cabinet	Gator Chef	1,558.80	Other Items 2015-2018									
Food Processor	Gator Chef	618.52	Tables & Chairs	WACO		1,236.65						
Toaster	Gator Chef	231.00	Water Heater	Drain Man		7,000.00						
Microwave	Gator Chef	333.65	Table Chairs	CFAS Inc		4,000.00						
Gas Connection Kit	Gator Chef	1,192.00	Leaseholds	CFAS Inc		2,500.00						
Faucet Kits	Gator Chef	329.99	HVAC Unit	JDN		5,263.00						
Faucets	Gator Chef	49.14	Parking Lot	Seal & Lines		2,300.00						
Casters	Gator Chef	237.00				22,299.65						
Freight and set up	Gator Chef	1,893.00										
		51,575.66										
Glass Chiller	US Foods	1862.12										
Grill	Sears	1969.97										
2 TVs	Sound of Music	3181.46										
Grill	Home Depot	1978.43										
Salad Prep ref Table	US Foods	1978										
		10,969.98										
Total Equipment		62,545.64	Grand Total Project Costs and Improvements		\$ 278,059.57							

Does not include soft costs like training, supplies, mailers etc..

Expansion Schematics

FLOORING TILES TO BE REMOVED
IN ALL AREAS

CEILING TILES AND LIGHTING TO
BE REMOVED IN ALL AREAS

REMOVE COUNTER

ALL SINKS TO BE REMOVED.
PLUMBER TO CAP WATER AT WALL
PLUMBER TO CAP DRAINS AT WALL

ALL WOOD PANELING TO BE REMOVED
AND REPLACED WITH $\frac{3}{8}$ " DRYWALL

REMOVE WALL

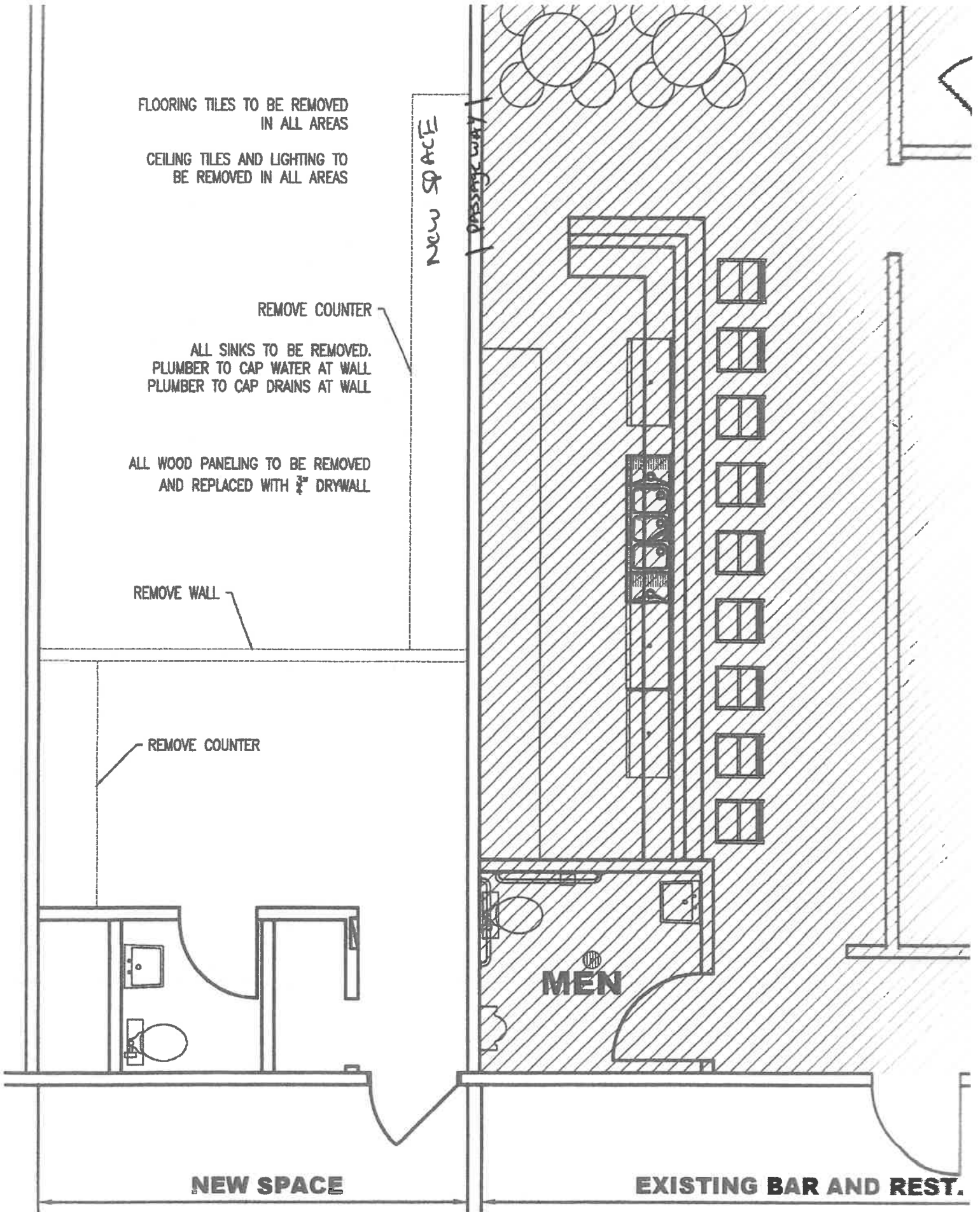
REMOVE COUNTER

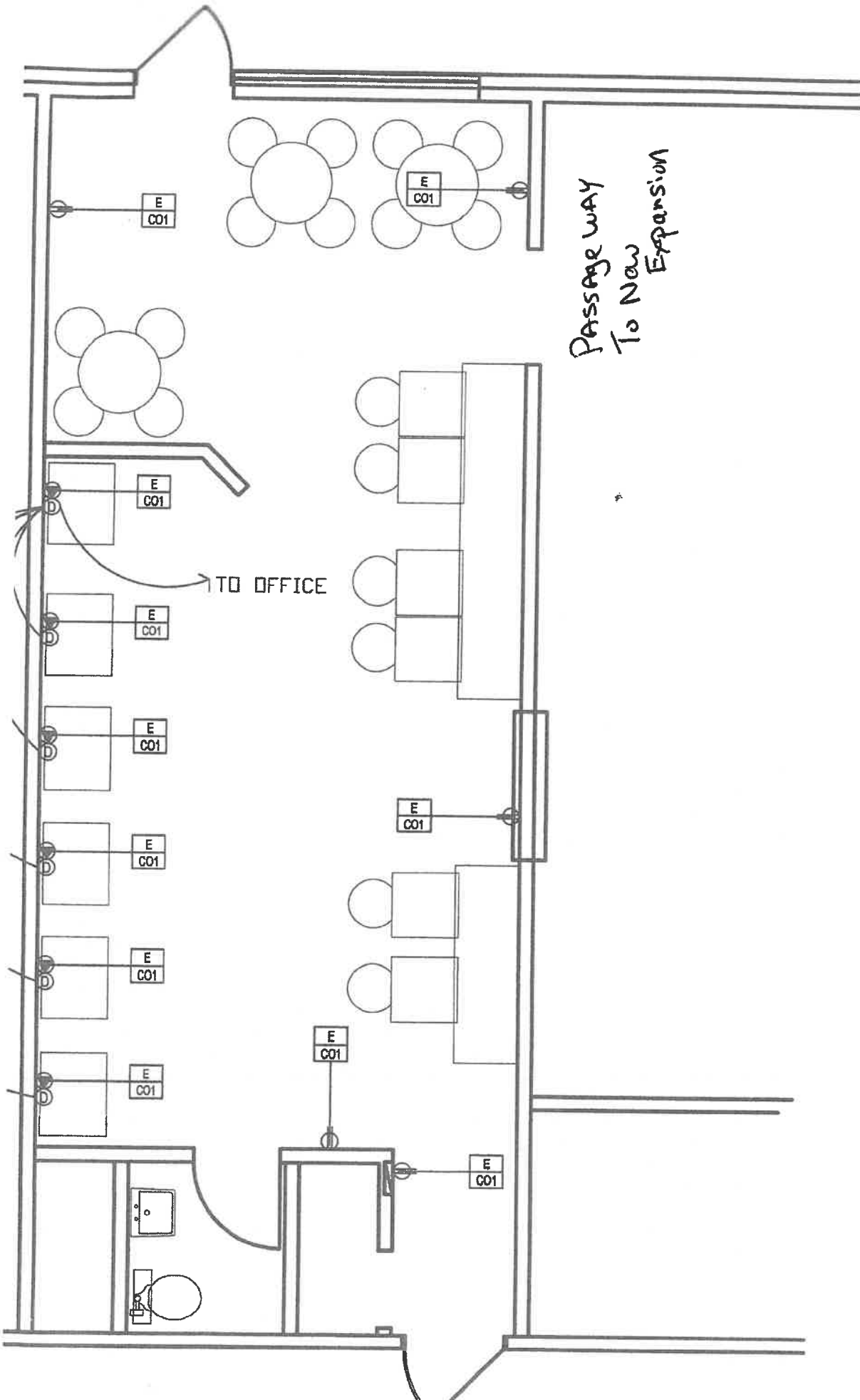
new space
passing way

MEN

NEW SPACE

EXISTING BAR AND REST.





Passage way
To New
Expansion

E
C01

E
C01

E
C01

TO OFFICE

E
C01

E
C01

E
C01

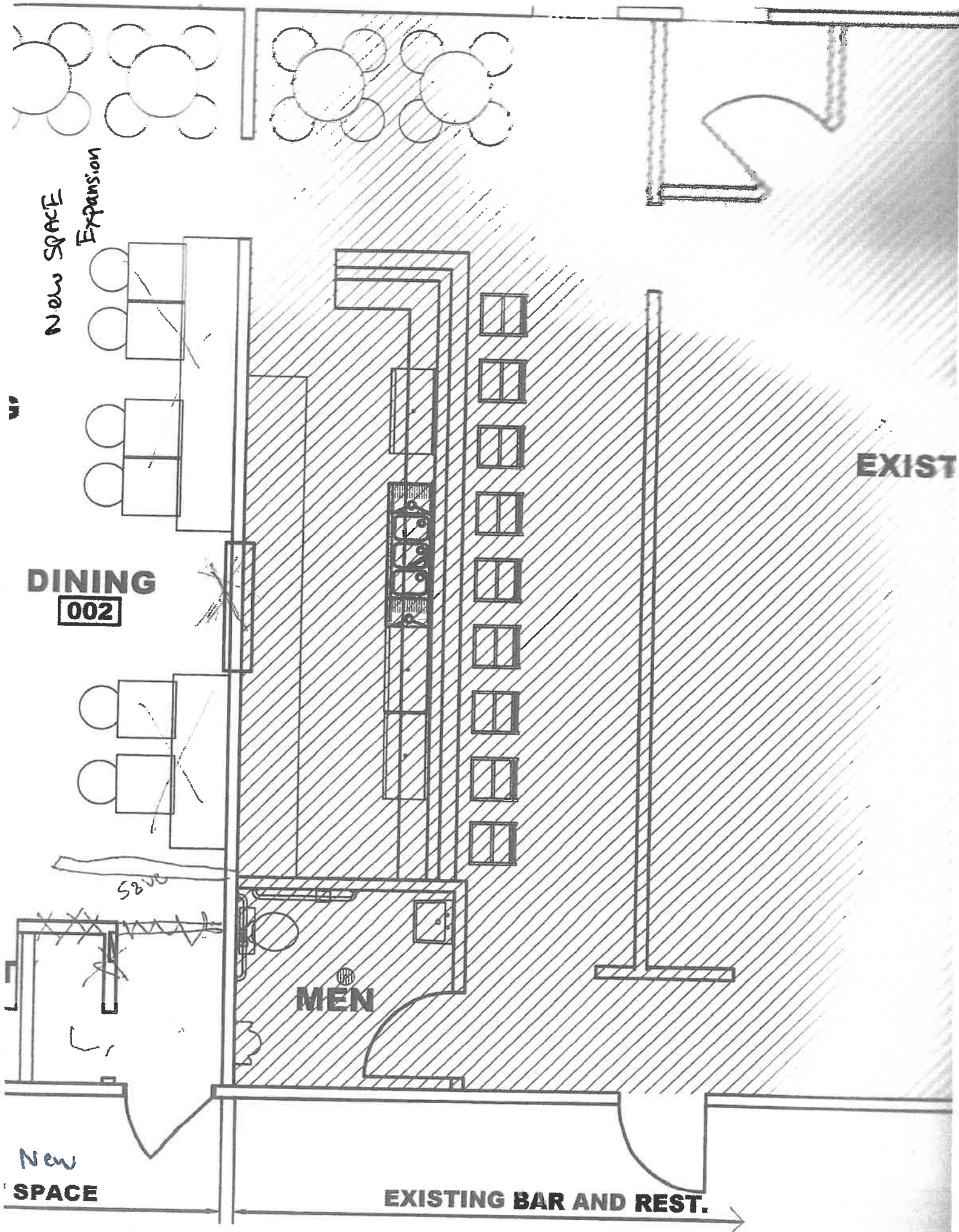
E
C01

E
C01

E
C01

E
C01

E
C01



New SPACE
Expansion

DINING
002

EXIST

MEN

New
SPACE

EXISTING BAR AND REST.

New design elements

Introduction of a bourbon, whiskey-based bar offering featuring a design element consistent to the current millwork at The Still.



Current outside of building and sample of material to replace cedar shakes and example of dryvit replacement. Brick would be painted an earth tone color. Aluminum window trims would be painted in black.



The Still Design Elements Overview

The Still was designed to combine a rustic interpretation with an updated flair of a Tennessean Smokey Mountain establishment. Our design is focused on the selection of millwork trims, wall colors, branding and artwork with period pieces. The following section illustrates the key areas of design. Our plan is to expand the concept into the space next store providing a larger bar area with potential for live entertainment. In addition we would like to address the outside aesthetics of the location.

Chair Rail with two tone wood paneling, earth tone colors, period door trim.



Bowed window blinds for concept effect, rock element on chair rail for upscale look.



Bar Rail and bar in cedar for rustic look with stained concrete flooring in earth tone colors.



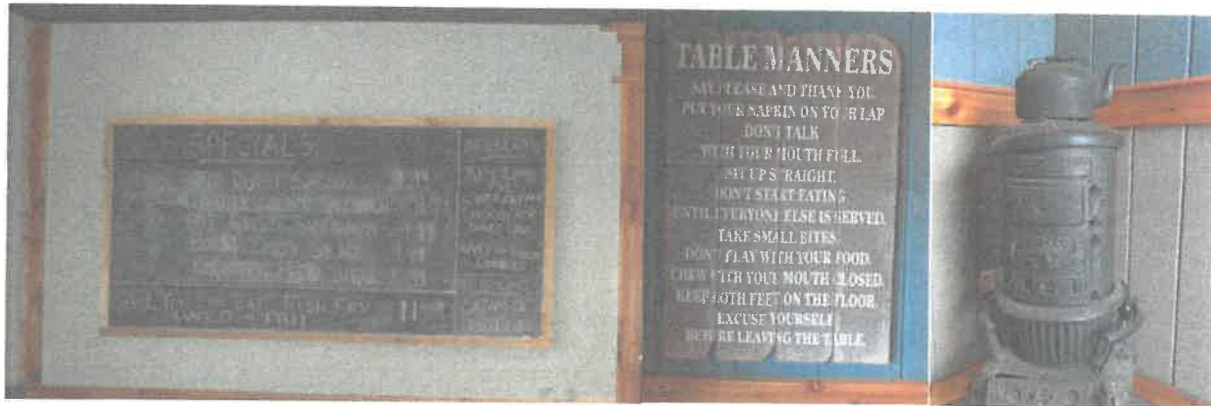
Use of millwork to form a rustic bar with an upscale feel for liquor display.



Period pieces to support concept branding



Use of chalk board and other elements to reinforces down home feeling



Branding Elements linkage to concept.



Use of LED displays for menu and information



Door design



Door framing with branding made out of cork, window design with rock element for upscale mountain retreat.



Cost Estimates

Price estimate from Lion Hart Construction for the following items:

- **New modern flooring to complement the location design elements.**
- **Paint and tuck-pointing front brick and aluminum window trims**
- **Replace shaker shingles**
- **Replace Fire rated metal doors in rear**
- **Replace Dryvit with new material**
- **Cut and trim opening between barbershop space and current bar**
- **Lighting in new unit**
- **Paint new unit**
- **Ceiling tiles new unit**
- **Millwork trim to match existing space**
- **Remove partition**

Total proposed cost \$52,535. Quote attached.

Other items:

Mill work for bar area, seating tables and chairs and other equipment: \$20,000

Total estimated project cost \$72,535

Amount spent to date on improvements and equipment at location: \$278,059.

ARTHUR LIO
LIONHART CONSTRUCTION

①

Contractors Invoice

WORK PERFORMED AT:

- SAME -

THE STILL BAR AND GRILL
326 S MAIN ST.
BARTLETT IL 60103

TO: JIM LEO
THE STILL BAR AND GRILL
326 S MAIN ST. BARTLETT

DATE: 7/31/19

YOUR WORK ORDER NO.

YOUR BID NO.

DESCRIPTION OF WORK PERFORMED

1. REMOVE ALL TABLES AND CHAIRS, INSTALL NEW FLOOR (RUBBERIZED PLANK FLOORING) 2400 sq ft X 8 = \$19,200.00
2. PAINTING AND TUCKPOINTING OF FACE BRICK: \$4,900.00
3. REMOVE AND REPLACE SHAKER SHINGLES AND REPLACE WITH CORRUGATED METAL SHEETING: \$6,750.00
4. REMOVE AND REPLACE EXISTING REAR FIRE RATED COMMERCIAL STEEL DOUBLE SECURITY DOOR FOR MECHANICAL ROOM: \$5,325.00
5. REPLACE DRYVIT AND INSTALL METAL CORRUGATED SHEETING NEAR ENTRANCE: \$3,675.00
6. CUT DOOR WAY IN NORTH SIDE OF EXISTING UNIT TOWARDS VACANT UNIT AND INSTALL STEEL HEADER, TRIM OUT USING CEDAR PLANKING, \$4,710.00

(CONT'D) →

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____

Dollars (\$ _____).

This is a Partial Full invoice due and payable by:

7

31

19

Month

Day

Year

in accordance with our Agreement Proposal No. _____

Dated

Month

Day

Year

ARTHUR LO
LIONHART CONSTRUCTION

(2)

Contractors Invoice

TO: JIM LEO THE STILL BAR AND GRILL 326 S. MAIN ST BARTLETT		WORK PERFORMED AT: - SAME - THE STILL BAR AND GRILL 326 S. MAIN ST BARTLETT IL 60103
DATE: 7/31/19	YOUR WORK ORDER NO.: (CONT'D)	OUR BID NO.:

DESCRIPTION OF WORK PERFORMED
7. REPAIR AND REPLACE MORTAR BETWEEN BROKEN BRICKS FOR 300 SQ FT IN REAR OF BUILDING: \$ 3,650.00
8. PRIME AND PAINT VACANT UNIT: \$ 2,425.00
9. INSTALL CAN LIGHTING THROUGHOUT VACANT UNIT: \$ 1,900.00
PRICE INCLUDES MATERIAL AND LABOR: \$ 52,535.00

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of

Dollars (\$ 52,535.00)

This is a Partial Full invoice due and payable by _____
in accordance with our Agreement Proposal No. _____ Dated 7 Month 31 Day 19 Year

BEDA APPLICATION

Prior to additional information requested

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name The Still BAR; GRILL, Saddlebag Holdings

Applicant(s) Address: 322 S. Main St Bartlett, IL 60103

E-Mail Address: brgayLO6@YAHOO.COM Jimleo@outlook.com

Primary Contact for Project: Brett Goylord; Jim Leo ←

Cell Phone Number and/or Home Number: 630 855-9402 630 675-4590

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

Number of Years in Business: 15 yrs Number of Years in Bartlett: 5 yrs

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: 322 S. Main Street, Bartlett IL 60103

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

Other (explain) Rental

Number of Businesses on Site: 4

Names of Other Businesses on Site: JDN, HAVC, Preferred Dental, The Still, Bar

Size of Building (dimensions or total square feet) 6620 sqft Rental 5936

Stories in building: 1 Parking spaces on property: estimate 35

Last Real Estate Taxes Paid: See attached TAX Prints made.

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

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 50 to 75k

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)

see attached.

If approved, estimated project completion date: oct 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

We are seeking funds for the following projects:

Expansion and Improvements to Interior Build-Outs

Expansion of current bar area located at The Still Bar & Grill by removing a section of wall separating 322 S. Main Street and 316 S. Main Street (currently a barber shop space). The space located at 316 S. Main Street is vacant and not generating any revenue or tax dollars. We believe that a use for that space which incorporates the adjacent restaurant and bar will increase sales and hence tax revenue. This will provide The Still an ability to expand revenue by adding additional seating and a larger area for patrons.

In addition the remodel expansion would include a new flooring throughout the facility with the look and feel of wood boarding covering up the current cement floor.

HVAC and Fire Alarm Expansion for New Space

Lighting will be upgraded to energy efficient LED units.

Signage for new expansion.

Façade Improvements & Lighting

Update current cedar shank shingle façade with a more modern look and feel. Replace parking lot lighting front and back to energy efficient LED units.

Other items

Repair/Improvement of Parking Lot Surfaces

Replacement of Metal Door in rear of building

Actual quotes and final scope of work will be finalized upon approval from the Village. Thus we have developed a range for the project based on estimated costs.

SaddleBag Holdings LLC
 The Still Bar & Grill

Parcel Pin 06-34-414-068-0000
 314-330 S. Main Street Bartlett, IL 60103

Tax Payments Made

	Total	2018 (*)	2017	2016	2015	2014
March		20,239.14	23,637.28	22,552.40	24,765.30	10,755.24
August		17,189.79	19,339.59	23,882.01		11,554.98
Dec					43,758.38	
Total Tax Payments	217,674.11	37,428.93	42,976.87	46,434.41	68,523.68	22,310.22

Appraised Property Value

10/10/2017 240,000.00

Taxes Paid to Appraisal 91%


Purchase Price 6/5/2013 180,000.00

Taxes Paid to Purchase Price 121%

The amount of taxes paid exceeds the purchase price of the property and is at Par with the current property appraisal.

(*) Paid in March 2019 and scheduled for payment on Aug 1,2019.

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 2, 2019
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator 
RE: Streets of Bartlett BEDA Application

APPLICANT: Manny Rafidia

BACKGROUND: Bartlett Plaza had been on the market for several years and, although several would-be purchasers had pursued the property, it had not transacted until recently.

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, most other aspects of the overall shopping center had suffered from deferred maintenance and would have to be extensively renovated in an effort to attract new businesses to the center and downtown Bartlett in general.

Economic Development staff marketed the space and cooperated 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.

MANNY RAFIDIA:

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

After working with Staff and the long-time original developers and owners of Bartlett Plaza, Mr. Rafidia closed on the purchase of Bartlett Plaza and has embarked on the redevelopment of the shopping center, which will be re-named Streets of Bartlett as part of its resurgence and rebranding.

As of this writing, 36,660 out of the total 86,094 SF in Bartlett Plaza remains vacant, thus it continues with a high vacancy rate of 42.6%. The Village's overall retail/commercial vacancy rate had declined from 17.7% to 7.1% over the past two years.

This acquisition will help further this positive trend within the Village.

With an initial BEDA grant of \$50,000 applied for and approved last October, Mr. Rafidia has now submitted a second grant application seeking the same amount.

Mr. Rafidia has already obtained several permits to begin renovation of the façade as he showed to Staff, the EDC and Village Board last fall in his initial application.



Facade renovations underway

Additionally, Mr. Rafidia was approved this past February for seven Special Use Permits and four Variations in support of his redevelopment of the center. The seven Special Uses are as follows:

- 1) Packaged liquor sales (Armanetti's),
- 2) Serving alcohol, including wine tastings (restaurant and Armanetti's),
- 3) Recreation and amusement establishments,
- 4) Live entertainment,
- 5) Banquet hall facility,
- 6) Outdoor seating, and
- 7) Pet day care (kennel)

The four Variations relate to the site plan and include a reduction in required parking spaces, increasing the monument sign area, increasing the monument sign height, and reducing the monument sign setbacks.

Tenants of Bartlett Plaza have long wanted to obtain more prominent signage, and Mr. Rafidia is accommodating them in the redevelopment of the center.

SECOND BEDA APPLICATION:

Both of Mr. Rafidia's BEDA applications have requested a \$250,000 incentive from the Village; however, he has been made aware that the maximum BEDA grant amount is \$50,000.

Because of the size and scope of this project, along with the fact that Bartlett Plaza/Streets of Bartlett is comprised of two separate PINs, Staff encouraged Mr. Rafidia to apply for a second grant to make it a \$100,000 incentive upon completion of this massive undertaking.

PIN 06-35-318-047 includes the former grocery store space and an Assessed Value of \$589,000 and PIN 06-35-317-042 is the L-shaped building anchored by Pasta Mia and Ace Hardware and has an Assessed Value of \$307,403 (both 2018 final). Assessed values are approximately one-quarter of estimated market value in Cook County.

The attached contracts that he entered into pertain to the exterior of the building and amount to a total of \$1,117,683. These are for jobs that are already underway including new windows and doors being installed on the south end of the former grocery store building facing Devon Avenue, paving and restriping the parking lot, drywall and materials for the façade, labor costs for the façade remodel, roofing, landscaping, HVAC, and electrical upgrades.



Division of south side of building into three units

We discussed that these current improvements add up to around \$1.1 million; however, Mr. Rafidia has indicated that once the exterior improvements are completed, he will be embarking upon extensive interior build-out which will add up to a comparable amount.

He has already obtained building permits to complete the initial buildout for Armanetti's. He is also seeking a permit to upgrade the lighting throughout the entire center as of this writing (estimate not attached).

Mr. Rafidia has signed a lease with an existing restaurant in the Village and is in negotiations with several other potential tenants, including other restaurants and an ice cream shop. There is a potential fitness business, as well.

He has assured Staff that he will be spending at least \$2 million on the entire project this year and will provide additional receipts totaling that amount when the entire project is completed.

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.

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



Interior of former grocery space

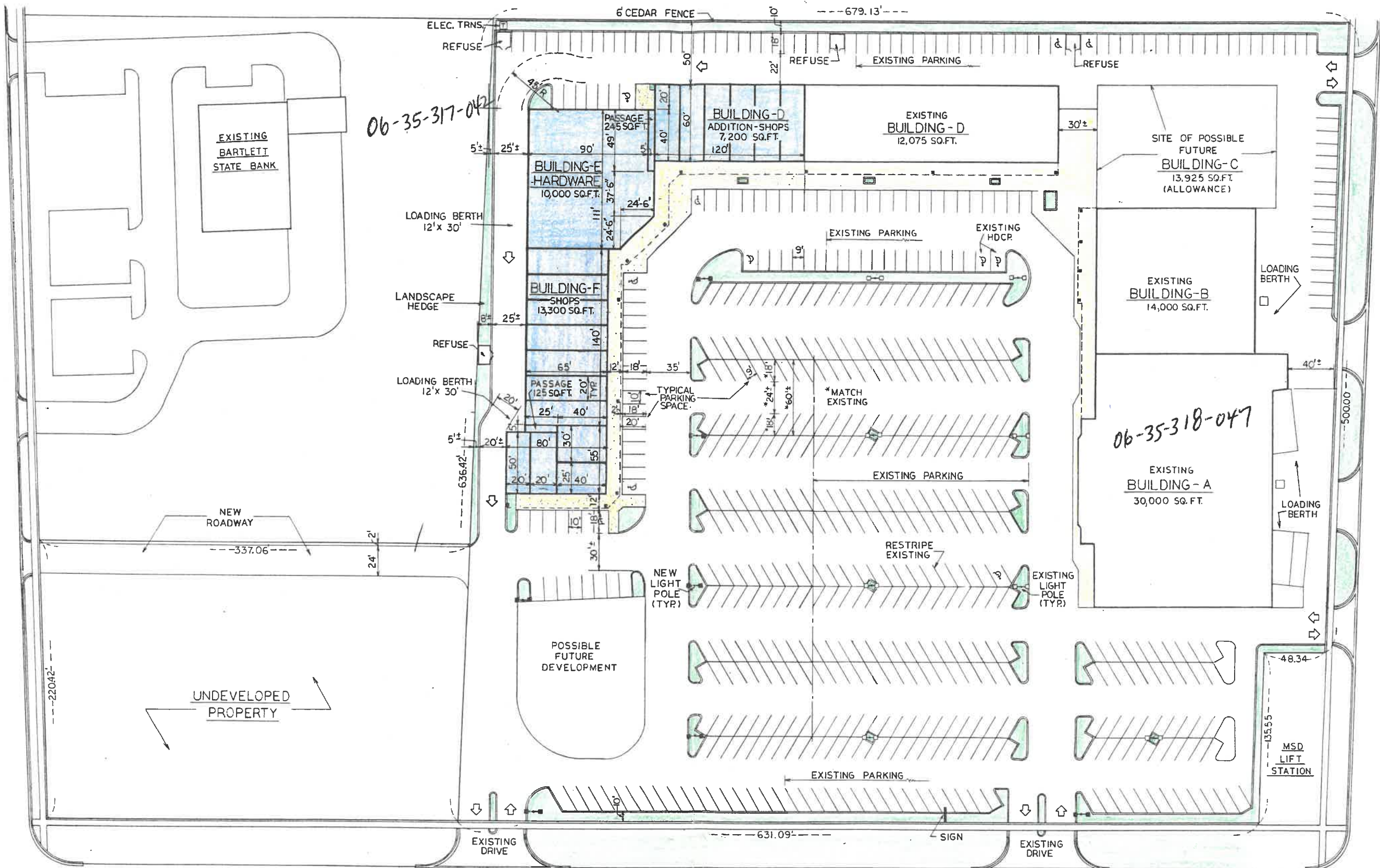
The BEDA program was created to provide financial incentives to attract private investment and tenants to such challenging vacant spaces while enhancing the Village's sales tax receipts and increasing employment opportunities. It allows the Village to facilitate development and redevelopment deemed in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

The program was continued into the second year and the funding was increased with a \$250,000 line item. This is the first application this fiscal year, with several others pending.

Thus, staff is recommending a maximum BEDA grant amount of **\$50,000** to Manny Rafidia, subject to documentation of \$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 an additional sales tax producing business in addition to Armanetti's liquor store.

Two \$50,000 grants amount to five percent of the total project costs for upgrading Bartlett Plaza and its conversion to Streets of Bartlett.

MAIN STREET — BARTLETT ROAD



06-35-317-042

06-35-318-047

STATISTICS (APPROX.)

LAND AREA	424,900 SQ. FT.
BUILDING AREA	
EXISTING BUILDING-A, B, D	56,075 SQ. FT.
BUILDING-C (ALLOWANCE)	13,925 "
BUILDING-D (ADDITION)	7,200 "
BUILDING-E	10,000 "
PASSAGES	370 "
BUILDING-F	13,300 "
POSSIBLE ADDITIONAL BUILDING (FUTURE DEVELOPMENT)	4,130 "
TOTAL	105,000 SQ. FT.

PARKING --- 567
F.A.R. --- .25
ZONING --- B3

SITE PLAN

0' 20' 50' 100'
SCALE: 1" = 80'



PHASE-3 ADDITION
BARTLETT PLAZA SHOPPING CENTER
BARTLETT, ILLINIOS

JAMES MILTON RAY — ASSOC., ARCHITECT

JULY 22, 1987
AUGUST 12, 1987

Property Characteristics for PIN:

06-35-317-042-0000**PROPERTY ADDRESS**

399 BARTLETT PLZ
 BARTLETT
 60103
 Township: HANOVER

MAILING ADDRESS

MMAJ LLC
 PO BOX 315
 ITASCA, IL 60143

PROPERTY CHARACTERISTICS**CURRENT INFORMATION**

Estimated Property Value:
 Total Assessed Value: 307,403
 (2018 Board Final)
 Lot Size (SqFt): 154,439
 Building (SqFt):
 Property Class: 5-31
 Tax Rate : 12.281
 Tax Code : 18018

**TAX BILLED AMOUNTS
& TAX HISTORY**

2018: \$109,892.72 Pay Online: \$49,011.08
 due
 2017: \$110,693.89 Payment History
 2016: \$93,896.46 Payment History
 2015: \$86,611.86 Payment History
 2014: \$103,446.53 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: 0 Exemptions Received
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Appeal Filed
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Filed
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: No Tax Sale
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1325517026 - TERMINATION - 09/12/2013
 1315715086 - FINANCING STATEMENT - 06/06/2013
 1005318094 - QUIT CLAIM DEED - 02/22/2010
 1005318093 - CORRECTED DEED - 02/22/2010
 0902349090 - TRUSTEES DEED - 01/23/2009

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Property Characteristics for PIN:

06-35-318-047-0000**PROPERTY ADDRESS**

399 BARTLETT PLZ
BARTLETT
60103
Township: HANOVER

MAILING ADDRESS

MMAJ LLC
PO BOX 315
ITASCA, IL 60143

PROPERTY CHARACTERISTICS**CURRENT INFORMATION**

Estimated Property Value:
Total Assessed Value: 588,576
(2018 Board Final)
Lot Size (SqFt): 270,548
Building (SqFt):
Property Class: 5-30
Tax Rate : 12.281
Tax Code : 18018

**TAX BILLED AMOUNTS
& TAX HISTORY**

2018: \$210,408.65 Pay Online: \$92,783.63
due
2017: \$213,863.67 Payment History
2016: \$174,722.99 Payment History
2015: \$159,883.95 Payment History
2014: \$194,778.89 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: 0 Exemptions Received
2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received

APPEALS

2018: Appeal Filed
2017: Appeal Filed
2016: Appeal Filed
2015: Appeal Filed
2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
2017: No Tax Sale
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

1005318094 - QUIT CLAIM DEED - 02/22/2010
1005318093 - CORRECTED DEED - 02/22/2010
0902349090 - TRUSTEES DEED - 01/23/2009
0830255051 - RELEASE - 10/28/2008
0824934082 - AFFIDAVIT - 09/05/2008

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to a consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that the information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name MMAJ, LLC

Applicant(s) Address: PO BOX 315, ITASCA, IL 60143

E-Mail Address: CRMADISON@GMAIL.COM

Primary Contact for Project: MANNY RAFIDIA

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

Applicant is or will be (check all that apply) Tenant 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: 20

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: 2018 (1st 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

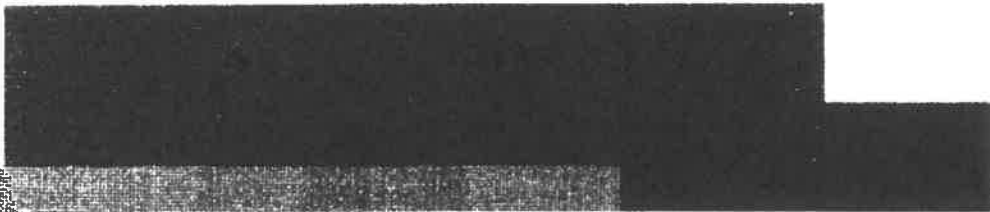
Amount Requested from Village: \$ 250,000.00

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

SEE ATTACHED SCOPE OF WORK

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

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



Application Statement (Read and Sign Below)

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

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

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

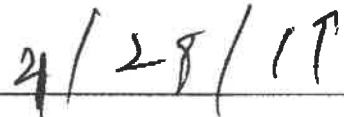
In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation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

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

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



Applicant Signature



Date



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

114-399 Bartlett Plaza
Bartlett, IL 60103

Names of Occupied Businesses on Site:

- Pasta Mia – 4,125 SF
- Subway – 1,300 SF
- Dollar Works – 2,600 SF
- Kumon Math & Reading – 1,300 SF
- Ziegler's Ace Hardware – 10,201 SF
- Edward Jones – 1,200 SF
- Planet Window & Siding – 1,200 SF
- Golden Bowl – 1,200 SF
- Eden Nails – 1,200 SF
- State Farm Insurance – 1,170 SF
- KMA of Bartlett (martial arts) – 2,374 SF
- Dr. Camerer Chiropractor – 1,200 SF
- US Postal Service – 1,200 SF
- Lorena's Hair Salon – 1,200 SF
- Albert Mategrano, DDS – 1,200 SF
- Sanuka Medical – 1,200 SF
- Kripa Montessori School – 5,782 SF
- Lisa's School of Dance – 2,792 SF
- Dr. Raj Patel – 2,500 SF
- ProConsult – 650 SF

114-399 Bartlett Plaza
Bartlett, IL 60103

Project Information:

Project Scope:

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

SCG PAVING CO., INC.

575 W Fullerton Avenue Addison, IL 60101 USA
PHONE 630-330-6596 FAX 630-477-0418
schaver@scgpaving.com - www.scgpaving.com

PAVING CONTRACT

April 25, 2019

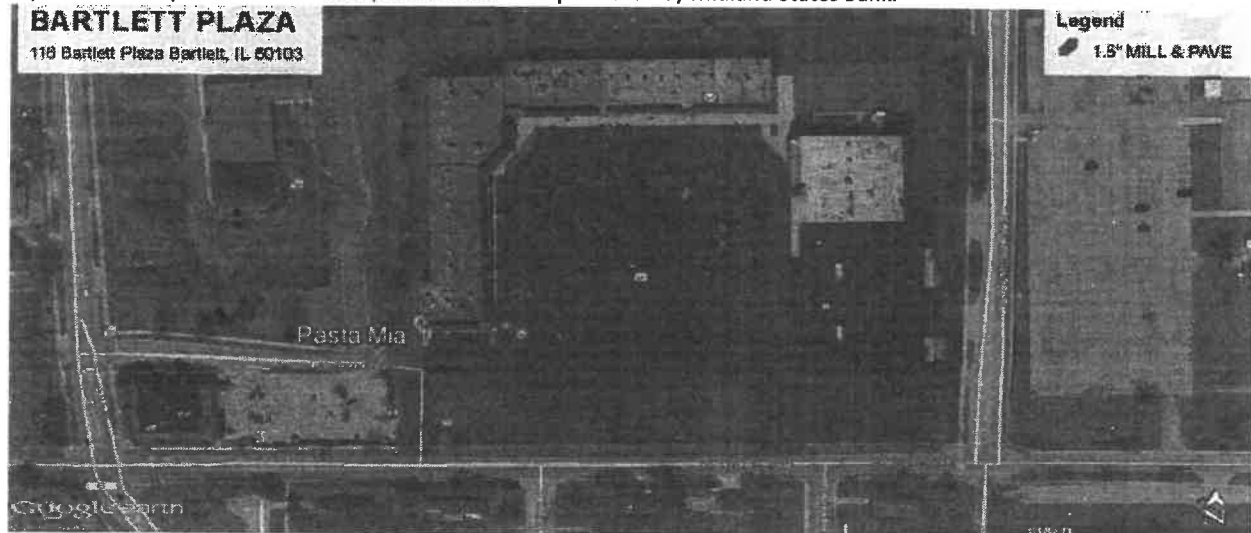
Name: Manny Rafidia
Company: MMAJ, LLC
Address: PO Box 315, Itasca, IL 60143
Phone: (847) 921-9200
Email: crmadison@gmail.com

Job Location: 114-399 Bartlett Plaza, Bartlett, IL 60103

WE PROPOSE THE FOLLOWING SCOPE OF WORK:

1.5" Mill and 2" pave; restripe parking lot

Asphalt and concrete paving will be executed per specifications and in accordance with IDOT specifications; Traffic control is not included in price; extra stone, extra material or excavation is not included in price. SCG Paving Co. is not responsible for permits or testing. Leveling surface is not including in price and is charged per ton at \$84.00. Price is valid for 30 days from date of contract, SCG Paving Co. is a signatory union contractor. Project will be completed in 4 mobilizations within 5 days. Payment is due upon draws and receipt of waivers to be processed by Midland States Bank.



PRICING:

- A) 1.5" Mill and pave with 2" asphalt approx. 200,000 SF @ \$1.00 per sq. ft.
- B) Layout and strip is included.
- C) Repair, replace and install approx. 5,000 SF of concrete sidewalk @ \$5.00 per sq. ft.
- D) Prime and sealcoat all the back area for a price of \$7,000.00

All of the above includes labor and materials.

GRAND TOTAL APPROXIMATELY: \$232,000.00



575 W Fullerton Avenue Addison, IL 60101 USA
PHONE 630-330-8598 FAX 630-477-0418
schavez@scgpaving.com · www.scgpaving.com

PAVING CONTRACT

Payment is due upon draws and receipt of waivers to be processed by Midland States Bank. Our work is guaranteed for one year from the date of completion of job, SCG Maintenance, Inc./SCG Paving Co. is licensed, insured and bonded company.

Acceptance of Contractor

Contractor: *Sergio Chavez*

Printed Name: Sergio Chavez

Title: Estimator

Customer: *[Signature]*
Printed Name: *MARY KATIA*
Title: *MANAGER*
Date: *01/20/19*

Galaxy Glass & Mirror
862 Cookane Ave.
Elgin, IL 60120
Phone: (847) 452-0339

Contract

DATE: June 1, 2019

Contract Submitted To:

MMAJ, LLC
PO Box 315
Itasca, IL 60143
Email: crmadison@gmail.com
(847) 921-9200

Project Location:

114-399 Bartlett Plaza
Bartlett, IL 60103

DESCRIPTION OF WORK:

Windows, Doors & Openings

We will provide labor and materials to make openings (including the removal of all debris from job site) and furnish and install aluminum windows and doors according to the plans provided specification from Shawn Purnell Architect.

- 9 aluminum windows
- 5 aluminum doors

Insurance: Contractor to furnish a certificate of insurance naming the Property Owner, MMAJ, LLC, as an additional insured. Contractor shall maintain the following minimum limits of coverage: Workers' Compensation-Statutory Employer's Liability, \$500,000; Comprehensive General Liability, \$1,000,000 combined single limit; Premises, operation, product, completed operation, contractual liability; and Automobile Liability, \$500,000 combined single limit, to include hired and non-owned automobiles. Additional Insured language shall read "MMAJ, LLC, an Illinois limited liability company and their respective members, agents and employees".

Warranty: Contractor shall provide a one (1) year unlimited warranty.

We hereby propose to furnish labor in accordance with the above specification, for the sum of:

Forty Nine Thousand Dollars (\$49,000.00) Payment will be made as followed:

Payments shall be made in four installments upon an executed partial and final lien waivers, payments to be disbursed by Midland States Bank.

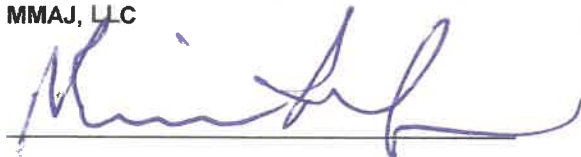
All is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, must be executed by both parties and will become an extra charge over and above the estimate. All agreements continent upon strikes, accidents or delays beyond our control.

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

MMAJ, LLC

Signature:



Printed Name: Manny Rafidia

Its: Managing Member

Date: 6/1/2019

Contractor:

Galaxy Glass & Mirror

Signature:



Printed Name:

Its:

Date:

DK Build, Corp.
1505 Indian Hill Dr.
Bensenville, IL 60542
Phone: (773) 742-4447
Email: jkdominik@yahoo.com

Contract

DATE: April 28, 2019

Contract Submitted To:

MMAJ, LLC
PO Box 315
Itasca, IL 60143
Email: crmadison@gmail.com
(847) 921-9200

Project Location:

114-399 Bartlett Plaza
Bartlett, IL 60103

DESCRIPTION OF WORK:

Façade Remodel

We will provide labor and equipment required, including scissor lifts to frame and roof the Project Location.

The following work will be done for MMAJ, LLC according to the plans provided specification from Shawn Purnell Architect dated October 12, 2018.

- 1-We will build approximately 900 linear feet equating to 9,000 SF of Façade with 5/8" plywood covering the roof top.
- 2-Contractor shall cover top of canopy over all plywood with smooth down modified roof material.
- 3-Contractor shall cover the front facade with green or gold 5/8" thick.
- 4-Contractor will be responsible to provide all equipment and tools to do his work including scissor lifts.
- 5-Contractor shall provide insurance to property owner.
- 6-Contractor shall install all copping for this job.
- 7-Contractor shall complete this job in 30 days.

All material shall be provided by others.

Insurance: Contractor to furnish a certificate of insurance naming the Property Owner, MMAJ, LLC, as an additional insured. Contractor shall maintain the following minimum limits of coverage: Workers' Compensation-Statutory Employer's Liability, \$500,000; Comprehensive General Liability, \$1,000,000 combined single limit; Premises, operation, product, completed operation, contractual liability; and Automobile Liability, \$500,000 combined single limit, to include hired and non-owned automobiles. Additional Insured language shall read "MMAJ, LLC, an Illinois limited liability company, Lake Street Commons, LLC and their respective members, agents and employees".

Warranty: Contractor shall provide a one (1) year unlimited warranty.

We hereby propose to furnish labor in accordance with the above specification, for the sum of:

One Hundred Fifty Five Thousand Dollars (\$155,000.00) Payment will be made as followed:

Payments shall be made in four installments upon an executed partial and final lien waivers, payments to be disbursed by Midland States Bank.

All is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, must be executed by both parties and will become an extra charge over and above the estimate. All agreements continent upon strikes, accidents or delays beyond our control.

Acceptance of Contract

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

MMAJ, LLC

Signature:



Printed Name: Manny Rafidia

Its: Managing Member

Date:

6/11/19

Contractor: DK Build, Corp.

Signature:

Printed Name: Dominick Kubiak

Its: President

Date:



CREW

Let our team take care of you!

4344 N Milwaukee
Chicago IL 60641
+1773 934 9991

unlimited state roofing lic 104-015-465

PROPOSAL SUBMITTED TO:	JOB ADDRESS	Date
100-399 BARTLETT PLAZA, BARTLETT, IL 60103	SAME ADDRESS.	08/20/2018

With regards to the estimate submitted and attached.

We hereby submit specifications for

Roof

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-----------------	--------------------	-------------------

ROOF #1

Net Roof area 8900 sq f

Total Roof Area 10000 sq f

2.6 INCH ISO AND 60 MIL TPO FULLY ADHERED

ROOF#2

Net Roof area 11600 sqf

Total Roof Area 12800 sq f

2.6 INCH ISO AND 60 MIL TPO FULLY ADHERED

ROOF #3

Net Roof area 16300 sq f

Total Roof Area 17600 sq f

1 INCH ISO AND 60 MIL TPO FULLY ADHERED

Predominant Pitch =0/12

TPO MEMBRANE

ROOF QUOTE

ROOF 1. LOWER PART WITH EXISTING EPDM MEMBRANE OVER 1.5 INCH ISO

ISO FASTENED TO A DECK

60MIL MEMBRANE FULLY ADHERED

- 1) Remove existing gravel from roof surface, sweep dust
- 2) Remove deflections, , prepare roof surface. If there is any indications of deflected, rusted decking then replacement of a 3 metal panels 3x12 will be included in price. Additional panels will be replaced for a charge \$180 per panel
- 3) Cover existing roof polyisocyanurethan ISO insulation 2.6 inch thickness mechanically fastened to a deck with minimum 13 plates a sheet
Insulation will be tapered to find level when necessary
- 4) Install cant strips by the walls and penetrations
- 5) Install 60 mil TPO fully adhering to an insulation and additionally fastening seams to a deck
- 6) Remove metal copings and Install membrane flashings on the parapet walls (proper 6" overlap)
- 7) Remove and re Install metal copings
- 8) Flash all mechanical units, air conditions unit, openings and pipes
- 9) Seal non factory seams with cut edge sealants
- 10) Clean up exterior of property and leave in broom swept condition

ROOF #2 HIGHER ROOF WITH EPDM MEMBRANE AND GRAVEL

2.6 ISO FULLY FASTENED TO A DECK

60 MIL TPO FULLY ADHERED TO AN ISO

- 1) Remove existing gravel from roof surface, sweep dust
- 2) Remove deflections, , prepare roof surface. If there is any indications of deflected, rusted decking then replacement of a 3 metal panels 3x12 will be included in price. Additional panels will be replaced for a charge \$180 per panel
- 3) Cover existing roof polyisocyanurethan ISO insulation 2.6 inch thickness mechanically fastened to a deck with minimum 13 plates a sheet
Insulation will be tapered to find level when necessary
- 4) Install cant strips by the walls and penetrations
- 5) Install 60 mil TPO fully adhering to an insulation and additionally fastening seams to a deck

- 6) Remove metal copings and install membrane flashings on the parapet walls (proper 6" overlap) and reinstall coping
- 7) Remove and install new copings
- 8) Flash all mechanical units, air conditions unit, openings and pipes
- 9) Seal non factory seams with cut edge sealants
- 10) Clean up exterior of property and leave in broom swept condition

ROOF #3 LOWER LARGEST ROOF WITH GRAVEL

1 INCH ISO FULLY FASTENED TO A DECK

60 MIL TPO FULLY ADHERED TO AN ISO

- 1) Remove existing gravel from roof surface, sweep dust
- 2) Remove deflections, , prepare roof surface. If there is any indications of deflected, rusted decking then replacement of a 3 metal panels 3x12 will be included in price. Additional panels will be replaced for a charge \$180 per panel
- 3) Cover existing roof polyisocyanurethan ISO insulation 2.6 inch thickness mechanically fastened to a deck with minimum 13 plates a sheet. Insulation will be tapered to find level when necessary
- 4) Install cant strips by the walls and penetrations
- 5) Install 60 mil TPO. fully adhering to an insulation and additionally fastening seams to a deck
- 6) Remove metal copings and install membrane flashings on the parapet walls (proper 6" overlap) and reinstall coping
- 7) Remove and install new copings
- 8) Flash all mechanical units, air conditions unit, openings and pipes
- 9) Seal non factory seams with cut edge sealants
- 10) Clean up exterior of property and leave in broom swept condition

Total amounts

all 3 sections \$389000

Payment terms: Down payment

\$194500

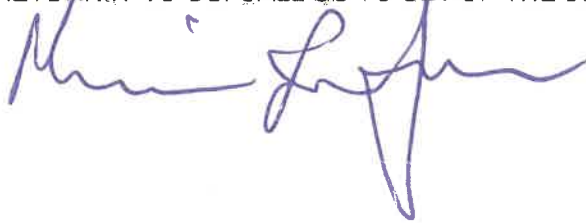
25% after one section is completed

25% after second section is completed

**The entire amount of the contract to be paid within 14 days after all sections
completion**

IF THIS PROPOSAL MEETS WITH YOUR APPROVAL, PLEASE SIGN ONE OF THE
COPIES AND RETURN IT TO US. CALL US TO SET UP THE DATE

Accepted By



Date

6/1/19



PERRICONE Bros. LANDSCAPING

31600 FISHER ROAD • VOLO, IL 60051
815-344-8377 • FAX 815-344-8658

YARD LOCATIONS:

- VOLO
- WOODSTOCK
- NORTHBROOK

Date 4/9/19

QUOTATION

ALTA/ACSM
134 Bartlett Plaza, S. Main St.
Bartlett, IL
847-921-9200

Dear Mr Rafidia,

I hereby submit specifications and estimates for the labor and material described below. If you have any questions or would like to discuss this further, please feel free to give me a call. Otherwise, if you agree to the quotation as described below, please sign your name at the bottom and fax or mail it to our office so that I can schedule your work.

QTY	SIZE	DESCRIPTION	PRICE	TOTAL
1		Trim all trees around entire property, approx. 60 trees @\$125.00/tree	\$ 7,500.00	\$ 7,500.00
1		Edge all existing planting beds along property line and throughout property to create a new edge to beds.	\$ 2,000.00	\$ 2,000.00
1		Mulch all existing plantings beds. (Does not include new plantings)	\$ 2,500.00	\$ 2,500.00
NEW PLANT MATERIAL:				
9	18"	Miss Kim Lilac	\$ 35.00	\$ 315.00
340	5 G	Grow Low Fragrant Sumac	\$ 35.00	\$ 11,900.00
16	3 G	Goldflame Spirea	\$ 25.00	\$ 400.00
20	1 G	Karl Foerster Reed Grass	\$ 12.00	\$ 240.00
6	3 G	Little Lime Hydrangea	\$ 40.00	\$ 240.00
13	2.5" C	Thornless Skyline Honeylocust	\$ 390.00	\$ 5,070.00
1		Compost Planting Mix	\$ 2,250.00	\$ 2,250.00
1		Mulch for New Plant Material	\$ 6,500.00	\$ 6,500.00
Note:				
First watering of all new plant material is included. If any watering is desired after first watering, there will be an additional charge of \$150.00/Hour for 2 guys and a water truck.				
LANDSCAPE GUARANTEE: All shrubs and trees may be exchanged once within one year from date of purchase, provided that the item is completely dead. Excluded from this guarantee are Roses, Boxwood, Azaleas, Rhododendron, Holly, Euonymus, Ground Covers, Perennial's, and Annual flowers. If plant is neglected from lack of water or other necessary maintenance, guarantee is void.			TOTAL PROJECT	\$ 38,915.00
HARDSCAPE GUARANTEE: All brick paving shall be guaranteed from settlement by Perricone Bros. Landscaping, Inc. for five (5) years from date of installation. Uniflock will guarantee their material for life.				

Signed

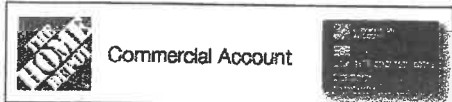
S. Perricone

Approved

[Signature]

Date

4/11/19



INVOICE

Invoice #: **3162399**

Please pay from this invoice.

R GROUP PROPERTIES &
2 STAR LN

Account **xxxx xxxx xxxx 3541**
Amount Due **\$3,300.01**
Transaction Date **05/30/19**
Payment Due Date **07/11/19**

Customer #	Purchased By	Authorized By	Purchase Order/Job Name	Customer Agreement #
00001	RAFIDIA MUNIR	RAFIDIA MUNIR	BARTLETPLAZA	H1904-107359
Store / Register #: 1904, SCHAUMBURG, IL / 16				

PRODUCT	SKU #	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
5/8 OSB SQ	00003396960000100003	300.0000	EA	\$11.47	\$3,441.00
CURB DLVRY	00005156630000100001	1.0000	EA	\$0.01	\$0.01
DISCOUNT	00000000000000000005	1.0000	EA	\$441.00	-\$441.00

SUBTOTAL	\$3,000.01
TAX	\$300.00
SHIPPING	\$0.00
TOTAL	\$3,300.01

Please pay from this invoice.

Questions About Your Account
ACCT MGR HOME DEPOT CREDIT SERVICES
EMAIL WWW.HOMEDEPOT.COM/MYCOMMERCIALACCOUNT
PHONE 1-800-395-7363
FAX 1-877-969-6751

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION Page 1 of 2 8 HP 30 This Account is Issued by Citibank, N.A.

Please detach and return lower portion with your payment to insure proper credit. Retain upper portion for your records.

Your Account Number is xxxx xxxx xxxx 3541



P.O. Box 790420
St. Louis, MO 63179

Amount Due **\$3,300.01**
 Due Date **July 11, 2019**
 Invoice Number **3162399**

Invoice Enclosed



Print address changes on the reverse side.
Make Checks Payable to ▼

R GROUP PROPERTIES &
2 STAR LN
SOUTH BARRINGTON, IL 60010-7138

HOME DEPOT CREDIT SERVICES
DEPT. xx - xxxxxx3541
PO BOX 9001043
LOUISVILLE, KY 40290-1043



17725 Volbrecht Road • Lansing, Illinois 60438 • Telephone 708.418.0900 • Fax 708.418.5100



Quotation

TO:	I & J Tech	DATE:	6/7/2019
ADDRESS:	3800 Glenview Road Glenview, IL 60025	P & S NO.:	
ATTENTION:	Manny	QUOTE:	19050510
SUBJECT:	Bartlett Plaza , IL	ARCH/ENGR:	
		F.O.B.:	TEC Warehouse / Factory
		TERMS:	NET 30 Days Tax Not Included

LADIES & GENTLEMEN:

We propose to furnish the equipment listed below at prices stated and in accordance with the terms, price and conditions that are attached to and are a part of this quotation.

Marking	Qty	Model Number	Description
RTU-10 ton	5	48TCEM12A2A5-0A0A0	Std Eff Med Gas Heat Single Pkg Rooftop 10 Tons Cooling 208/230-3-60 <ul style="list-style-type: none"> ◆ Medium Heat ◆ Single circuit, Two stage Compressor Models ◆ Medium Static Option (Belt Drive) ◆ A/Cu - A/Cu ◆ Base Electromechanical Controls
RTU-10 ton	5	CRRFCURB003A01	14-inch Tall Roof Curb
	5	TECECDSRT34CAD2DH	48/50HC07-12 48/50TC08-1 4 VERT ECON ULTRA LOLK

Total Net Sell Price: \$31,865.00-ADD 7.75% FOR TAXES
Freight Pick-up OR ADD \$1040.00 FOR FLATBED

SPECIAL NOTES PERTAINING TO THIS PROPOSAL:
ALL ITEMS IN STOCK.
ECONOMIZERS ARE FIELD INSTALLED.

Handwritten: = 35,374.54

Don't forget to offer commercial financing to your customers. It can often win a job for you when the owner says the job is over budget. See your TEC TM for more information.

AMONG THE ITEMS NOT INCLUDED UNLESS SPECIFICALLY INCLUDED ABOVE:

- | | |
|--|--|
| 1. Labor to Install | 2. Refrigerant Specialties |
| 3. In Warranty Labor | 4. Piping System |
| 5. Equipment Start up & Supervision | 6. Air Distribution System |
| 7. Electrical work including disconnects | 8. Local and Chicago Code Requirements |
| 9. Controls | 10. State or Local Taxes |
| 11. Filters | 12. Warranty Service |

NOTES:

- Above price is firm and will remain in effect for 30 days.
- No permits included in above proposal.
- All orders subject to credit approval and acceptance by TEC Management.
- Equipment is manufactured under strict manufacturer standards and the National Electrical Code requirements.
- Compliance to local codes neither guaranteed nor implied.
- Illinois code requires an IECC 2015 compliant system. If the contractor or end user chooses to purchase a non-compliant IECC 2015 unit, TEC will not be held responsible if the job is flagged with a non-compliant system.

S&S Electric & Fire Alarm Inc.

539 W. WISE ROAD
SCHAUMBURG
IL 60193

Phone: 630-816-0972
Fax: 847-534-6183
Email: sceelectric@sbcglobal.net

S&S Electric & Fire Alarm

May 07, 2019

Submit To:

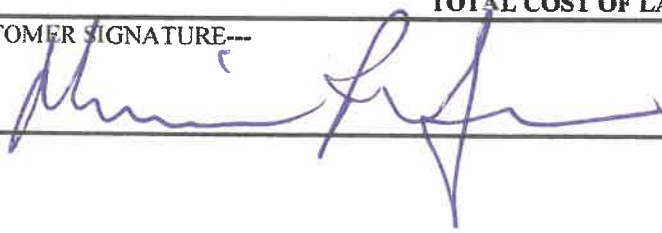
MMAI LLC
ATTN: MR. MANNY
P O BOX 315
ITASCA, IL 60143
Ph: 847-921-9200 Fax: 847-921-9200

Work Location:

BARTLETT PLAZA
ATTN:MR. MANNY
114-399 BARTLETT PLAZA
BARTLETT, IL 60103
Ph: 847-921-9200 Fax: 847-921-9200

Item	Description	Cost
A	PROVIDING 03 NEW SERVICE TWO 400 AMPS AND ONE 200 AMPS 3PHASE 4WIRE	
B	PROVIDING UNDER GROUND PIPING FROM METER TO COMED TRANSFORMER.	
C	PROVIDING ALL NECESSARY WIRING AND GROUNDING TO COMPLETE THE JOB	
	TOTAL COST OF SERVICE:	\$48,000.00
D	PROVIDING LIGHTS AND WIRING TO THREE NEW STORE.	
E	PROVIDING POWER TO HVAC UNIT WITH PIPING AND WIRING.	
	TOTAL COST OF D&E:	\$22,300.00
F	PROVIDING 50 FIXTURES LED WITH WIRING AND PIPING WITH TIMMER	
G	PROVIDING 03 STORE FRONT SIGN POWER WITH BREAKER.	
H	PROVIDING POWER TO 2 PYLON POLE SIGN WITH PIPE AND WIRE DIGGING AND BACK FILL BY OTHER	
	TOTAL COST OF F,G,H:	\$38,690.00
I	RETROFIT 50 UNDER CANOPY LED FIXTURES.-----:	\$7,500.00
J	PROVIDING 04 NEW POLE WITH EXISTING HEAD WITH WIRING AND INSTALL ALL CONCRETE AND DIGGING/BACKFILL BY OTHERS.	
	TOTAL COST OF I,J :	\$15,800.00
K	REPLACE 14 PARKING LOT FIXTURES (FIXTURES SUPPLY BY OTHER)-----:	\$7,500.00
M	MOUNTING 14 PARKING LOT LED HEAD AND BUILDING WALL-----:	\$2,500.00
	FIXTURES SUPPLIED BY OTHER Fixtures cost @ \$95,000.00	
	TOTAL COST OF LABOR AND MATERIAL:	\$142,290.00

CUSTOMER SIGNATURE---



6/11/19

VOLCANO HEATING & AIR INC.

2229 W. 21 ST. PLACE CHICAGO

ILLINOIS 60608

PHONE NUM. 773 386 9175 FAX.773 523 5113.

VOLCANOHEATCOOL@SBCGLOBAL.NET

PROPOSAL

Proposal submitted to:

Many

Bartlett plaza

Bartlett Illinois

PHONE (847) 921-9200

Job Address:

116 Bartlett plaza Bartlett Illinois

We hereby propose to furnish the materials and perform the labor necessary for the completion of the job in the address mentioned above.

INSTALATION OF;

Five roof top units (the owner going to provide the unit's curbs and economizer)

We must do all the duct work (spiral) and sheet metal necessary to complete

The job on each unit.

Cut the roof

All the units drop.

Thermostat wire.

Supply and return grilles for the entire job, thermostats as well.

The entire duct work and sheet metal for to be complete this job

Material and labor are including in the price.

All the material is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed workmanlike manner for the sum of: ~~Fifty two~~

thousand two hundred seventy-five. ~~\$52,275.00~~


We do not have blue prints specifications for this job.

\$40,000 ~~fourty~~ thousand dollars including the work for the units support.

Any alteration or deviation from above specifications involving extra cost will be executer only upon written order, and will became an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as especied.payments will be made as outline above.

Signature

 6/16/19

Signature



This proposal expires after thirty days if is not signed from this date.

06/06/2014



Westmont Interior Supply House

1030 Vandustrial Drive
 Westmont, IL 60559
 Phone: 630-852-4600
 Fax: 630-852-0308

SALES ORDER

SO #: **130109192**
 Sales Order Date: 05/28/19
 PO No.:

Page 2 of 2

BILL TO					SHIP TO				
CASH Sales - Westmont					MMAJ LLC - Manny: 847.921.9200 Bartlett Plaza 399 Bartlett Plaza Bartlett IL				
Customer No.: CCASH001	Sales Employee: HSW	Entered by: MacKay, Robb		Order Date:	Ship Via: TRUCK				
Item	Ordered	Shipped	B/O	Unit	Ext Qty	UoM	Price	Req Date	Total
SS12-114-8 (8m) 1-1/4" Self-Drill Zinc, Drywall Screws (SD2114)	3		3	CTN	3.000	EA	70.000	05/31/19	\$ 210.00
Remarks: Based On Sales Quotations 130006042.			Terms: Due Date: Possible Disc:		Net 30 05/31/19 0.00		Subtotal Tax (7.500%) Total Order Value		
							\$ 30,514.88 \$ 2,288.61 \$ 32,803.49		
ALL RETURNS SUBJECT TO HANDLING CHARGE AND MUST BE APPROVED BY BRANCH MANAGER IN ADVANCE									

WESTMONT INTERIOR SUPPLY HOUSE
 1030 VANDUSTRIAL DR
 WESTMONT, IL 60559
 (630) 852-4600

Bank ID: 6011
 Merchant ID: 620000403971
 Term ID: 002

Phone Order

XXXXXXXXXXXX5687

WEX Entry Method: Manual

Total: \$ 32,803.49

05/30/19 11:35:56

Inv #: 000010 Appr Code: 201055

Approved: Online Batch#: 150001

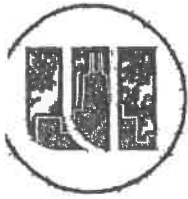
ANS Code: EXAC MATCH Y

CV2 Code: MATCH N

Retrieval Ref. #: 70000006

I agree to pay above total amount
 according to card issuer agreement
 (Merchant agreement if credit voucher)

Merchant Copy



Westmont Interior Supply House

1030 Vandustrial Drive
 Westmont, IL 60559
 Phone: 630-852-4600
 Fax: 630-852-0308

SALES ORDER

SO #: 130109192
 Sales Order Date: 05/28/19
 PO No.:

BILL TO					SHIP TO				
CASH Sales - Westmont					MMAJ LLC - Manny: 847.921.9200 Bartlett Plaza 399 Bartlett Plaza Bartlett IL				
Customer No.:	Sales Employee:	Entered by:		Order Date:	Ship Via:				
CCASH001	HSW	MacKay, Robb			TRUCK				
Item	Ordered	Shipped	B/O	Unit	Ext Qty	UoM	Price	Req Date	Total
358CSJ18-10 3-5/8"x10' Stud 1-5/8" Flange 18ga-43mil	140		140	PC	1,400.000	LF	1.100	05/31/19	\$ 1,540.00
358CSJ18-08 3-5/8"x8' Stud 1-5/8" Flange 18ga-43mil	1,100		1,100	PC	8,800.000	LF	1.100	05/31/19	\$ 9,680.00
358CR18-10 3-5/8"x10' Track 1-1/4" Leg 18ga-43mil	55		55	PC	550.000	LF	0.900	05/31/19	\$ 495.00
358CR18-10-200 3-5/8"x10' Track 2" Leg 18ga-43mil	132		132	PC	1,320.000	LF	1.240	05/31/19	\$ 1,636.80
IRON 112-16 Galvanized Black Iron, 16ga - 1-1/2"x16'	69		69	PC	1,104.000	LF	0.440	05/31/19	\$ 485.76
358CSJ18-14 3-5/8"x14' Stud 1-5/8" Flange 18ga-43mil	140		140	PC	1,960.000	LF	1.100	05/31/19	\$ 2,156.00
358CSJ18-12 3-5/8"x12' Stud 1-5/8" Flange 18ga-43mil	365		365	PC	4,380.000	LF	1.100	05/31/19	\$ 4,818.00
358CR18-10 3-5/8"x10' Track 1-1/4" Leg 18ga-43mil	42		42	PC	420.000	LF	0.900	05/31/19	\$ 378.00
358CR18-10-200 3-5/8"x10' Track 2" Leg 18ga-43mil	32		32	PC	320.000	LF	1.240	05/31/19	\$ 396.80
358CSJ18-10 3-5/8"x10' Stud 1-5/8" Flange 18ga-43mil	160		160	PC	1,600.000	LF	1.100	05/31/19	\$ 1,760.00
IRON 112-16 Galvanized Black Iron, 16ga - 1-1/2"x16'	20		20	PC	320.000	LF	0.440	05/31/19	\$ 140.80
DW58DG08 DensGlass 5/8"x4'x8'	143		143	PC	4,576.000	SF	0.620	05/31/19	\$ 2,837.12
Tall Walls									
DW58DG08 DensGlass 5/8"x4'x8'	140		140	PC	4,480.000	SF	0.620	05/31/19	\$ 2,777.60
CLIP LA-333-16 Large Angle Clip, 16ga - 3"x3"x3-1/4"	900		900	PC	900.000	PC	1.250	05/31/19	\$ 1,125.00
SS12-034-6-HEX (6M) 3/4"x5/16" Hex Washer Head, #3 Self-Drill Screws (HWD1034)	1		1	CTN	1.000	EA	78.000	05/31/19	\$ 78.00

FINAL WAIVER OF LIEN

STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by MMAJ, LLC
to furnish: Drywall, Framing Materials

FAÇADE MATERIAL PER ORDER NO. 130109192
for the premises known as 114-399 BARTLETT PLAZA, BARTLETT, IL 60103
of which MMAJ, LLC is the owner.

THE undersigned, for and in consideration of Thirty Two Thousand Eight Hundred Three Dollars and Forty Nine Cents (\$32,803.49) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above described premises, INCLUDING EXTRAS.*

DATE: 5-29-19
COMPANY ADDRESS: WESTMONT INTERIOR SUPPLY HOUSE
1030 VANDUSTRIAL DR., WESTMONT, IL 60559

SIGNATURE AND TITLE: [Signature]

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) Trish Moran BEING DULY SWORN, DEPOSES
AND SAYS THAT HE OR SHE IS (POSITION) [Signature] OF
(COMPANY NAME) WESTMONT INTERIOR SUPPLY HOUSE WHO IS THE
CONTRACTOR FURNISHING FAÇADE MATERIAL PER ORDER NO. 130109192 WORK ON THE BUILDING
LOCATED AT 114-399 BARTLETT PLAZA BARTLETT, IL 60103
OWNED BY MMAJ, LLC

That the total amount of the contract including extras* is \$ 32,803.49 on which he or she has received payment of \$ 0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
WESTMONT INTERIOR SUPPLY HOUSE 1030 VANDUSTRIAL DR., WESTMONT, IL 60559	MATERIAL	\$32,803.49	0 00	\$ 32,803.49	\$0.00
TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE			0 00	\$ 32,803.49	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated

DATE: 5-29-19 SIGNATURE: [Signature]
SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF May 2019

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

Provided by Chicago Title Insurance Company

