



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION**

**MEETING AGENDA**

**Meeting to be held at:  
BARTLETT VILLAGE HALL  
228 South Main Street, Bartlett, IL  
January 11, 2021  
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the December 14, 2020 meeting minutes
4. Public Comment
5. O'Hare's Pub & Restaurant BEDA application
6. Branding Discussion
7. New Business
8. Adjournment



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**December 14, 2020**

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1. CALL TO ORDER

Commissioner Kubaszko called the regular meeting of December 14, 2020 of the Economic Development Commission of the Village of Bartlett to order on the above date at 7:02 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular meeting of Economic Development Commission of the Village of Bartlett (the "EDC") scheduled to be held on December 14, 2020 at 7:00 p.m. at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 25 people or 25% of the capacity of the meeting room as a public health measure.

2. ROLL CALL

**PRESENT:** Commissioners Gerald Kubaszko, Robert Gorski, Nannette Gudenkauf, Joe LaPorte, Adam Lewensky, Robert Perri

**ABSENT:** Commissioners Kirsten Erickson, Michelle Hughes, Tracy Smodilla

**ALSO PRESENT:** Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Senior Management Analyst Sam Hughes

3. APPROVAL OF MINUTES

Commissioner Perri moved to approve the Economic Development Commission Minutes from November 9, 2020 and that motion was seconded by Commissioner Gudenkauf.

**AYES:** Commissioners Gerald Kubaszko, Nannette Gudenkauf, Joe LaPorte, Adam Lewensky, Robert Perri

**NAYS:** None

**ABSENT:** Commissioners Kirsten Erickson, Michelle Hughes, Tracy Smodilla

**MOTION CARRIED**



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4. PUBLIC COMMENT

None

5. INTRODUCTION OF NEW COMMISSIONER ROBERT GORSKI

Economic Development Coordinator Tony Fradin introduced the commissioners to newly appointed Commissioner Robert Gorski.

Commissioner Gorski introduced himself, stating that he has lived in Bartlett since 1991, raising 3 children. He stated that he has always leaned towards public service, having spent his career as a non-profit CFO, and this new role is an extension of his desire to serve.

Commissioners Kubaszko, Perri and Gudenkauf welcomed Commissioner Gorski.

6. REBECCA'S CAKES BY DESIGN BEDA APPLICATION

Mr. Fradin stated that attracting a bakery to town has been one of the targeted businesses for over ten years.

Since Sorella's Bakery closed in the Devon-Prospect Plaza in 2009, bakery items have primarily been available for sale only at Jewel and through home-based businesses. One such home-based business has been Rebecca's Cakes by Design, owned and operated by Rebecca Lesmeister. Of late, her business has continued to grow to the point where she is ready to move from a home-based business to a small storefront in downtown Bartlett.

Located on the south portion of Main Street Plaza (Krueger portion) in a rear-facing unit, Ms. Lesmeister is building out a small vacant space into the village's first bakery in several years. Mr. Krueger has provided a letter authorizing Ms. Lesmeister to move forward with this application as staff requested.

Mr. Fradin added that having started the process with staff prior to the Village Board's recent updates to the BEDA program, Ms. Lesmeister has submitted the attached application, which includes a detailed business plan along with quotes totaling \$25,000 in improvements. The architect fees add another \$2,000 to the project.

Her business plan details her expertise in baking as well as her vast experience in the field. Ms. Lesmeister is taking her passion for baking to serve a community need by providing baked goods that are not only delicious and safe but a work of art.



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She is well-aware of the demand for allergy-friendly baked goods and will fill this need by ensuring safety in all ingredients and consulting with food experts to ensure integrity in their offerings. Ms. Lesmeister accurately points out that there are currently no bakeries in the village as well as limited nut-free offerings in the surrounding area. As customers support independent locally-owned businesses with community ties more often, her timing is good in terms of filling this niche in the village.

Between improving the electrical and plumbing for the unit, Ms. Lesmeister details \$5,500 in build-out costs through John C. Lesmeister Contractors as well as nearly \$3,500 in signage from Bartlett-based Mark Your Space. Ms. Lesmeister is aware of the additional challenges associated with being located in a rear-facing unit, thus her plan includes signage above the front-facing door as depicted in her application.

Her BEDA application shows an anticipated cost of \$27,000 to bring this unit up to current Code and including equipment and signage. The estimates that she turned in amount to \$25,000 but do not include architectural drawings, which is an additional requirement for this project.

Ms. Lesmeister has shared her desire to continue growing this business and eventually move into a larger space, thus she plans to continue making use of this equipment at this and possibly a future location for years to come.

Currently, her business is a one-woman operation, but she plans on hiring someone to assist within six months and a second full-time equivalent within a year.

Mr. Fradin added that as previously stated, attracting a bakery to the downtown area has long been a goal of the village's economic development team.

In keeping with the "shop local" movement and encouraging entrepreneurial residents like Ms. Lesmeister to take the major step from being a home-based business trying to fulfill hundreds of orders to establishing a commercial location, staff is strongly supportive of this endeavor. Staff does not include architectural costs as eligible for reimbursement in the BEDA program, thus are considering this a project with a value of \$25,000.

Mr. Fradin concluded stating that staff proposes a BEDA grant in the amount of \$7,000, which amounts to 28% of the total costs involved to convert this vacant office space into a sales tax-generating business that will nicely fill a need in the village.

Mr. Fradin turned the floor over to the petitioner to introduce herself.

Ms. Lesmeister introduced herself and her husband John, streaming from the inside of the new bakery space. She stated that they have been working on this goal for about a year, but it really became a reality in July when she went full time at home. She added



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that she has been making cakes since she was 15 and added that she has 2 kids, one with a nut allergy. Learning the severity of nut allergies in others, she realized the importance of having a nut-free bakery in the area, as there are none nearby. She expressed enthusiasm about her new endeavor, adding that the BEDA grant will really help start them off on the right foot.

Commissioner Perri welcomed Ms. Lesmeister as a new businesswoman to Bartlett. He stated that a town should grow from within expressing great enthusiasm of a resident bringing a new business to town. He concluded by wishing them great success, and to get open as soon as possible.

Commissioner Gudenkauf welcomed Ms. Lesmeister, saying she's excited to be right across the street from a new chamber member.

Mr. Lesmeister stated that they have an inspection tomorrow, and if they pass, they will be hanging drywall this weekend. He added that they are looking to open in January.

Commissioner Kubaszko asked if the petitioners were comfortable with their location in terms of visibility, and people knowing they are there.

Ms. Lesmeister stated that they currently operate out of her home, and with their current clients, they will be able to overcome some of the hurdles in the new location. She stated that this is a stepping stone to a potentially better storefront in the future, but is currently doing what they can.

Commissioner Lewensky added that looking at the business plan, he stated that there is a thorough plan to start advertising and gaining visibility. He also added that he noticed they are the only business in the strip-center registered with Google.

Ms. Lesmeister shared some of the promotions they will be doing early, including a birthday cupcake promotion, discounts for military and service members, etc.

Assistant Village Administrator Scott Skrycki added that the village will be using their resources to promote them as well.

Commissioner Gudenkauf stated that the chamber would do the same.

Commissioner Perri asked what the staples of the bakery would be in terms of items that are made fresh daily.

Ms. Lesmeister stated that there will be cupcakes, cookies, chocolate covered pretzels, muffins, other breakfast pastries and coffee.



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Commissioner Lewensky moved to recommend a BEDA Grant in the amount of \$7,000 to Rebecca's Cakes by Design to the Village Board that motion was seconded by Commissioner Perri.

**AYES:** Commissioners Gerald Kubaszko, Nannette Gudenkauf, Joe LaPorte, Adam Lewensky, Robert Perri, Robert Gorski

**NAYS:** None

**ABSENT:** Commissioners Kirsten Erickson, Michelle Hughes, Tracy Smodilla

**MOTION CARRIED**

**7. SHOP BARTLETT PROMOTION**

Management Analyst Joey Dienberg shared the ad with the commissioners, stating that the ad will run in the Examiner through Christmas Day. He added that this promotion in a way is an extension of the Taste of the Towns. He stated that the ad is to encourage residents to shop local this holiday season, not only in terms of retail, but purchasing gift cards to restaurants and service industry businesses as well. He stated that staff will do a drawing in the new year from those who participate and will give out five \$100 gift cards to the winners.

**8. NEW BUSINESS**

Mr. Fradin stated that staff is working with a few businesses on future BEDA Grants. He also added that staff is working on a social media campaign for New Year's as well.

Commissioner Kubaszko asked how the bowling alley in the Streets of Bartlett is coming along, and also about O'Hare's Pub.

Mr. Fradin stated that early preliminary work is done and the project is moving forward. He stated that Mr. Rafidia is one to work quickly to get projects done, and that it will be here before you know it. He added that O'Hare's has agreed to relocate to provide food and drink to the bowling alley.

Mr. Skrycki added that it will be excited for them to work with Mr. Rafidia and the bowling alley. He expressed optimism in the move and their future success. Scott also pointed out how the Streets of Bartlett went from being one of the most dilapidated centers to soon being 100% occupied in a short amount of time, and one of the liveliest centers on top of that. He also pointed out the new micro-wedding facility, stating that the buildout is very nice, and it is a timely business in terms of people having smaller gatherings. He added that staff will link them with the bakery to help both businesses.



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Commissioner Gudenkauf stated that she went in recently and complimented the buildout.

Commissioner Perri asked about the development at Lake Street and Route 59.

Mr. Fradin stated that the project is ongoing, and an extension was recently brought to the Village Board. He added that staff speaks with the developer weekly. Mr. Fradin briefly described the project for the benefit of new Commissioner Gorski.

There being no further business to discuss, Commissioner Gudenkauf moved to adjourn the EDC meeting and that motion was seconded by Commissioner Perri.

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Commissioners Gerald Kubaszko, Nannette Gudenkauf, Joe LaPorte, Adam Lewensky, Robert Perri, Robert Gorski

**NAYS:** None

**ABSENT:** Commissioners Kirsten Erickson, Michelle Hughes, Tracy Smodilla

**MOTION CARRIED**

The meeting was adjourned at 7:37 p.m.

Joseph Dienberg  
Management Analyst

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** January 5, 2021  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator *TF*  
**RE:** O'Hare's Pub & Restaurant BEDA application

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**APPLICANTS:** Peggy O'Hare Vance

**BACKGROUND:** O'Hare's Pub has been operational in the village for over seven years, first opening at the former Sheep & Fiddle location in the Bartlett Square shopping plaza on Army Trail Road in late 2013.

As their business grew, husband and wife Bill and Peggy O'Hare Vance expanded into Bartlett Town Center, where they have operated since late 2016.

Since coming to town, Peggy and Bill have been active and supportive members of the Bartlett community in supporting local events like the Fourth of July, Heritage Days, parades and races and are also involved with local groups including the Bartlett Women's Club, Chamber of Commerce and more.

This expansion and relocation, in conjunction with the new bowling alley, will bring the former Bartlett Plaza into near full occupancy after being approximately fifty percent vacant as recently as two years ago prior to its purchase, rehabilitation and rebranding by Mr. Rafidia.

In addition to the significant investment and rejuvenation of the center, Ms. Vance estimates needing eight additional full-time staff and additional part-time staff based on events.

### **BEDA APPLICATION:**

This being the first application under the updated version, Ms. Vance has provided a high level of detail about their business's history including sales numbers, as well as a spreadsheet detailing all expenditures to complete this project.

She has cited the total anticipate project cost at \$276,492 per an updated spreadsheet submitted after the initial application.

Since the village has never included or added architectural costs as eligible BEDA costs, we are considering that number to be reduced by \$6,300, thus the physical improvements amount to an investment of approximately \$270,000.

This number constitutes a full build-out from top to bottom including excavation, flooring, electric, fire suppression, plumbing, framing, a cooler system, a hood, cables, kitchen equipment, painting, a new bar top and more.



## **RECOMMENDATION:**

This project helps complete the renovation and reoccupation of the former Bartlett Fresh Market space in the former Bartlett Plaza. Prior to its renovation, the space had been vacant for over eight years.

It will also help retain a key business in the downtown area and village as a whole by incentivizing O'Hare's to expand within the village. Coupled with a new, state-of-the-art bowling alley, the combination of these two businesses is sure to draw both village residents and those in neighboring communities to the area.

Mr. Rafidia was previously approved for and received two BEDA grants of \$50,000 each, the first one being approved in October of 2018 and the second in September of 2019.

Also, keep in mind that the shopping center is comprised of two separate buildings, each with its own Parcel Identification Number.

With the recent modification allowing a two-year timeframe rather than three, and considering the large investment that Peggy O'Hare Vance and Bill Vance are making in the community, we recommend a maximum BEDA grant in the amount of **\$50,000**, to be paid upon proof of all payments having been made, all improvements having been made to the most current Codes, and final approvals on all inspections.

A grant in that amount would be 18.5% of total project costs.

**Village of Bartlett Economic Development Assistance Application**

**Applicant Information:**

Applicant(s) Name Peggy O'Hare Vance

Applicant(s) Address: [REDACTED] Bartlett, 60103

E-Mail Address: Peggy@oharespub.com

Primary Contact for Project: Peggy O'Hare Vance

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: 7 Number of Years in Bartlett: 7

Contact Name and Information for Applicant's Agent or Architect (if any):

Manny Rafidia -

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

**Property Information:**

Project Property Location/Address: 391 Bartlett Plaza

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

Other  (explain)

Number of Businesses on Site: N/A

Names of Other Businesses on Site: N/A

Size of Building (dimensions or total square feet) 81,000

Stories in building: 1 Parking spaces on property: \_\_\_\_\_

Last Real Estate Taxes Paid: N/A

Property Tax Index Number(s) (PIN): \_\_\_\_\_

County: Cook  DuPage  Kane

**Project Information:**

Total Anticipated Project Cost: \$ 259,618.72

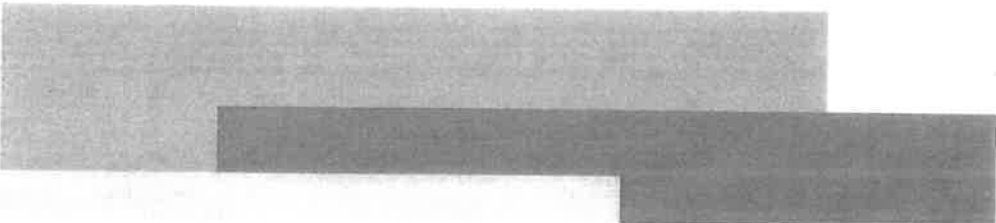
Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

Per drawings attached - buildout new restaurant

If approved, estimated project completion date: March 1, 2021

**Business Plan:** For new business ventures, please include a two- to five-page business plan. Contact Tony Fradin with questions about the seven elements of a strong plan.

**Please Attach:** Contractor Estimates, 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

I further acknowledge 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 some percentage as recommended by staff in relation to 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.

*Ym O'Hare Vance*

*1-3-2021*

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**

January 3, 2021

A New Year begins and a New O'Hare's Pub & Restaurant begins! We welcome 2021.

O'Hare's Pub & Restaurant wishes to be considered for Economic Development Assistance through the Village of Bartlett BEDA Grant Program.

This is the third location for O'Hare's Pub & Restaurant in Bartlett. Our first location was when we first moved here in 2013 to be near our son and his family and twin boys. The job market was difficult since we were from Michigan so we decided to invest our future in Bartlett. In November of 2013, we took over Sheep & Fiddle at 1085 West Army Trail Road. At that location, we did well and better than any other business there but we were a destination. Due to an agreement by the landlord and Blackhawk Gaming Company were only allowed 3 video gaming machines. We felt our potential to grow was limited at this location. When the lease was up for renewal in 2016, we decided to take a leap of faith and move to Bartlett Town Center so we had more opportunities to grow our business.

We were not wrong! Our second location opened at 207 S. Main Street at the end of 2016 and O'Hare's quadrupled in sales within a year in the new downtown location taking us to just shy of 1MM in restaurant sales. We were able to accommodate over 80 people when we were full. We were able to bring a bit of Irish and weeklong St. Patrick's celebrations to downtown Bartlett. Many people from outside Bartlett came to O'Hare's for our celebrations.

Additionally, we were able to be much more involved in the community in supporting Fourth of July events, Bartlett Heritage Days, the Halloween Parade, the Lions Club Run, and the Bike Race. Since I am involved with Bartlett Women's Club, VFW Auxiliary, and the Bartlett Area Chamber, we were able to host quite a few events.

The downtown location provided the opportunity for 5 video gaming machines at first and then we increased to 6 machines gaming a monthly income of approximately \$5M. An example of the money played it is on Illinois Gaming Board website. O'Hare's had activity from Jan 2020 – Nov 2020 of \$1,678,219.00 was "played" in its video gaming machines even during a pandemic year.

Although our location has been tremendous, we have another opportunity to move to Bartlett Plaza under the management of Manny and Jeremy Rafidia. The new location, which is part of the grocery store space, we believe will help us grow again by nature of location, capacity for guest's increases by 24 inside and 24 outside, and family activity of an adjoining bowling alley that we will also manage. There is opportunity to create outdoor events with the other businesses as well, helping everyone in Bartlett Plaza to grow business.

With the new location, we have no hesitation in stating our sales will grow to \$3MM per year because O'Hare's Pub & Restaurant will be the food and beverage sole supplier for the bowling alley and all the activities of the bowling alley such as the leagues, events, and parties. O'Hare's will have seating capacity indoor and outdoor for 120 guests.

Additional revenue will come from having 6 new-upgraded video gaming machines in a new special designed area that will be separated from the dining area and from anywhere young people will be.

Pre-Covid-19 we expected to have video gaming income of \$6M per month. In the new location, we expect to double that amount.

As excited as we are for the new location, it has been another leap of faith in managing the costs involved especially during a pandemic. In our heart's we know this is as good a time as any since we are closed at 207 S Main Street. With only carryout food orders to support the restaurant it was a challenge meeting our monthly bills. Therefore, we made an agreement with the landlord to vacate and we brought in a new breakfast diner to take over the space allowing us to take this opportunity for O'Hare's at Bartlett Plaza.

Attached you will find a spreadsheet with our expenses to date and the expenses yet to be taken to bring our investment to approximately \$260,393.72, estimated grand total to Open 391 Bartlett Plaza.

We are waiting for a third quote for flooring in an attempt to reduce the \$40,000 price tag on flooring. We are also waiting for a quote on painting and removing our old sign and putting it up at Bartlett Plaza.

The spreadsheet illustrates the expenses and we have mentioned the increase in sales. What is important to the community are jobs too. Our location is walkable and it is close to the train station for future employees. We expect to have 30 employees if not more. Our opportunity to be open at 11 am daily allows for 2 full shifts. Daytime shift will be approximately 8-10 staff and our nighttime shift will be 12-20 staff depending on staff needed for the bowling alley and parties.

We should add that the bowling alley is expected to garner \$600M in sales its first year just from bowling. There will also be arcade games, pool tables, and air hockey tables.

We welcome consideration of the BEDA Funds for O'Hare's Pub & Restaurant. Should you need any further information please do not hesitate to contact me at [peggy@oharespub.com](mailto:peggy@oharespub.com) or call [REDACTED]

Sincerely,



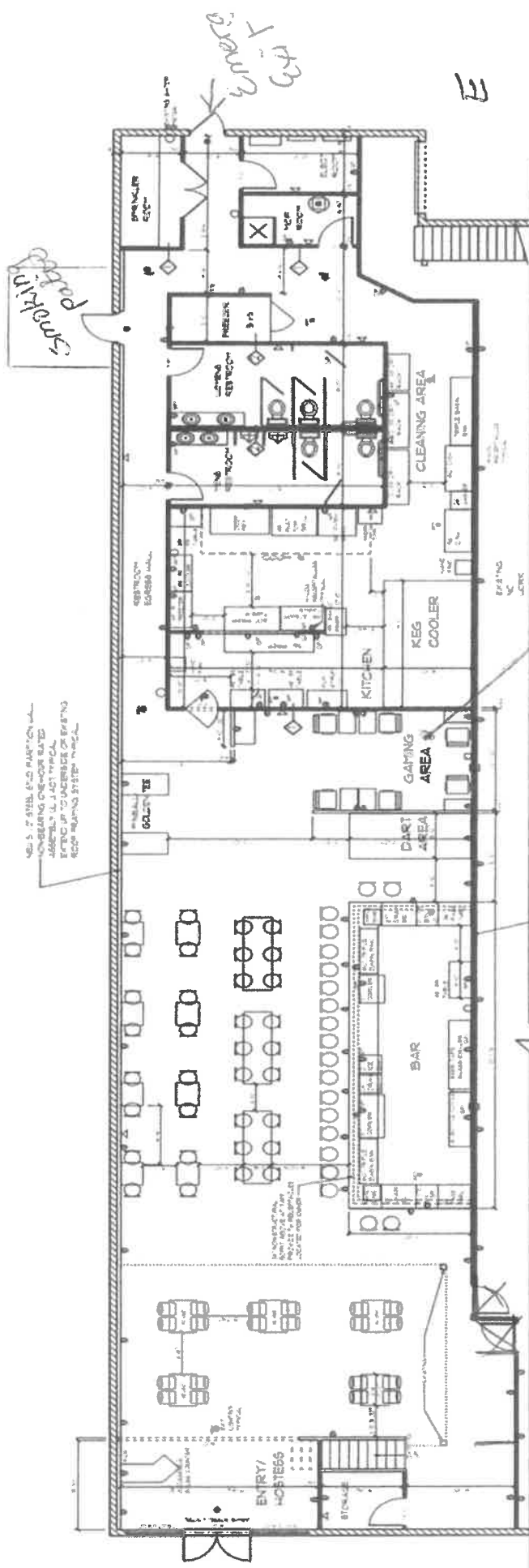
Peggy O'Hare Vance, owner O'Hare's Pub & Restaurant

### Synopsis of O'Hare's Pub & Restaurant new location

- 391 Bartlett Plaza
  - Between Magnolia Weddings & Events Venue and Midway Lanes Bowling Alley.
- Magnolia Weddings does not have a kitchen and we will work with them closely for opportunities to cater to them as well as the other restaurants in Bartlett.
- Midway Lanes does not have a kitchen and we will supply all food and drink to the bowling alley.
- O'Hare's sales are expected to be \$3M within 3 years.
- It is expected that we will need 8 full time staff and will continue to use part time staff of approximately 15-20. It will vary based on events.
  - O'Hare's employs 3 full time staff and 17 part time staff currently.
- O'Hare's new location will allow for 100 indoor seating and 24 outdoor seating compared to 81 with 12 seats on the patio.
- We will continue to support Bartlett and working with Magnolia Wedding & Events, Lisa's School of Dance and other businesses in the Plaza to bring outdoor events to Bartlett Plaza. Of course, with necessary permissions.

Peggy

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PROPOSED FLOOR PLAN / POWER PLAN  
SCALE: 1/8" = 1'-0"

W

S

This will be  
12 ft open wall  
to the bowling  
alley

video gaming

Smoking

TV's  
Camera

4x8" STEEL END PARTITION WALL  
CONCRETE ON WOOD SLATED  
JOISTS. U.S. JOIST TYPICAL.  
ENTRANCE TO GARAGE OR ELEVATOR  
REQUIRE STAIR HEADROOM.

4x8" STEEL END PARTITION WALL  
CONCRETE ON WOOD SLATED  
JOISTS. U.S. JOIST TYPICAL.  
ENTRANCE TO GARAGE OR ELEVATOR  
REQUIRE STAIR HEADROOM.

30" DIAMETER  
RADIUS  
RADIUS TO  
FLOOR OVER

Service	Company	Phone	Address	City	Contact	QUOTE	PD TO DATE	BALANCE
HVAC	ABC Heating & Cooling	888-316-6061				\$ 9,500.00	PAID #2536	\$ 9,500.00
Architect	Purnell Architect					\$ 6,000.00	PAID #788	\$ 3,000.00
						\$ 300.00	PAID #2243	\$ 3,000.00
							PAID #2537	\$ 300.00
Ansul System	Advanced Fire Equipment	847-233-0100	10358 Front Street	Franklin Park, IL, 60131		\$ 4,150.00	PAID #3	\$ 1,900.00
Fire Alarm system	SCG Protection (Santoro)	(847) 515-6269	1253 Cobblestone	Woodstock, IL, 60098		\$ 5,330.53	PAID #2	\$ 3,000.00
Sprinkler System	Atlantic American Fire	(847) 888-1660	18 North State Street	Elgin, IL, 60123		\$ 6,600.00	PAID #2509	\$ 3,000.00
Bench	Alison Thorgren					\$ 850.00	PAID #1745 +	\$ 850.00
Framing Drywall	Infinite Construction Group	(847) 661-7008				\$ 10,000.00	PAID #2518	\$ 10,000.00
						\$ 10,000.00	PAID #2535	\$ 6,500.00
Electrician	Arcadio Farias					\$ 18,000.00	PAID #5001	\$ 6,000.00
							#2534	\$ 2,350.00
						\$ 4,000.00		\$ 9,650.00
						\$ 2,500.00		\$ 4,000.00
						\$ 2,500.00		\$ 2,500.00
Lights	Habitat for Humanity	630-940-8003				\$ 495.00	cc 10-07-2020	\$ 495.00
Plumbing	Hall & One (quote \$17,500.00)	(630) 277-0675	571 W. Miller Ave	Hinckley, IL 60520		\$ 17,500.00	PAID #2505	\$ 5,000.00
						\$ 2,500.00	PAID #2538	\$ 7,500.00
						\$ 2,500.00		\$ 2,500.00
Hood	S S Fabrication	708-717-7545	8317 W. 118th St	Palos Park, IL 60464		\$ 10,000.00	PAID #2	\$ 5,000.00
Construction Frame	L&W Supply					\$ 3,066.08	cc 12-24-2020	\$ 3,066.08
						\$ 102.72	cc 12-30-2020	\$ 102.72
Electrical Supply	Amperage Electrical Supply					\$ 3,650.72	cc 11-20-2020	\$ 3,650.72
						\$ 95.07	cc 12-28-2020	\$ 95.07
						\$ 897.33	cc 12-28-2020	\$ 897.33
						\$ 692.31	DEBIT 11-23-2020	\$ 692.31
						\$ 523.93	cc 12-15-2020	\$ 523.93
Plumbing	WM F Meyer Co	630-851-4441				\$ 613.33	cc 12-19-2020	\$ 613.33
						\$ 8,107.15	cc 11-04-2020	\$ 8,107.15
						\$ 1,916.99	cc 12-19-2020	\$ 1,916.99

*N/A*





# INVOICE

## A.B.C. HEATING & COOLING, REFRIGERATION

Date: January 5, 2021

Invoice # 210105

A.B.C. Heating & Cooling,  
Refrigeration  
(773) 434-0500  
(708) 444-2505

TO O'Hares Pub & Restaurant  
391 Bartlett Plaza  
Bartlett, IL 60103

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	391 Bartlett Plaza, Bartlett, IL 60103 Tenant: O'Hares Pub	Due on receipt	

QTY	DESCRIPTION		TOTAL
	Install new duct work per the blueprints dated 12/30/2020 prepared by Shawn Purnell Architect. Total for labor and materials.		9,500.00
	<hr/> <b>PAID IN FULL</b> <hr/>		

SUBTOTAL	\$9,500.00
SALES TAX	None
TOTAL	\$9,500.00

Make all checks payable to A.B.C. Heating & Cooling

Thank you for your business!

# INVOICE

## PADILLAS CONSTRUCTION

Date: December 30, 2020  
Invoice # 0391-15

Padillas Construction  
1717 Cascade Ridge Dr.  
Plainfield, IL 60586  
(630) 809-0900

TO MMAJ, LLC  
134 Bartlett Plaza  
Bartlett, IL 60103  
(847) 921-9200

SALESPERSON	JOB	PAYMENT TERMS	DUEDATE
	391 Bartlett Plaza, Bartlett, IL 60103 Tenzel O'Leary Pub	Due on receipt	

QTY	DESCRIPTION		LINE TOTAL
	Excavated and concrete refill for plumbing requirements in flooring, 250 feet long x 3 feet wide x 4 feet deep.		13,000.00
<b>PAID IN FULL</b>			
		SUBTOTAL	\$13,000.00
		SALES TAX	None

AREADIO FARIAS / 4576 W. MONTANA  
OFFICE

# RECEIPT

DATE 12/15/2020 No. 17051

RECEIVED FROM ASHA THOMPSON \$ 8,250 -

REC'D PAY

DOLLARS

FOR RENT  
 FOR

ACCOUNT		<input type="radio"/> CASH
PAYMENT		<input type="radio"/> CHECK
BAL. DUE		<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD

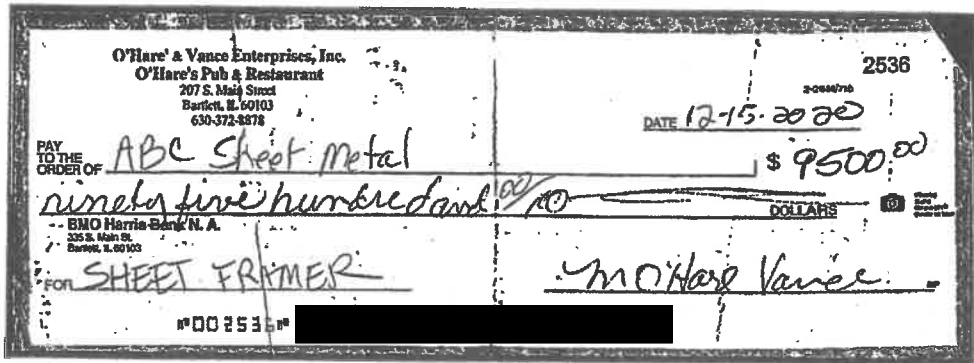
FROM 12/15/20 TO 12/15/20  
BY 

A-2701  
T-16800

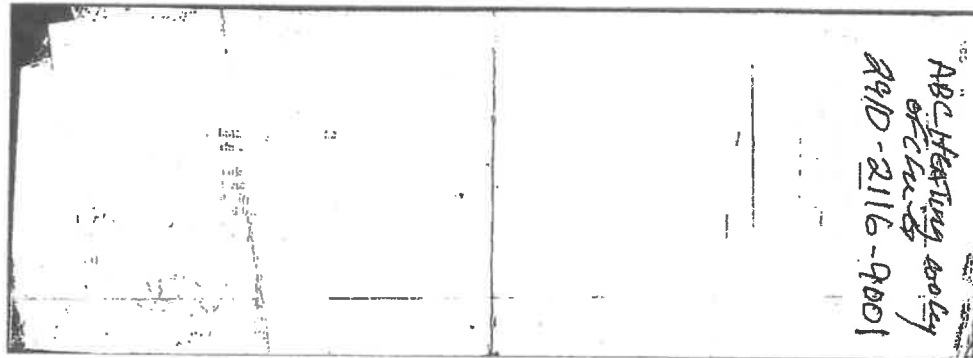
Total original contract \$18,000  
Additional work requested by Bill + Peggy \$2,350  
3 220 Links and 9 additional plugs over bar \$2,000  
Amount Paid \$,350  
Balance Due 14,000

### Transaction details

Check #2536



Front of Check

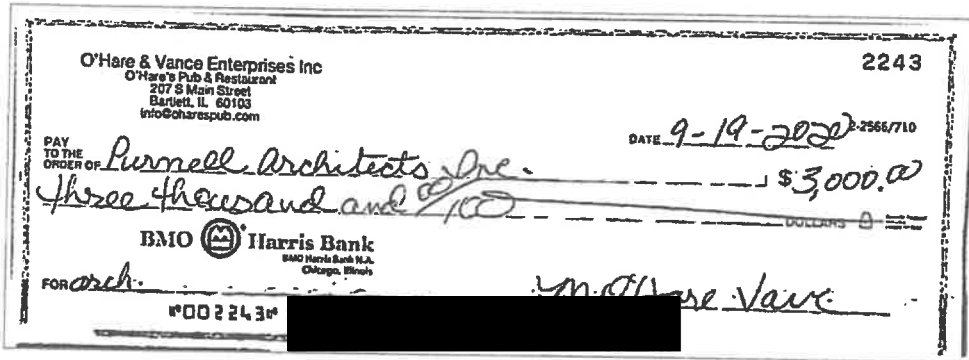


Back of Check

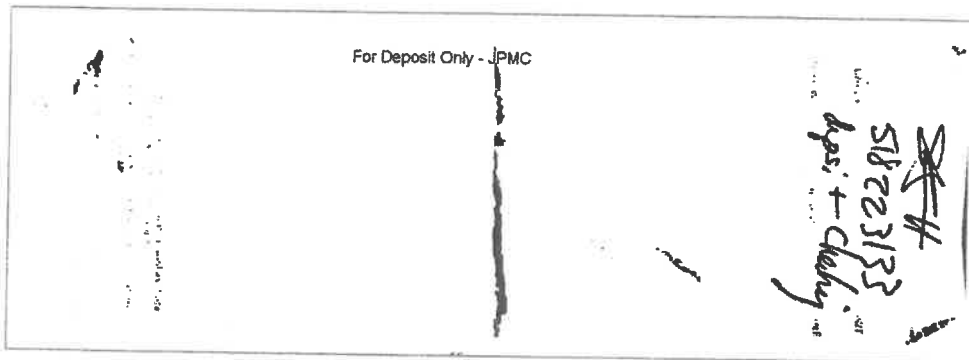
Description:	Regular Check
From account:	[REDACTED]
Amount:	\$9500
Status:	Posted
Date:	2020-12-21

### Transaction details


Check #2243



Front of Check



Back of Check

Description:	Regular Check
From account:	
Amount:	\$3000
Status:	Posted
Date:	2020-09-21

991 *Contract* *Receipt*  
VINCENT O'HARE 0202 788  
PH. 510-359-6851 78-103/724 276302  
7112 AITKEN RD. DATE 10-13-2020  
LEWINGTON, MI 49450-0314  
PAY TO THE ORDER OF Purnell Architect \$ 3,000.00  
Three thousand and 00/100 DOLLARS  
Eastern Michigan Bank.  
Lewington, Michigan 49150  
MEMO Architect Margaret O'Hare Vance

For Deposit Only - JPMC

*PH.*  
*518223133*  
*Deposit check*

## Transaction details

Check #2537

O'Hare & Vance Enterprises, Inc.  
O'Hare's Pub & Restaurant  
207 S. Main Street  
Bartlett, IL 60103  
630-372-8878

2537

DATE 12-30-2020

PAY TO THE ORDER OF Purnell Architect \$ 300 00

Three hundred and 00/100 DOLLARS

BMO Harris Bank N.A.  
235 S. Main St.  
Bartlett, IL 60103

for Architect M O'Hare Vance

⑆002537⑆

Front of Check

⑆07102566⑆ ⑆002537⑆ For Deposit Only - JPMC

4811976175

Security Features exceed industry standards and include:

- **Image Match** - Matching account and check number
- **Microprint** - Microprint text and numbers
- **Microprint** - Microprint text and numbers
- **Security Window** - Window or mark designed to deter fraud
- **Microprint** - Microprint text and numbers
- **The words ORIGINAL DOCUMENT** across the back
- **Photo Safe Program** - Logo visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fingerprint on back shows print of two different people
- Redden stains or other dark spots appear on both front and back
- and in Chemical Wash Detection Box

*Deposit Only*

Back of Check

Description:	Regular Check
From account:	<span style="background-color: black; color: black;">XXXXXXXXXX</span>
Amount:	\$300
Status:	Posted
Date:	2020-12-31



**Transaction details**

Check #9999


O'Hare's Pub  
 391 Bartlett Plaza

check 3

#-2568/710

DATE 10-29-2020

PAY TO Advanced Fire Equipment \$ 1900.00  
 THE ORDER OF ninetain hundred and 00/100 DOLLARS

BMO  Harris Bank  
BMO Harris Bank N.A. Chicago, Illinois

MEMO ANSEL SYSTEM M. O'Hare Vance

Front of Check

ENCLOSE HERE  
**POST DEPOSIT ONLY**  
 CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Back of Check

Description:	Regular Check
From account:	<span style="background-color: black; color: black;">XXXXXXXXXX</span>
Amount:	\$1900
Status:	Posted
Date:	2020-11-03



# ADVANCED FIRE

## EQUIPMENT

Service and New Restaurant UL300  
Automatic Systems  
Emergency Lighting

We accept  
Credit Cards

Office **847-233-0100**

Invoice No: 20750

Date: 10-29-2020

**PAY FROM THIS INVOICE**  
Send Payment to:  
10358 Front Street  
Franklin Park, IL 60131

CLIENT O'hare Pub & Rest  
ADDRESS 391 Bartlett Plaza  
CITY Bartlett STATE IL ZIP 60103  
PHONE 734-646-2942 - Peggy  
248-646-2942 - Bill

BILL TO \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
PHONE \_\_\_\_\_

QTY.	DESCRIPTION OF LABOR	PRICE	AMOUNT
	SERVICE CALL AND FUEL		
	INSPECTIONS		
	<input type="checkbox"/> ABC <input type="checkbox"/> K <input type="checkbox"/> BC <input type="checkbox"/> CO2		
	RECHG. 2.5 LB DRY CHEM.		
	RECHG. 5 LB DRY CHEM.		
	RECHG. 10 LB DRY CHEM.		
	6 YEAR MAINTENANCE		
	HYDROTEST MILD STEEL		
	RECHARGE 2.5 LB DRY CO2		
	RECHARGE 5 LB DRY CO2		
	RECHARGE 10 LB DRY CO2		
	RECHARGE 15 LB DRY CO2		
	HYDROTEST HEAVY STEEL		
	RECHARGE K TYPE		
	HYDROTESTED STAINLESS STEEL		
	CARTRIDGE EXCHANGE		
	INSTALLATIONS		
	SERVICE OF AUTOMATIC SYSTEM		
	<u>Install Buckhite</u>		
	<u>BFR-20 system</u>		
	UL 300 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<u>4000</u>
	<u>Panel 15871 N12</u>		
	<u>4 Exter -43 G-381 2 Buss</u>		
	* Drawings/Plans Included		
	* Plans Permit Fees Not Included		
	* 1-Final Test included		

QTY.	DESCRIPTION OF LABOR	PRICE	AMOUNT
	INSTRUCTIONAL DECALS		
	PINS REPLACED		
	GAUGES REPLACED		
	"O" RINGS REPLACED		
	FIRE EXTINGUISHER ARROW SIGNS		
	BRACKET(S)		
	DOT LABEL		
	VOS KIT		
	HAZ-MAT RIGHT TO KNOW LABEL		
	2.5 LB DRY CHEM. NEW		
	5 LB DRY CHEM. NEW		
<u>2</u>	<u>10 LB DRY CHEM. NEW</u>		<u>4000</u>
<u>1</u>	<u>K CLASS NEW</u>		
	FUSABLE LINKS 500		
	FUSABLE LINKS 450		
	BATTERY 6 VOLT 10 AMP		
	BATTERY 6 VOLT 4 AMP		
	LIGHT BULB		
	NOZZLE CAPS		
	<u>Nozzles Piping in Pub</u>		
	* PAID \$1500 - Deposit 10-29-20		

\*PAY FROM THIS INVOICE - TERMS NET 30 ( ) COD ( ) - OTHER SPECIFY ( )  
ADD 1-1/2 PER MONTH TO UNPAID BALANCE

*[Signature]*

I agree. All work has been completed satisfactorily. As an authorized representative of this company I agree this bill will be paid in full per the terms listed above.

Thank You!

TOTAL LABOR:	<u>4000</u>
TOTAL PARTS:	<u>400</u>
SUB TOTAL:	<u>4400</u>
MATERIAL TAX:	<u>9150</u>
TOTAL:	<u>\$4150</u>

Your Business is Always Appreciated

check #502 in record

Transaction details

Check #502

O'Hare's Pub 2

2-2566/710  
DATE 10-29-2020

PAY TO THE ORDER OF SCG Fire Alarm \$3000.<sup>00</sup>  
Three thousand & 00/100 DOLLARS

**BMO Harris Bank**  
 BMO Harris Bank N.A.  
 Chicago, Illinois

MEMO FIRE ALARM Mohave Vane

Front of Check

ItemNum=042182642045

-Inst=AMERICAN COMMUNITY BANK & TR-RINum=>071928045<-  
 -ItemNum=042182642045B=4  
 -StartTm= 4:35:45 PM-ThID=41

ENDORSE HERE  
 Pay To The Order Of  
 American Community Bank & Trust  
 Huntley, IL 60142  
 > 071928045 <  
 For Deposit Only  
 Saploro, Communications, Group Post  
 000527424

DATE

US POSTAGE PAID ON SEPTEMBER 15, 2020  
 PERMIT NO. 1000 HUNTLEY, IL 60142

FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Back of Check

Description: Regular Check  
 From account: [REDACTED]  
 Amount: \$3000  
 Status: Posted  
 Date: 2020-11-04



SANTORO COMMUNICATIONS GROUP, INC.  
BILL McEVILLY  
1253 COBBLESTONE WAY  
WOODSTOCK, IL 60098  
PH: (847) 515.6269  
FAX: (847) 380-1297  
BILL@SANTOROGROUP.COM

## FIRE ALARM SYSTEM FIT-OUT

October 22, 2020

**PROJECT NAME:** Fire Alarm System Tenant Modification  
O'Hare's Pub  
391 Bartlett Plaza  
Bartlett, IL 60103

**PROJECT #** OPFAB1022200551

**PROJECT SCOPE:** Santoro Communications Group, Inc. proposes to provide fire alarm modifications to meet local fire codes and meet NFPA 72 standards. SCG will provide and install all conduit, wire and devices to completion. SCG will design and engineer a submittal package for approval from Bartlett Fire Prevention Bureau.

**INVESTMENT:** Santoro Communications Group, Inc. proposes to provide the materials and scope identified in this proposal for a lump sum investment of:

10/30/20  
PAID ✓  
BAL

**Total Material: \$ 5,330.53**

3,000 — received 10/31/20  
2,330.53

**AUTHORIZATION:** This proposal may be accepted by signing below and returning one copy to our attention within 30 days.

Accepted By:

Prepared By:

10/22/20

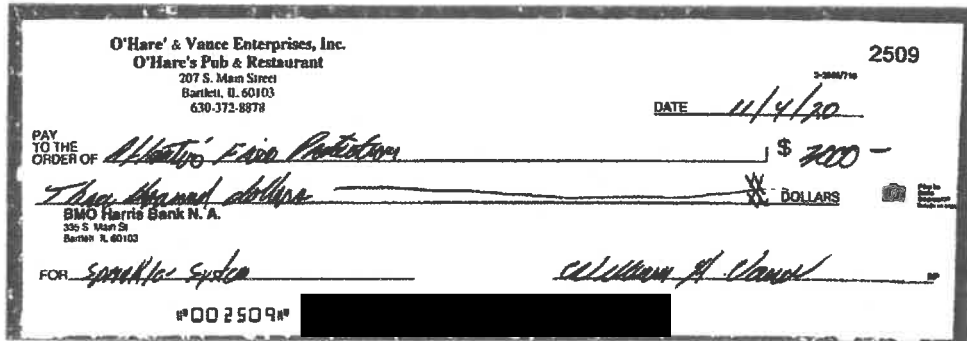
Date

Bill McEvilly

Date

### Transaction details


Check #2509



Front of Check



Back of Check

Description:	Regular Check
From account:	
Amount:	\$3000
Status:	Posted
Date:	2020-11-09



Pd/ 3,000 on 11/03/2020

# 25071

Fire Sprinkler Proposal

Ohare's Pub  
391 Bartlett Plaza  
Bartlett, IL

After reviewing plans of the above mentioned project, Atlantic American Fire Protection Company is proposing to perform the following work:

- Add/relocate sprinkler heads to accommodate new tenant layout.
- Sprinkler heads shall be semi-recessed type chrome trim in ceilings.
- Price includes design and submittal.
- All work shall be performed during normal hours per NFPA-13.

Total Cost: \$5,950.00  
Lift rental (if required): \$650.00

The following items are not included in the above mentioned price:

- Raising/relocating existing sprinkler mains/branch lines
- Technical submittal
- Plan review/permit fees
- Electrical wiring/zoning

If you accept this proposal, please sign and send back so that we may begin scheduling your work. If you have any questions, please do not hesitate to call. We look forward to working with you in the near future.

Sincerely,



Signature

Date

Brad Nolan  
Sales Manager  
Atlantic American Fire Protection Co. Inc.

Phone (847) 888-1660 • FAX (847) 742-4786

18 North State Street • Elgin, Illinois • 60123 • Email: Atlanticfire@sbcglobal.net

10/12/2020

Invoice No. 1234

To  
O'Hare & Vance  
Enterprises Inc  
391 Bartlett Plaza  
Bartlett, IL 60103

Ship To  
Same as recipient

Instructions  
Delivery Instructions

Quantity	Description	Unit Price	Total
1	9' x9' Corner Bench		\$850.00
		Subtotal	
		Sales Tax	
		Shipping & Handling	
		<b>Total Due</b>	<b>\$850.00</b>

Due upon receipt

Thank you for your business!

*Paid cash  
owed to Reggy*

Alison Thonigren

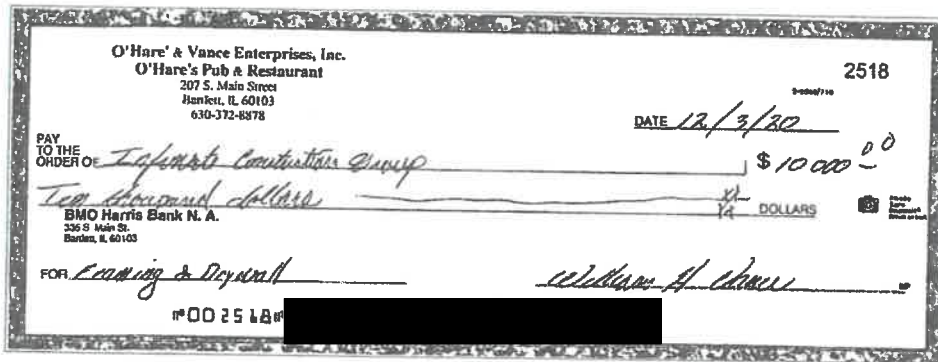
Tel Telephone  
Fax Fax

816 Evergreen  
Wheaton, IL

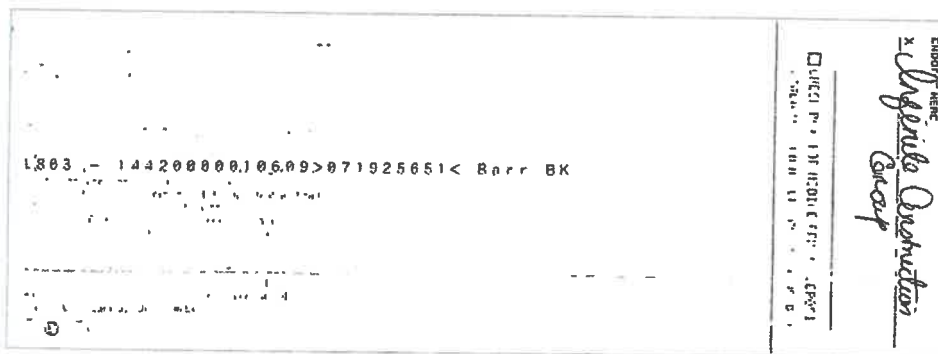
Website  
Email

Transaction details

Check #2518



Front of Check



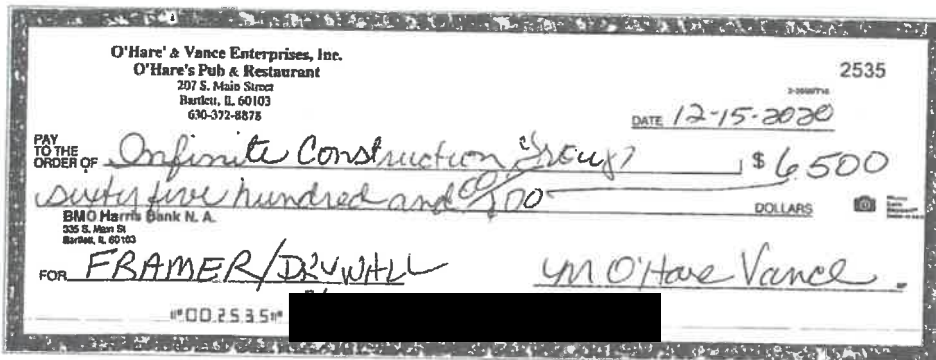
Back of Check

Description:	Regular Check
From account:	
Amount:	\$10000
Status:	Posted
Date:	2020-12-04



## Transaction details

Check #2535



O'Hare & Vance Enterprises, Inc.  
O'Hare's Pub & Restaurant  
207 S. Main Street  
Bartlett, IL 60103  
630-372-8878

DATE 12-15-2020

2535

PAY TO THE ORDER OF Infinite Construction Group \$6500

sixty five hundred and 00/100

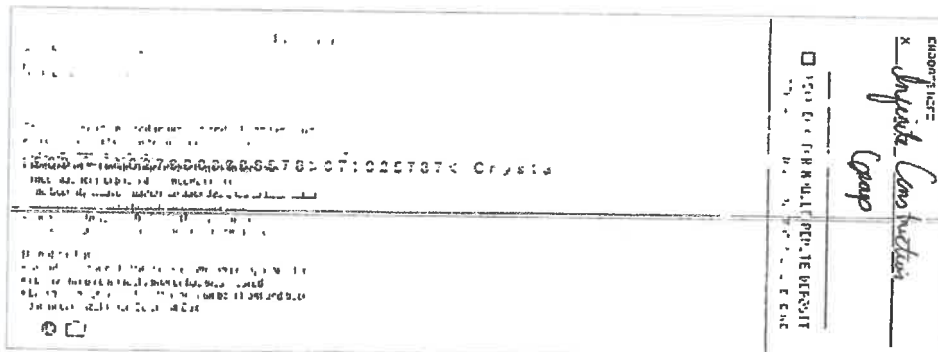
DOLLARS

BMO Harris Bank N.A.  
335 S. Main St.  
Bartlett, IL 60103

FOR FRAMER/DRYWALL LM O'Hare Vance

⑆002535⑆ [REDACTED]

Front of check



⑆002535⑆

070207877

Infinite Construction Group

X POSTAL SERVICE  
Infinite Construction Group

Back of check

Description:	Regular Check
From account:	[REDACTED]
Amount:	\$6500
Status:	Posted
Date:	2020-12-17

### Transaction details

Check #5001

Electrician

O'Hare's Pub & Restaurant  
391 Bartlett Plaza  
Bartlett, IL 60103

5001

DATE 10-9-2020 2-2566/710

PAY TO THE ORDER OF Arcadio Farias \$ 6,000.00  
six thousand and 00/100 DOLLARS

FOR Electrician VMO Hae Van

HARRIS  
MEMBER BANK

MID Harris Bank N.A.

⑆00500⑆ [REDACTED]

Security Features



Front of Check

PAY TO THE ORDER OF MULTIMEDIA INC. PAY TO THE ORDER OF AMERICAN CORP.

773993250

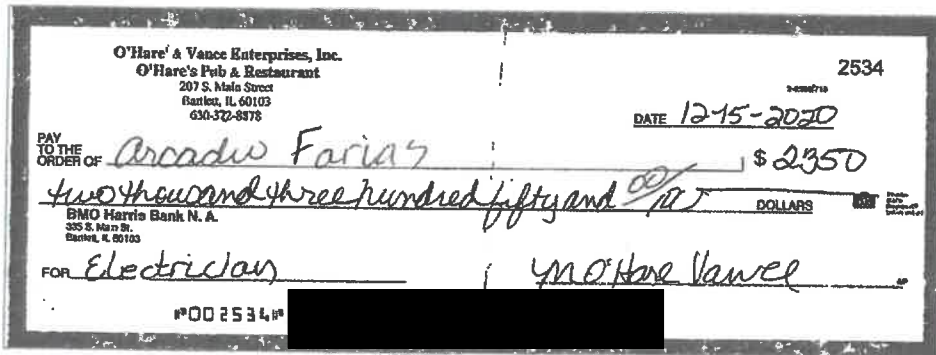
Back of Check

Description:	Regular Check
From account:	[REDACTED]
Amount:	\$6000
Status:	Posted
Date:	2020-12-09

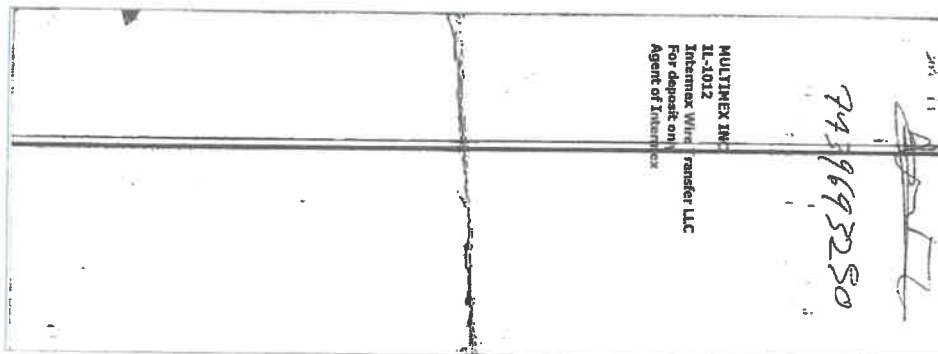
### Transaction details

Check #2534

Electrician



Front of Check



Back of Check

Description:	Regular Check
From account:	
Amount:	\$2350
Status:	Posted
Date:	2020-12-28

Habitat for Humanity-ReStore AH  
955 East Rand Road  
Arlington Heights, IL 60004  
(630) 940-8003

Cashier: Cami C. **In Store** Oct 7, 2020  
Receipt: 389J **NEW SITE LIGHTS** 3:28 PM

**Item(s)**

Electric \$50.00 x 9 \$450.00

Subtotal \$450.00

Sales Tax (10%) \$45.00

**Total \$495.00**

**Amount Charged \$495.00**

VISA Credit - CHIP

Card Holder: MARGARET O'HARE VANCE

Card #: \*\*\*\*\*

Auth Code: 02712G

AID: A0000000031010

ARQC: 8BED5D32/E9A93BE

**Approved**

Signature

IMPORTANT - RETAIN FOR YOUR RECORDS  
10/07/2020 15:27:58

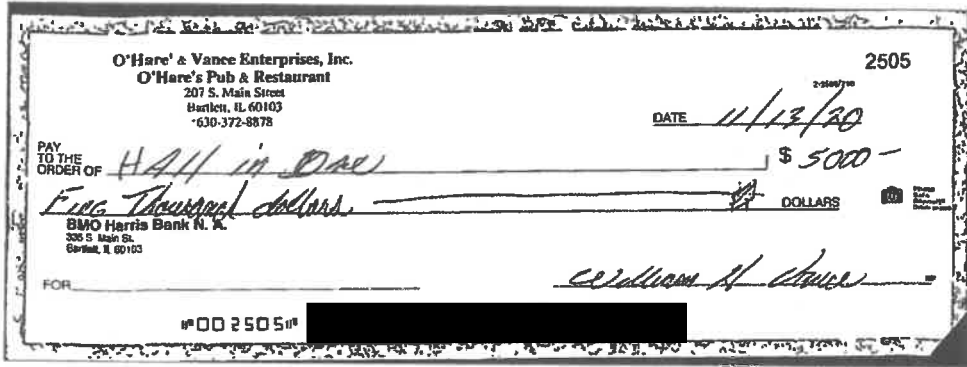
**Customer Copy**

HFHNFV and ReStore AH are not liable for personal injury or property damage that occurs while shopping or through the use of the products purchased at the ReStore.

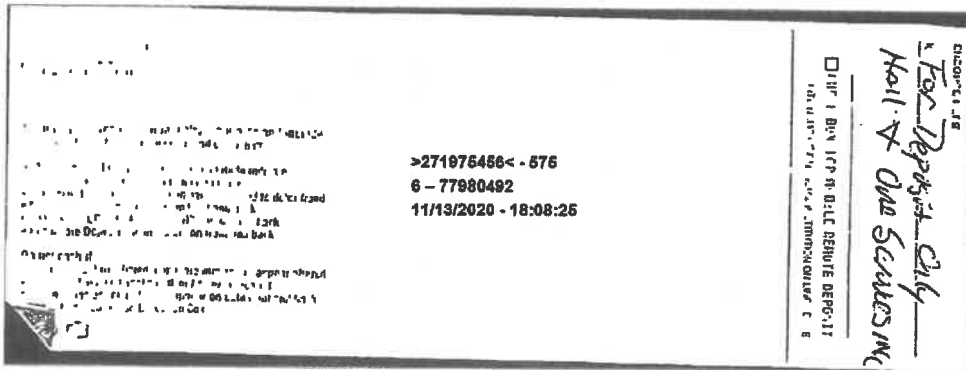
Thank you for supporting the Habitat for Humanity!

Transaction details

Check #2505



Front of Check



Back of Check

Description: Regular Check  
 From account: [REDACTED]  
 Amount: \$5000  
 Status: Posted  
 Date: 2020-11-16

*Lennox Plumbing*

**\*\* INVOICE \*\***

**WM. F. Meyer Co.**  
**Plumbing & Piping Supplies**  
 1855 E NEW YORK ST  
 AURORA, IL 60507  
 630-851-4441 Fax 630-851-4043

INVOICE DATE	INVOICE NUMBER
12/19/20	S3944710.002
REMIT TO: WM F MEYER COMPANY PO BOX 37 AURORA, IL 60507	PAGE NO. 1

**BILL TO:**  
 P CONSTRUCTION  
 427 BLUE RIDGE DR  
 OSWEGO, IL 60543

**SHIP TO:**  
 P CONSTRUCTION  
 427 BLUE RIDGE DR  
 OSWEGO, IL 60543

ORDER DATE	CUSTOMER PO# /JOB NAME	RELEASE NUMBER	SALESPERSON
12/19/20	OHARE		House Account
SHIP DATE	SHIP VIA	TERMS	WRITER
12/19/20	WC WILL CALL	Cash Only	Edricke Richmond

DESCRIPTION	ORDER QTY	SHIP QTY	UNIT PRICE	
ZMBCA08 2 BLK MI CAP	2	2	5.093ea	10.19
ZNB08CL 2XCLOSE BLK STEEL NIPPLE	2	2	2.870ea	5.74
ZNB083 2X3 BLK STEEL NIPPLE	2	2	3.292ea	6.58
ZMBT08 2 BLK MI TEE	1	1	14.990ea	14.99
ZMBL9008 2 BLK MI 90 ELL	6	6	10.418ea	62.51
1331 2" X 21' DOMESTIC BLK T&C	84	84	5.045ft	423.80
SCH40 A53 CW PIPE				
ZMBCPR0805 2X1 BLK MI REDUCER	1	1	8.248ea	8.25
ZNB05CL 1XCLOSE BLK STEEL NIPPLE	6	6	1.336ea	8.02
ZNB05212 1X2-1/2 BLK STEEL NIPPLE	4	4	1.546ea	6.18
ZMBL9004 3/4 BLK MI 90 ELL	2	2	1.620ea	3.24
ZMBL9005 1 BLK MI 90 ELL	2	2	2.843ea	5.69
MIL-R 76011 1/2 PT 8OZ BLUE MONSTER	1	1	11.400ea	11.40
THRD SEAL COMPOUND				

\*\*\*\*\* Credit Card Information \*\*\*\*\*

\* Merchant ID# : 11753605  
 \* Card Number : 38533853  
 \* Card Holder : P CONSTRUCTION  
 \* Charge Amount: \$613.33  
 \* Time/Date: 12:13:31 19 DEC 2020  
 \* Card Type: Exp.: 1124  
 \* Auth Code: 08269G  
 \* Charge Date: 12/19/2020

\* Signature : \_\_\_\_\_

\* I agree to pay above total amount according to card issuer agreement.\*

Amount paid today # S3944710.001 -613.33

PLEASE REMIT YOUR PAYMENT TO: PO  
 BOX 37 AURORA, IL 60507 THANK YOU  
 FOR YOUR BUSINESS!

Subtotal	-46.74
S&H CHGS	0.00
Sales Tax	46.74
<b>Amount Due</b>	<b>0.00</b>

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices will be charged 18% APR finance charge

AMERICAN EXPRESS

Payments

Date	Merchant	Amount
Nov 25	WALMART BOWLING CREDIT	-\$284.97
Nov 23	WALMART TRUMP MAKE AA	\$10.00
Nov 21	AUTORY PAYMENT THMA	-3.89 00
Nov 21	MOR MOR LAKELAND FL	\$284.97
Nov 20	THE HOME DEPOT SCHALBURG	X

21 Points

**\$9,762** <sup>65</sup> **YES** appear on your Dec 7 statement as THE HOME DEPOT SCHALBURG IL

Card: MARGARET CHARE VANCE - 91000

Tag: Add Tag

Use Plans<sup>SM</sup> to split up this transaction into monthly payments for a fixed monthly fee and no interest.

Don't recognize this charge?

Merchant Name: Home Depot  
 100 BARRINGTON RD  
 SCHALBURG IL 60194-4800  
 (800) 654-0688  
 www.homedepot.com

MasterCard Summary: 19,526  
 On Other purchases: 21

NEW LOCATION  
 HOME DEPOT CHARGE





NEW SITE  
EXPENSE

Bill and Peggy Vance

Proposal

391 Bartlett Plaza

October 12, 2020

Bartlett, IL.

PH: Peggy O'Hare Vance [REDACTED] Bill Vance [REDACTED]

Job: 391 Bartlett plaza ✓

Hall and One Services, agrees to supply all labor (Only), Equipment. All Material supplied by (Others)

**Included**

1. Copper will be type L.
2. PVC pipe for waste and vent.
3. Install Gas piping.
4. Will trim all plumbing fixtures.

Total: 17,500.00

**Not Included**

1. Permits and Fees, Bonds
2. Plumbing accessories, Painting, Site work, Concrete work and electric.
3. Hauling Excavated Materials from site (BY OTHERS).
4. NO winter provisions. NO saw cutting or coring, gravel
5. All work to be done on regular time 7am to 3:30 pm

Thank you

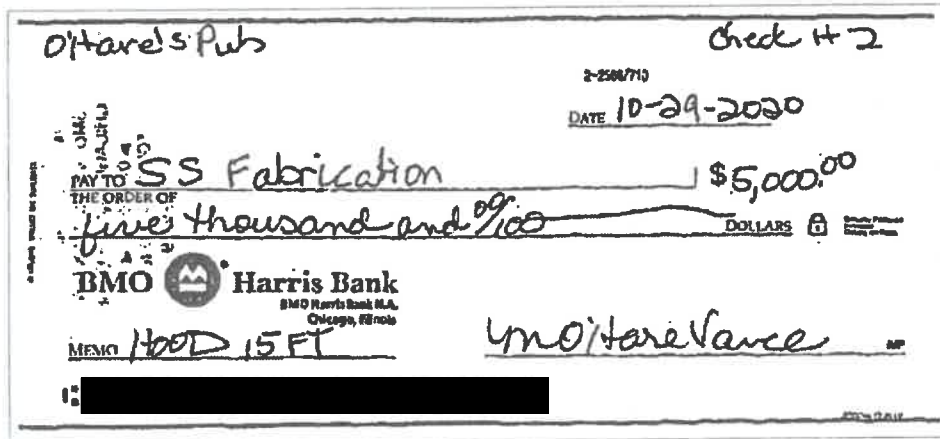
Lenny Hall



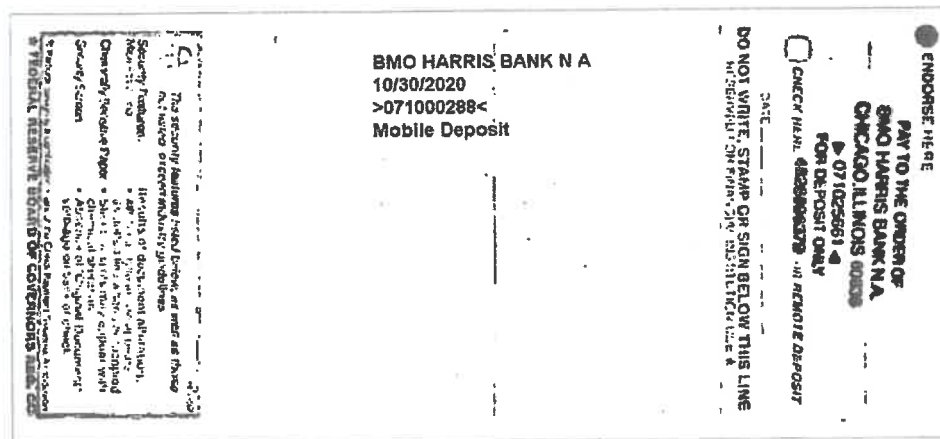
Deposit Hood

Transaction details

Check #9999



Front of Check



Back of Check

Description: Regular Check  
From account: [REDACTED]  
Amount: \$5000  
Status: Posted  
Date: 2020-10-30

896069

# Stainless Steel Fabrication

8317 W. 118th St.  
Palos Park, IL 60464 (708) 717-7545

<b>Statement</b>	DATE 10/29/2020	TERMS
------------------	-----------------	-------

TO	O'Hare's Pub
	391 Bartlett Plaza
	Bartlett, IL 60103

IN ACCOUNT WITH	

1	15 Ft. stainless steel hood			
2	exhaust fans (2 - pieces)			
\$	fresh air return			
1	stainless steel covering under hood			
1	all including labor + material			
	Total amount	\$10,000		
	Down payment check #2	\$5,000		
	Balance	\$5,000		

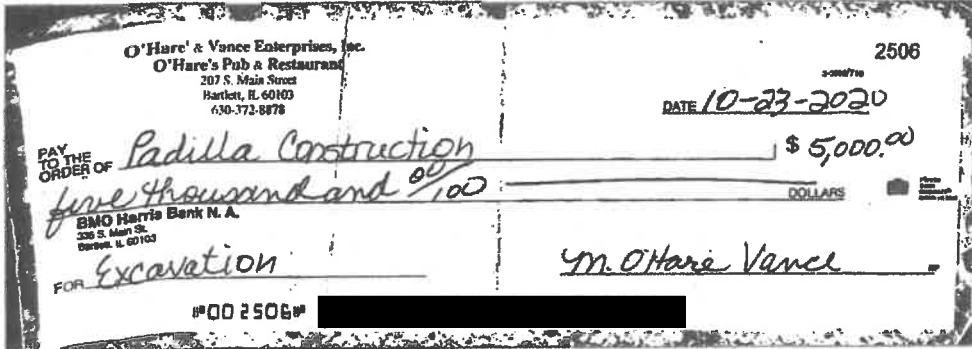
*H. Bukowski*

CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT
---------	--------------	--------------	--------------

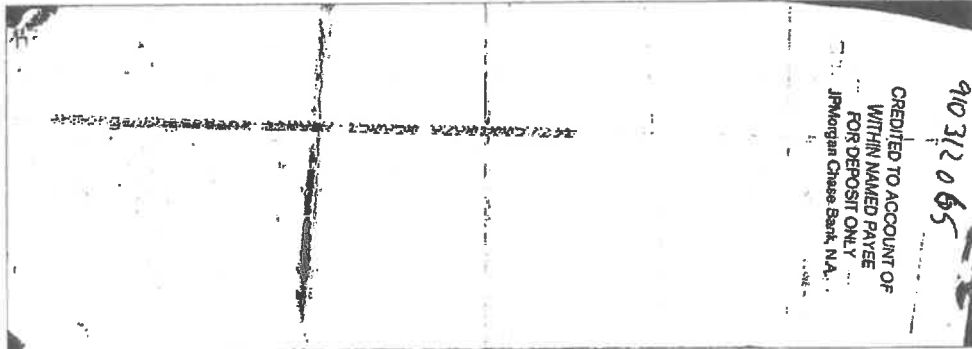
*Excavation*

### Transaction details


Check #2506



Front of Check

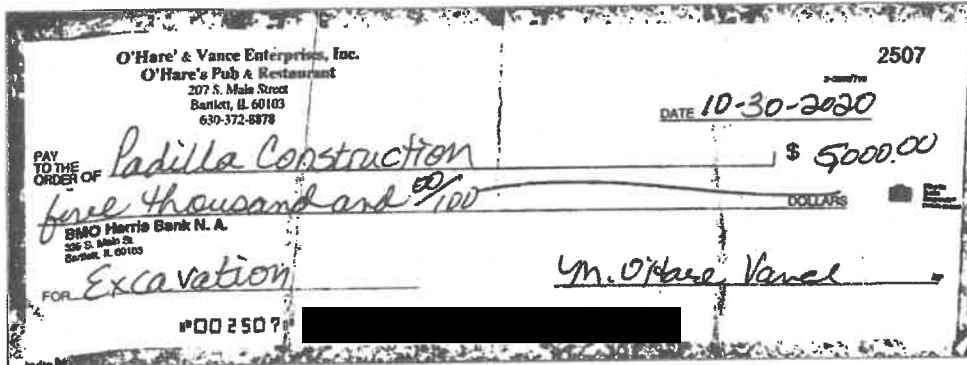


Back of Check

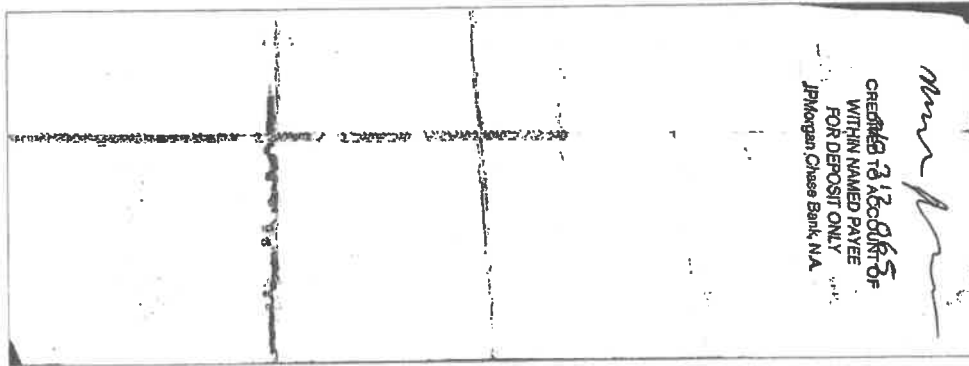
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From account:	
Amount:	\$5000
Status:	Posted
Date:	2020-11-09

### Transaction details

Check #2507



Front of Check

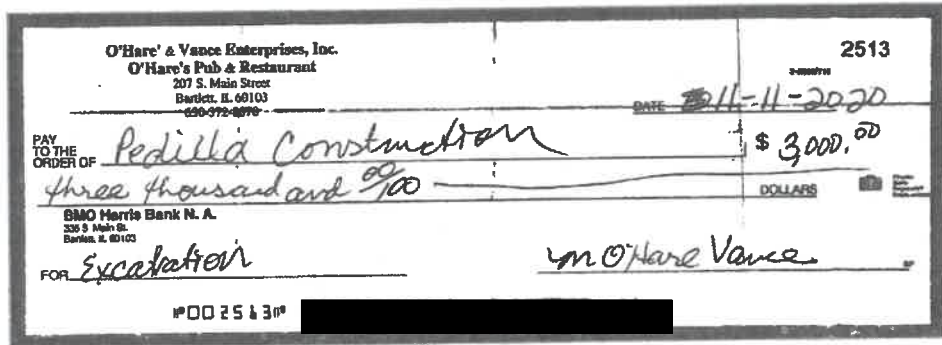


Back of Check

Description:	Regular Check
From account:	[REDACTED]
Amount:	\$5000
Status:	Posted
Date:	2020-11-09

## Transaction details

Check #2513



O'Hare' & Vance Enterprises, Inc.  
O'Hare's Pub & Restaurant  
207 S. Main Street  
Bartlett, IL 60103  
420-972-8970

DATE 12-11-2020

PAY TO THE ORDER OF Pedilla Construction \$ 3,000.00

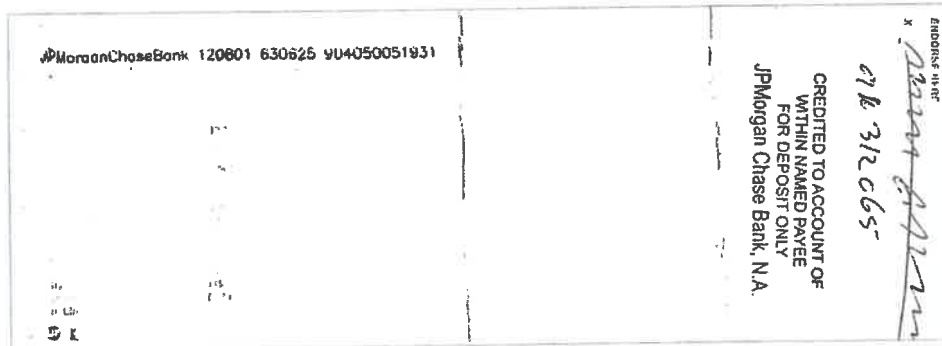
three thousand and 00/100 DOLLARS

FOR Excavation m O'Hare Vance

2513

⑆00 25 13⑆

Front of Check



MorganChaseBank 120801 630625 904050051931

ENDORSE HERE


AK 312065

CREDITED TO ACCOUNT OF  
WITHIN NAMED PAYEE  
FOR DEPOSIT ONLY  
JPMorgan Chase Bank, N.A.

Back of Check

Description:	Regular Check
From account:	
Amount:	\$3000
Status:	Posted
Date:	2020-12-09

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** January 7, 2021  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator   
**RE:** Branding Discussion

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### **BACKGROUND:**

Municipal branding is an important aspect of successfully marketing a community.

With many towns throughout the northwest suburbs, the state and the entire country competing for businesses that are able to select where they prefer to be located and often request incentives from multiple potential locations, differentiating your town from the others is both more challenging and more important than ever.

As we make our way out of the pandemic, during which a fair number of projects including the new Culver's, multiple new restaurants, fuel stations and industrial projects have moved forward, the village is once again looking to position itself for future growth through the rest of the Twenties and beyond, thus we are looking at ways to rebrand the village.

The last time that the EDC and village looked to rebrand itself, we moved away from the "Bartlett Pear" concept to the "Never Far Away" tagline and logo depicting various building structures, a Bartlett "skyline" image.

After a series of brainstorming sessions with the EDC at which numerous slogans and accompanying images were provided, the aforementioned tagline and logo was recommended.

At the time, many businesses and investors would claim Bartlett to be "too far out" beyond the range of dense suburbs where they considered expanding into.

As development has expanded and this issue has declined over the years, and the village has been better able to distinguish itself from the surrounding suburbs, we now embark to incorporate a new branding strategy.

### **MUNICIPAL BRANDING:**

In our area, various municipalities are well-known for various strengths.

Wheeling is well-known for its restaurant row. Elk Grove Village is best known for having the largest industrial park in the U.S. and began using the tagline "Makers Wanted" several years ago. Schaumburg is best known for its vast retail offerings and the Tri-Cities along the Fox River, Geneva, Batavia, and St. Charles, are well-known for their charming downtown areas.

Municipal branding as a whole is comprised of many facets, chief among them that

(1) It helps differentiate a community from others.

(2) A new logo and tagline do not, in itself, constitute a new strategy. Tactics should represent an integrated, multi-platform approach. Remember, the more times people hear and see your brand and the more ways in which they are exposed to it, the more likely they are to remember it, talk about it, and act as a result of it.

(3) What others say about you – not what you say about yourself – will build your brand. In today's world of highly-competitive marketing, advertisements, printed materials, direct mail packages, DVDs, and website are becoming less and less effective. They are part of "the clutter" – an estimated 3,000+ marketing messages that the average consumer is hit with every day. Only a very small number of marketing messages actually get through and the ones that do are the ones that come from highly credible sources;

(4) It needs to strike the right balance between external customer and the internal ones. In a perfect world, we could focus entirely on external customers like corporate site selectors and brokers who influence these investment decisions, knowledge and other skilled workers we are seeking to attract to the village and the news media who are credible, third-party influencers of all of the above groups.

However, these days with the proliferation of local social media, blogs, and similar sites, an effective brand provides an opportunity for innovative communities to build a similar group of "electronic ambassadors."

(5) It needs Buy-In. Brands almost always fail to gain traction when those at the top don't seek input or involvement from stakeholders.

Think about the great pride Bartlettters feel for their home community. Some may not appreciate how their hometown will be represented to the outside world.

Thus, involving stakeholders helps make those who feel they were part of the process much more likely to embrace the brand and its purpose.

#### **STAFF REQUEST:**

Since this branding campaign may take some time, staff requests that each member of the EDC think about what positive attributes differentiate the Village of Bartlett from the many others in our area and in the Chicago area at large.

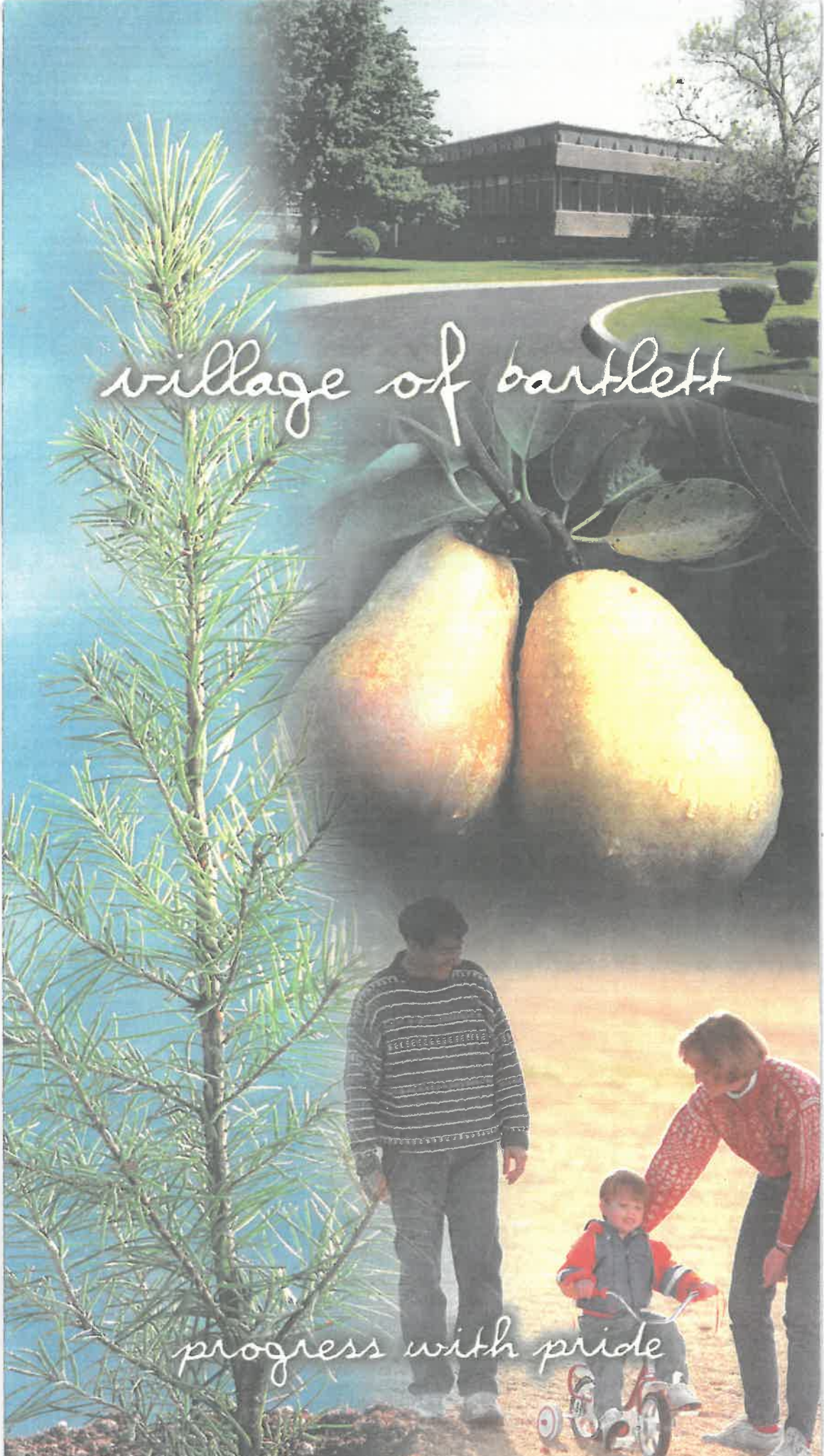
Some obvious ones include the high level of safety, the family-oriented nature of the community, the active sports and recreational communities, as well as our growing food niche, both in terms of industrial businesses and those open to the public. We have additionally seen a greater number of entrepreneurial residents open small businesses over the past few years.

We request that each commissioner provide some suggestions about which attribute(s) of the village should be focused on at a future meeting as part of this important rebranding process, which we will continue in the coming months.



village of bartlett illinois





*village of bartlett*

*progress with pride*



**PRIME  
DEVELOPMENT  
LAND AT RT 20 &  
RT 59**

SWC ROUTE 20 & ROUTE 59  
BARTLETT, IL 60103

Brian Haney  
Advisor  
630.938.4950  
brian.haney@svn.com  
Joel Miller, CCIM  
Senior Advisor, Retail Services  
630.938.4950  
joel.miller@svn.com

# Prime Retail Site in Bartlett

**This eleven-acre retail site is owned by the Village of Bartlett and at the busiest intersection in the area.**

**Much of the site lies within the Route 59 & Lake Street TIF district, so incentives are available to targeted uses including hotels, grocery stores and auto dealerships.**

11.02 acres available for commercial development. Potential for a variety of uses including car dealership, hotel, mixed use development and other retail uses.

The property is located across Route 59 from the JAIN society and less than five miles from the BAPS Swaminarayan Mandir making this the ideal location for hotel, restaurant and banquet facilities.

## HIGHLIGHTS

- **\$1.7 million for entire site or \$3.54 PSF.**
- **Strong visibility from Route 20 and excellent access to strong traffic on Route 20 (40,600 VPD).**
- **Partially located within an undeveloped TIF District.**
- **Other incentives available.**



**REAL ESTATE CONTACT**  
Joel Miller, CCIM  
SVN  
630.938.4950  
joel.miller@svn.com



## MUNICIPAL CONTACT

**Name** Tony Fradin, CEcD  
**Title** Economic Development Coordinator  
**Email** tfradin@vbartlett.org  
**Phone** 630.540.5937





*A Great location  
is never far away . . .*



*...In Bartlett's  
Brewster Creek  
Business Park!*

## **Brewster Creek Business Park**

**We're hungry for your business!**

Bartlett's Brewster Creek Business Park is the emerging business park in northwest DuPage County. Our 600-acre business park features wetlands, attractive buildings and landscaping, reasonably priced land and DuPage County property taxes.

Food giants Greco & Sons Foods, Get Fresh Produce, Rana Meal Solutions and Cheese Merchants of America have all selected Brewster Creek as their home base to serve the Chicago area food market. New roads, ample water and sewer capacity and the upscale nature of Brewster Creek have attracted over seventy-five businesses. Why not yours?

There are several spaces currently available as well as buildable land sites throughout Brewster Creek Business Park.

The Village of Bartlett and Choose DuPage thank the 100+ people who attended the Brewster Creek Business Park luncheon on November 14th!



(630) 540-5940

[www.village.bartlett.il.us/brewster.html](http://www.village.bartlett.il.us/brewster.html)

Tony Fradin, Economic Development Coordinator  
[tfradin@vbartlett.org](mailto:tfradin@vbartlett.org)

*Celebrating*  
**125**  
*Years*  
**1891-2016**

**In Bartlett**  
**You are Never Far Away from**  
**family, friends and FUN!**



**Fravinia Concerts**

**June 10, July 15 & August 12**

**BAPS Charities Walk-a-Thon**

**June 12**

**Bartlett Arts Festival**

**June 25 & June 26**

**Fourth of July Festival**

**June 30 to July 4**

**National Night Out Events**

**July 29 to August 2**

**Bartlett Heritage Days**

**September 9 to September 11**

**Lions Club Dash**

**September 11**

**Kickstand Classic**

**September 25**

Visit the Village of Bartlett at [www.village.bartlett.il.us](http://www.village.bartlett.il.us) and at Discover Bartlett on Facebook



# Dine Local - There are so many choices!

**120 Live**

630.855.8349

**2 Toots Grill**

630.213.6700

**AJB Polish Deli**

630.213.8313

**Ambrosia Greek Eatery**

847.893.6314

**Bannerman's Sports Grill**

630.213.2400

**Bao Chinese Gourmet**

630.837.8168

**Bartlett Hills Golf Course**

630.837.2741

**Bartlett Oriental Mart**

630.736.1455

**Beef Shack**

630.425.0900

**Bello's**

630.372.0977

**Bracht's Place**

630.837.3550

**Cherry On Top**

630.855.2699

**D's Treats**

630.740.8195

**Dairy Queen**

630.289.7557

**D'Licious Crepes & Roti**

630.855.3246

**The Dogfather**

630.540.7500

**Emily's Mexican Grill**

630.540.9410

**Flappy's Pancake House**

630.213.0700

**Gambits**

630.855.3304

**Golden Bowl**

630.289.8883

**Good Beans Coffeehouse**

224.517.4383

**Indian Express**

630.855.2727

**JC's Mexican Restaurant**

630.483.4065

**Jersey Mike's Subs**

630.289.1200

**KFC/Taco Bell**

630.289.1957

**Marco's Pizza**

630.372.0400

**McDonald's**

630.483.2350

**McMae's Tavern & Grill**

630.736.1100

**Moretti's Pizza**

630.83-PIZZA

**North of the Border**

630.540.1111

**Oberweis Dairy**

630.372.1633

**O'Hare's Pub**

630.372.8878

**Pasta Mia**

630.736.1290

**Pietanza's Pizzeria**

630.289.9000

**Rebecca's Cakes By Design**

630.962.9784

**Savoury Restaurant**

630.372.8050

**Silver Lake Restaurant**

630.483.8080

**Sir Nick's Pizza**

630.372.8888

**Sonic Drive-In**

630.289.1860

**Starbucks Coffee**

630.372.1165

630.289.6681

**Still Bar and Grill**

630.855.9402

**Subway Sandwiches**

630.213.9919/847.893.6445

**Taylor Street Pizza**

630.213.3030

**TL's Four Seasons**

630.830.1988

**Tokyo Steakhouse II**

630.580.0168

**V&V Paesano**

630.289.5780

**Villa Olivia**

630.289.1000

**Weedee's**

630.855.3830



Throughout this holiday season, continue to be vigilant about where your dollars are spent. With the extra challenges that this year has presented to our local businesses, continue to support your community by dining, shopping, and loving local.

While Bartlett isn't the home to many big box retailers, that doesn't mean that you can't support a Bartlett Business.

Whether it's a gift card to a favorite restaurant or local boutique shop, a gift of a gym membership or dance lessons, there are many ways to be creative in your gift giving this holiday season.



#ShopBartlett  
#DineBartlett  
#LoveBartlett

ENTER TO WIN!

1

Make a Purchase at any Bartlett Business (Dining, Retail, or Service industries)

2

Take a selfie at the place of business or a picture of the goods purchased.

3

Email that photo to [Businessinfo@vbartlett.org](mailto:Businessinfo@vbartlett.org) for a chance to win 1 of 5 \$100 cards to a Bartlett Business of your choice!

\*Promotion runs through 12/25 /2020

 [Facebook.com/BartlettIL](https://www.facebook.com/BartlettIL)