



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION**

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
July 9, 2018
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the June 11, 2018 meeting minutes
4. BEDA Application: Indian Express 772 West Bartlett Road
5. New Business
6. Adjournment

Minutes

Village of Bartlett Economic Development Commission June 11th, 2018

1) Call to Order

C. Green called the meeting to order at 7:05 pm

2) Roll Call

Present: S. Gandsey, C. Green, D. Gunsteen, Adam Lewensky, T. Smodilla,

Absent: N. Gudenkauf, G. Kubaszko, J. LaPorte, R. Perri,

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

3) Approval of Minutes

4)

T. Smodilla called a point of order to inform the commissioners that if they missed a meeting that commissioners can still listen to the recording online before the minutes are approved, so that they can come to the meeting informed about what occurred.

A motion was made to approve the minutes of the April 9, 2018 meeting.

Motioned by: S. Gandsey

Seconded by: D. Gunsteen

T. Smodilla Abstained

Motioned carried.

5) Introduction of New Commissioner: Adam Lewensky

Adam Lewensky introduced himself to the other commissioners. He shared that he has lived in the community for three years, and share that he was excited to get started helping to grow the community.

The rest of the commissioners introduced themselves to Commissioner Lewensky

6) Access O'Hare West

T. Fradin updated the commissioners on the progress made in the collaborative *Access O'Hare* Group. He shared that the group's first group effort at a trade show was at the recent ICSC

show in Las Vegas. The group has helped the Village pursue parts of its Strategic Plan. Mr. Fradin shared his staff memo with the group and opened the floor up for questions.

S. Gandsey asked if other communities, such as Schaumburg, in the group were better recognized by developers at the ICSC show. Commissioner Gandsey also asked if the group planned to share information on Social Media (i.e. Twitter, LinkedIn)

T. Fradin confirmed that Schaumburg was one of the most recognizable, but with that being said, each community was able to use the instant recognition of those larger communities to get their name out to developers that weren't familiar with the area. Mr. Fradin also shared that the group has discussed the use of social media, and is in the process of gathering volunteers to run those pages.

T. Smodilla asked if the data on the website would continue to be updated.

T. Fradin confirmed that it would, most likely in conjunction with events and trade shows.

T. Smodilla asked if anybody asked about Bartlett, and its location.

T. Fradin said that people were either familiar with the location, and the others were completely unfamiliar to the region, and were provided with a map showing where everyone was located.

T. Smodilla asked what types industry these developers were.

T. Fradin said that the show focused on the retail sector.

T. Smodilla asked if developers had commentary in regards to the business climate in the state of Illinois.

T. Fradin responded that it didn't come up, and that when they had meetings with developers, the developers were aware that they were meeting with an Illinois municipality. He added that while businesses know they have challenges in the state, they still want to be in the Illinois market.

C. Green asked if they Navy Pier show had the same retail focus.

T. Fradin confirmed that it was through the same organization, ICSC, and does indeed have retail focus. The Navy Pier show uniquely focuses on the greater Chicagoland area.

S. Gandsey asked if staff came home with a list of contacts met at this show.

T. Fradin confirmed that they did, and there are multiple follow-up meetings scheduled with potential prospects.

D. Gunsteen asked if the group shares that 390 will be extended.

T. Fradin said that it is, and added that Bartlett still resides the corridor, and still has very desirable development sites.

7) Update on Bartlett Economic Development Assistance (BEDA) Program

T. Fradin reported that the Village Board passed the BEDA program to begin at the beginning of May, with a line-item of \$150,000 towards the incentive program. Mr. Fradin again emphasized that sales-tax generating business will be favored. Mr. Fradin reviewed the program, and opened up the floor for questions.

D. Gunsteen asked if establishments with Video Gaming would be exempt from this program.

T. Fradin said that they wouldn't be exempt, adding that if a full-service restaurant with gaming would be able to apply.

S. Skrycki added that he felt confident that the Board would not show favoritism towards gaming establishments.

T. Smodilla asked how the board delineates revenue from sales tax from revenue from video gaming.

T. Fradin responded that the Illinois Gaming Board reports those numbers monthly. He added that the sales tax is reported in an annual comprehensive report, adding that the Village has a strong grasp on what is being collected.

S. Skrycki added that the gaming report is very well organized, and added that staff would provide those numbers to the EDC.

C. Green asked how long this pilot program will last.

T. Fradin responded that it lasts for the Fiscal Year 2018 and the hope is that it can expand past the first year.

T. Smodilla added that Video Gaming has negative optics, but also added that the revenue is essential to smaller restaurants survival. Commissioner Smodilla asked if the Board has shown any interest in May's Lounge, and if they would support establishments whose primary business is video gaming.

S. Skrycki stated that the answer to that question is a board driven question, and that it is off the topic of the current discussion.

8) Select Chicago

T Fradin informed the commission of a newer initiative of Foreign Direct Investment (FDI), and added that there will be a trade show, Select Chicago, that will focus on FDI in the Chicagoland

Area. Mr. Fradin stated that he has attended some preliminary seminars, and added that the Village will be attending the first show in two weeks. Adding that he has been asked to speak at the show, to showcase Bartlett's experience with FDI. He shared the details of the show, and opened up the floor for questions.

C. Green asked if Bartlett was included in the bus tour of "showcase communities"

T. Fradin responded that the Village is not, as there was a \$5,000 fee to be included in that.

S. Gandsey asked if the Village would join the German-American Chamber of Commerce to further market the community

T. Fradin responded that the village hasn't yet, but wouldn't rule it out for the future.

T. Smodilla expressed interest of what the foreign perspective of the country as well as the state of Illinois.

9) New Business/Public Comment

C. Green invited the EDC to join Arts in Bartlett at the Global Arts Festival in Bartlett Park June 23-24.

10) Adjournment


A motion was made to adjourn the meeting.

Motioned by: T. Smodilla

Seconded by: S. Gandsey

Motion Carried. The Meeting Adjourned at 7:57 PM

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: July 2, 2018
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator 
RE: Indian Express BEDA Application

APPLICANT: Ajay Tantuwaya on behalf of Indian Express, 772 W. Bartlett Road

BACKGROUND: Staff has been working with the petitioner, Ajay Tantuwaya, in the hopes of attracting the Village's first Indian restaurant. Through a partnership, his family has purchased the commercial condominium unit at 772 West Bartlett Road in the Westgate Commons shopping plaza. The space was the former home to Sorelle Salon, however the unit had fallen into foreclosure prior to being purchased for redevelopment by the applicant's family.

The BEDA program was created and approved by the Village Board in May 2018 with the expressed intent to attract new sales tax producing businesses and to help existing ones expand.

The program provides matching funds for a number of business-related expenses including, but not limited to, interior build-outs and Code compliance items.

The BEDA program was also conceived of as a means to attract private investment to properties that have been difficult to fill due to a high amount of capital that would be needed to bring them up to current Code.

INDIAN EXPRESS:

Per the attached estimate dated July 2nd by S. Kecki Construction, Mr. Tantuwaya's project will cost approximately \$115,000. Signage will be an additional \$3,986, bringing the total project cost to \$119,000.

The proposed floor plan will include the addition of a 320 square foot kitchen, a dining room with four tables, each seating four, and a waiting area in the front. Additionally, an additional bathroom must be installed to meet current Building Code.

As the Village's first applicant for the new BEDA program, Mr. Tantuwaya has requested a maximum available incentive of \$50,000, or approximately forty-two percent (42%) of build-out costs.

RECOMMENDATION:

Due to the finite amount of \$150,000 allocated to the first year of the BEDA program and the number of pending applications, Staff recommends a rebate in the amount of **\$25,000**, or twenty-one percent (21%) of total project costs.

This recommendation takes into consideration several additional likely applicants within the next several months in other vacant spaces and several existing businesses seeking to expand.

Staff seeks a recommendation from the EDC to approve a BEDA grant for Indian Express at 772 West Bartlett Road in the amount of **\$25,000**, which would be forwarded to the Village Board for final approval. Funds would be released following the expenditures and documentation of the funds being spent with all improvements made to Village Code.



Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Ajay Tantuwaya

Applicant(s) Address: 1758 DYER DR

E-Mail Address: ajay7458@gmail.com

Primary Contact for Project: Ajay T.

Cell Phone Number and/or Home Number: 630-618-1678

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

Number of Years in Business: New Number of Years in Bartlett: 15 +

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

Mark Lindstrom 847-626-4091

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

Property Information:

Project Property Location/Address: 772 W. Bartlett IL

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

Other (explain)

Number of Businesses on Site: New Business

Names of Other Businesses on Site: Westgate Commons

Size of Building (dimensions or total square feet) 1,370 sq. ft

Stories in building: 1 Parking spaces on property:

Last Real Estate Taxes Paid: 14,907

Property Tax Index Number(s) (PIN): 06-34-109-006-1012

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 115,000

Amount Requested from Village: \$ 50,000

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

Converting an existing Salon to a full establishment running indian restaurant.

If approved, estimated project completion date: September 10, 2018

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.

Ajeay [Signature]
Applicant Signature

7/2/18
Date



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

Date: 07/02/2018

ESTIMATE

S Kecki Construction
3540 N Ozark
Chicago, IL 60634
773-965-4400
stkecki@yahoo.com

To Indian Express:
772 W. Bartlett Rd
Bartlett, IL 60103

BUILD OUT KITCHEN

1. Cut concrete for removal of existing plumbing and installation of new washroom and kitchen sink three compartment sink, mop sink.
2. Install power for the walk-in cooler
3. Install new ANSI system for hood.
4. Install new grease trap for kitchen equipment's.
5. Refinish flooring on the entire property
6. Replace concrete and drywall ready for paint.
7. Demo drywall on east side, counter in front, drywall in new men's washroom, electric in men's washroom.
8. Redo HVAC as per new drawings
9. Install new exhaust fans and fresh air fans
10. Relocate on demand water heater
11. Install new gas 2' gas lines
12. Addition of one extra bathroom requires per new code. Both bathrooms will be handicapped bathrooms per code.
13. Build half wall with Plexiglass after the hand sink
14. Install new flip counter with laminate top
15. Install new sinks in the kitchen
16. Install electrical for TV's

17. Redo new counter as per drawings.

18. Install new appliances.

19. Remove existing some ductwork, to install new 10' hood and install new hood, duct work. Redo HVAC as per new drawings.

(All rough material included)

Total		\$115,000.00
	Subtotal	\$115,000.00
	Sales Tax	0.00
	Total	\$115,000.00

Estimate prepared by: S Kecki Construction

Thank you for choosing S Kecki Construction for your construction needs. I am confident that you will be satisfied with the services that I offer. Any changes or any other requests by the client will reflect the final price. If you have any questions please feel free to call or email me.

Office: 773.965.4400 (Monday-Saturday 10am-5pm)

Quote

06/29/2018

Project:
INDIAN EXPRESS
772 W. BARTLETT ROAD
BARTLETT , IL 60103





From:
March Equipment
Joe Floro
930 W. Fullerton Ave.
Addison, IL 60101---42
6306273031
(630)627-3031 (Contact)

Job Reference Number: 720

Item	Qty	Description	Sell	Sell Total
1	2 ea	GAS FLOOR FRYER Pitco Frialator Model No. 35C+S Fryer, gas, floor model, 35-40 lb. oil capacity, millivolt control, stainless steel tank, door & front, 90,000 BTU, CSA, NSF, CE	\$2,650.00	\$5,300.00
	2 ea	1 year parts and labor warranty from the date of installation up to a maximum of 15 months from the date of manufacture (with appropriate documentation), standard		
	2 ea	Gas to be determined		
	2 ea	P6072145 Basket, (2) oblong/twin size, 13-1/2" x 6-1/2" x 5-1/2" deep, long handle, regular mesh (shipped std (n/c) with models "T" SG14, SG14R, SSH55, SE14, SE14X, SE14B, SG14T, 35+, 45+, fryer batteries shipped with (1) per fryer		
	2 st	B3901501 Casters, 6" swivel, (2) locking & (2) non-locking, for economy, food/fish, donut fryers, (set of 4)	\$500.00	\$1,000.00
			ITEM TOTAL:	\$6,300.00
2	1 ea	RANGE, 36", 6 OPEN BURNERS Southbend Model No. S36D S-Series Restaurant Range, gas, 36", (6) 28,000 BTU open burners, (1) standard oven, snap action thermostat, removable cast iron grate tops & crumb drawer, hinged lower valve panel, includes (1) rack, stainless steel front, sides, shelf, 4" front rail & 6" adjustable legs, 203,000 BTU, CSA, NSF	\$2,550.00	\$2,550.00
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty (range)		
	1 ea	Gas type to be specified		
	1 ea	Casters, 2 locking & 2 standard, in lieu of legs	\$285.00	\$285.00
			ITEM TOTAL:	\$2,835.00
3	1 ea	GAS COUNTERTOP GRIDDLE Southbend Model No. HDG-24 Griddle, countertop, gas, 24" W x 24" D cooking surface, 1" thick polished steel plate, thermostatic controls, battery spark ignition, stainless steel front, sides & 4" adjustable legs, 60,000 BTU, CSA, NSF (Note: Qualifies for Southbend's Service First™ Program, see Service First document for details)	\$2,975.00	\$2,975.00
	1 ea	Domestic Shipping, inside of North America		
	1 ea	Standard one year limited warranty		

March Equipment

06/29/2018

Item	Qty	Description	Sell	Sell Total
	1 ea	Specify Gas Type		
	1 ea	400° thermostat control, standard		
	1 ea	HDCS-24 Counterline Stand, 24", undershelf, stainless steel construction, adjustable bullet feet, CSA, NSF	\$775.00	\$775.00
	1 ea	Casters (factory installed ONLY)	\$300.00	\$300.00
			ITEM TOTAL:	\$4,050.00
4	2 ea	RANGE, STOCK POT, GAS Comstock-Castle Model No. CCSP-1 Stock Pot Range, gas, 18" wide, (1) double burner section, cast iron burner, (2) manual controls, open front cabinet base, cast iron top grate, stainless steel exterior finish, 110,000 total BTU, cETLus, ETL-Sanitation	\$450.00	\$900.00
				
	2 ea	One year parts and labor warranty, standard		
	2 ea	Gas type to be specified		
			ITEM TOTAL:	\$900.00
5	1 ea	REACH-IN FREEZER True Manufacturing Co., Inc. Model No. TS-49F-HC Freezer, Reach-in, two-section, -10°F, (2) stainless steel doors, stainless steel front/sides, stainless steel interior, (6) gray PVC coated wire shelves, interior lighting, 4" castors, R290 Hydrocarbon refrigerant, 1 HP, 115v/60/1, 9.6 amps, NEMA 5-15P, cULus, CE, UL EPH Classified, MADE IN USA, ENERGY STAR®	\$5,200.00	\$5,200.00
				
	1 ea	Self-contained refrigeration standard		
	1 ea	Warranty - 5 year compressor (self-contained only), please visit www.Truemfg.com for specifics		
	1 ea	4" Swivel castors, standard (adds 5" to OA height)		
	1 ea	Warranty - 3 year parts and labor, please visit www.Truemfg.com for specifics		
	1 ea	Left door hinged left, right door hinged right standard		
			ITEM TOTAL:	\$5,200.00
6	1 ea	THREE (3) COMPARTMENT SINK BK Resources Model No. BKS-3-18-12-18T Sink, three compartment, 90"W x 23-13/16"D, 18/304 stainless steel construction, 18" x 18" x 12" deep compartments, 18" drainboards on left & right, 9"H backsplash, 8" OC splash mount faucet holes, 1-1/2" rolled edges on front & sides, includes basket drains (BKDR-4), galvanized steel legs, adjustable high impact corrosion resistant feet, NSF	\$650.00	\$650.00
				
			ITEM TOTAL:	\$650.00
7	1 ea	ONE (1) COMPARTMENT SINK BK Resources Model No. BK8BS-1-24-14 Budget Sink, one compartment, 27"W x 27-1/2"D x 41"H, 18/430 stainless steel construction, 24" x 24" x 14" deep compartment, 8"H backsplash, 8" OC splash mount faucet holes, 1-1/2" rolled edges on front & sides, square corners, includes basket drains (BKDR-4), galvanized steel legs with adjustable high-impact corrosion-resistant feet	\$250.00	\$250.00
				
			ITEM TOTAL:	\$250.00

Initial: _____
Page 2 of 3

Item	Qty	Description	Sell	Sell Total
8	1 ea	WALK IN COOLER, MODULAR, SELF-CONTAINED Nor-Lake Model No. KLB741010-C Kold Locker™, Indoor +35°F Cooler, 10' x 10' x 7'-4" H, floorless, 26 gauge embossed coated steel interior & exterior finish, self-closing door, locking deadbolt handle, Capsule-Pak™ ceiling mount, 1 HP, 208-230v/60/1-ph	\$10,750.00	\$10,750.00
	1 ea	Standard 26" door width		
	1 ea	Door hinged on right		
			ITEM TOTAL:	\$10,750.00
9	1 ea	HAND SINK BK Resources Model No. BKHS-D-SS-SS Space Saver Hand Sink, wall mount, 9" wide x 9" front-to-back x 5" deep bowl, 4" OC deck mount faucet holes, marine edge, side splashes on left & right, 7-1/2"H backsplash, includes basket drain & wall mounting hardware, 304 stainless steel construction, NSF	\$130.20	\$130.20
			ITEM TOTAL:	\$130.20
			Merchandise	\$31,065.20
			Freight	\$500.00
			Total	\$31,565.20

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$31,565.20

SIGNET SIGN COMPANY

A Full Service Sign Company

www.signetsigncompany.com
608 White Oak Lane
Bartlett, Illinois 60103-2112
Phone (630) 830-8242
Fax (630) 830-8211
gary@signetsign.net

July 2, 2018

Indian Express
772 West Bartlett Road
Bartlett, Illinois 60103

Attn: Ajay Tantuwaya

Re: New Building Signage

Dear Ajay:

Thank you very much for allowing us the opportunity to present this quotation to you. Since our last meeting, our Company has developed a design # 18-2144 for your review. This artwork details the fabrication, and installation of, one (1) complete set of internally illuminated channel letters reading : INDIAN EXPRESS mounted on a continuous wiring raceway curb. These 22" tall letters will span 8'-0". The interior lighting components will be bright white 6500 L.E.D.'s. The letter faces will be white, the trimcap will be black, the letters sides will be bronze and the raceway will be painted to blend with the brick wall.

The cost to fabricate and install this signage as described will be: \$ 3,986.00

- * All applicable permit fees and related charges will be billed additionally at cost.
- * Tax On Materials is not included.
- * One Half Down (50%) of the total purchase price will be required upon acceptance, with the balance due upon completion.
- Permit Acquisition Fee: \$ 250.00
- Final electrical connections will be made to the existing electrical service on the exterior side of wall.
- Not responsible for any building or awning damages (or repair) incurred during this project. Existing awning will remain.
- This quotation based on contract terms specified on reverse side of this page.
- All U.L. approved construction and installation methods and materials.
- This contract valid for 90 days only.
- Reproducible electronic artwork files will be required in a Vectorized format.

I hope this meets with your approval. If there are any questions please call me. Your requests will receive my immediate attention.

Sincerely,
Signet Sign Company

Gary W. Zale
Sales Manager

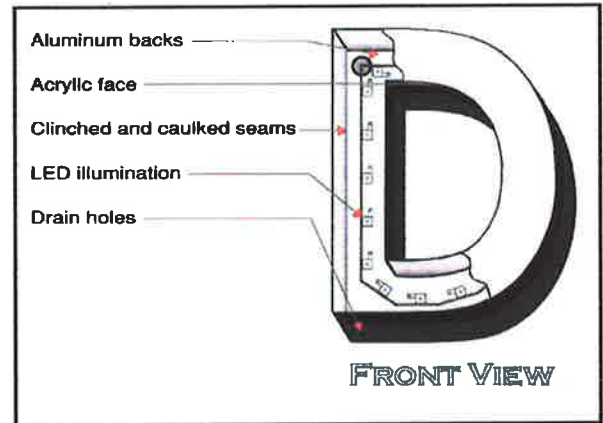
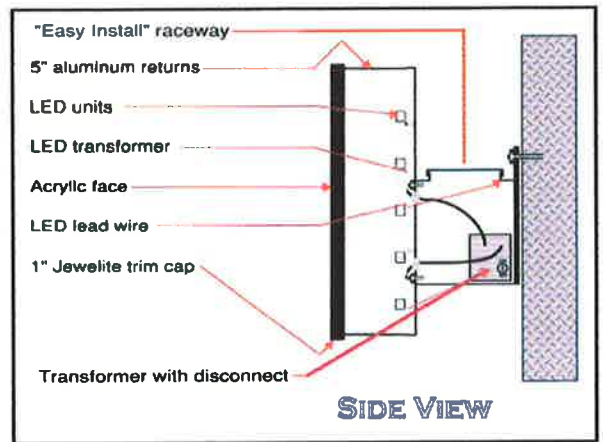
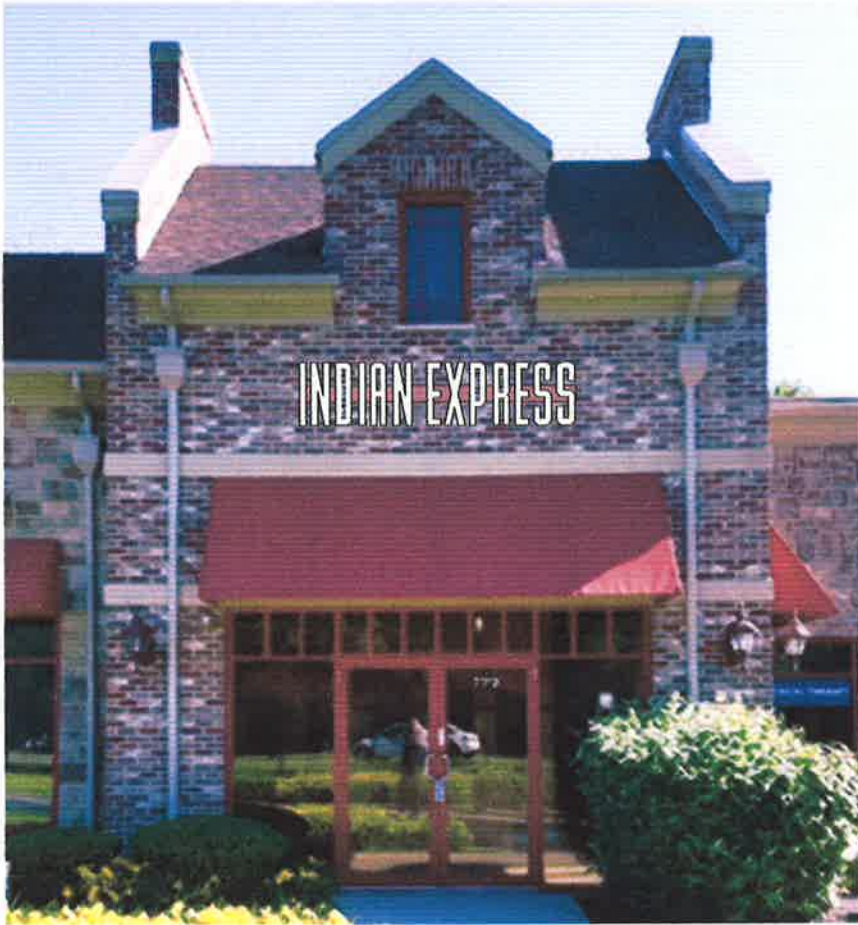
GWZ/wp
attach.

Approved: _____

Title: _____

Date: _____

P.O. Number: _____



One (1) Complete Set Of Individual, Internally Illuminated Channel Letters Mounted On A Continuous Wiring Raceway Curb.

White Plexiglas Faces, Dark Bronze Letter Sides, Black Trim Cap, Tan Colored Raceway.

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80% of 20' store front
= 16 sq. ft. allowed

SIGNET SIGN COMPANY

608 WHITE OAK LANE, BARTLETT, IL. 60103
"A Full Service Sign Company" (630) 830-8242

This Is An Original Unpublished Drawing, Submitted For Your Personal Use In Connection With A Project Being Planned For You By Signet Sign Company. It Is Not To Be Reproduced, Copied Or Exhibited In Any Fashion Without Written Permission Of Signet Sign Company. Any Use Of This Drawing Without Written Permission Automatically Requires The User To Pay Signet Sign Company A \$ 1,500.00 Design Fee. Dimensions And Descriptions Are For Presentation Purposes Only And May Vary With The Actual Fabrication. Dimensions And Descriptions Are For Presentation Purposes Only And May Vary With The Actual Fabrication. Details depicted on this drawing are for presentation purposes and may change with actual product sizes, dimensions and colors.

Scale: 3/4" = 1'-0"	Client: Indian Express 772 W. Bartlett Road Bartlett, Illinois 60103
Date: 6116	
Drawn By: 6-29-18	
Drawing #: 18-2144	
Revision #: ___ As Of: ___/___/___ Drawing ___ Of ___	

BUILDING DESIGN CRITERIA

FLOOR LOADS	LL	DL
INTERIOR FLOOR LOADS	40 PSF	10 PSF
EXTERIOR DECKS	40 PSF	10 PSF
BALCONIES	100 PSF	10 PSF
CEILING LOADS		
LIMITED ATTIC STORAGE	20 PSF	10 PSF
FULL ATTIC STORAGE	40 PSF	10 PSF
ROOF LOADS		
ROOF (NO CEILING SUPPORT)	30 PSF	10 PSF
ROOF CATHEDRAL CEILING	30 PSF	15 PSF
WALL LOADS		
FRAME w/ SIDING	8 PSF (64 PLF FOR AN 8'-0" WALL)	
FRAME w/ FACE BRICK	40 PSF (320 PLF FOR AN 8'-0" WALL)	
INSULATION		
EXTERIOR WALLS	R-23	
CEILING	R-49	
FLOORS (OVER UNHEATED SPACE)	R-30	
CRAWL SPACE	R-30	
MINIMUM STRUCTURAL VALUES		
UNLESS SPECIFICALLY NOTED ON THE PLANS THE FOLLOWING MINIMUM VALUES SHALL APPLY TO ALL STRUCTURAL MEMBERS		
DIMENSIONAL LUMBER #2 HEM-FIR (DOMESTIC) Fb = 860 PSI Fv = 75 PSI Fc = 405 PSI E = 1,300,000 PSI		
ALL DECK FRAMING LUMBER #2 SOUTHERN PINE (PRESSURE TREATED)		
ALL DECK EXPOSED FINISH LUMBER #1 SOUTHERN PINE (PRESSURE TREATED)		
TRUS/JOIST MacMILLAN LVL'S Fb = 2600 PSI Fv = 285 PSI Fc = 760 PSI E = 1,900,000 PSI		
TRUS/JOIST MacMILLAN WOLMANIZED PSL'S (LEVEL 2) Fb = 2090 PSI Fv = 175 PSI Fc = 385 PSI E = 1,740,000 PSI		
SOIL BEARING = 3000 PSF		
CAST IN PLACE CONCRETE (28 DAY COMPRESSIVE STRENGTH) = 3000 PSI		
- ARRANGEMENTS, BENDING, DETAILING AND SUPPORT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI AND CRSI STANDARDS.		
- WHERE REINFORCING BARS ARE SHOWN CONTINUOUS LAP BARS #4-20", #5-26", #6-33"		
- REINFORCEMENT STEEL BARS - ASTM A615 GRADE 60 (60 KSI)		
- MAXIMUM SIZE OF AGGREGATE IS 1 1/2"		
- MAXIMUM SLUMP IS 3"		
MASONRY		
- MASONRY BRICK UNITS - SW GRADE		
- MORTAR TO BE TYPE S - CONFORMING TO ASTM C270		
- INSTALL 20 GA GALV BRICK ANCHORS 8"bc VERT AND 32"bc HORIZ STAGGERED		
- INSTALL WEEP HOLES AT 48"bc		



APPLICABLE CODES

ICC 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL FIRE CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
 ICC 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS
 NEC 2011 NATIONAL ELECTRIC CODE W/AMENDMENTS
 ILLINOIS STATE PLUMBING CODE, 2014 OR LATEST EDITION W/AMENDMENTS
 ILLINOIS ACCESSIBILITY CODE, LATEST EDITION
 THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012 EDITION (THE "IPMC") W/AMENDMENTS
 ILLINOIS ENERGY CONSERVATION CODE, LATEST EDITION (THE STATE ENERGY CONSERVATION CODE
 "IECC") OR ANSI/ASHRAE/IES STANDARD 90.1-2010 W/AMENDMENTS
 VILLAGE OF BARTLETT ZONING CODE (CURRENT EDITION)
 DUPAGE COUNTY COUNTYWIDE STORMWATER FLOODPLAIN ORDINANCE, 2013



**PROPOSED HOME FOR
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 772 WEST BARTLETT ROAD
 BARTLETT, IL**

GENERAL CONDITIONS

THE STANDARD FORM OF THE GENERAL CONDITIONS, A.I.A. FORM A-201, LATEST EDITION, SHALL BE CONSIDERED BY ALL CONTRACTORS AS FORMING PART OF THEIR CONTRACT WITH THE OWNER. ALL CONTRACTORS ARE REQUIRED TO MAKE THEMSELVES FAMILIAR WITH THE A.I.A. GENERAL CONDITIONS, AS ALL WORK WILL BE CONDUCTED IN ACCORDANCE WITH CONDITIONS THEREIN CONTAINED.

IT IS THE INTENT OF THESE DRAWINGS TO HAVE ALL WORK DONE AND COMPLETED IN A GOOD AND WORKMANLIKE MANNER. ALL WORK SHALL BE FURNISHED AND INSTALLED IN EVERY DETAIL, READY FOR SATISFACTORY OPERATION, AND ALL REQUIRED APPARATUS AND MATERIAL SHALL BE FURNISHED EVEN THOUGH NOT SPECIFICALLY MENTIONED HEREIN. ALL WORK SHALL BE INSTALLED USING STANDARD CONSTRUCTION PRACTICES.

NO EXTRAS SHALL BE AUTHORIZED UNLESS THEY ARE APPROVED IN WRITING BY OWNER. ALL CONTRACTORS SHALL CARRY WORKMEN'S COMPENSATION AND LIABILITY INSURANCE IN AMOUNTS REQUESTED BY OWNER OR CITY IN WHICH WORK IS PERFORMED. GENERAL CONTRACTORS AND ALL SUB-CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND HIS AGENTS, OWNERS, AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER FROM THE WRONGFUL OR NEGLIGENCE OF THE CONTRACTOR OR SUB-CONTRACTORS AND INDEPENDENT CONTRACTORS AND THEIR RESPECTIVE EMPLOYEES; INCLUDED SHALL BE THE ILLINOIS LATEST SCAFFOLDING ACT. ALSO THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE FOLLOWING: 1. QUALITY OF WORKMANSHIP PERFORMED ON THE JOB. 2. SELECTION, QUALITY OF MATERIALS SELECTED NOR USED ON THE JOB. 3. ANY ON-SITE INSPECTIONS OF WORK OR PROGRESS OF WORK DATES. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES, THE ARCHITECT CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME. CONTRACTOR'S LIABILITY INSURANCE SHALL ALSO INCLUDE A "HOLD HARMLESS CLAUSE TO INDEMNIFY THE ARCHITECT AND OWNER AGAINST ANY AND ALL CLAIMS THAT MAY ARISE DURING THE LIFE OF THIS CONTRACT.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN CONSTRUCTION TOOLS AND MATERIALS, SALES TAX SHALL BE INCLUDED IN ALL BIDS. THE GENERAL CONTRACTOR, AT THE DIRECTION OF THE OWNER, SHALL OBTAIN AND PAY ALL PERMITS AND FEES. HE/SHE SHALL KEEP AREAS CLEAN AT ALL TIMES AND REMOVE DEBRIS FROM THE PREMISES ON A DAILY BASIS. ALL WORK SHALL BE GUARANTEED IN WRITING FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ALL CONTRACTOR'S AND SUB CONTRACTORS WORKING ON THIS CONTRACT SHALL STRICTLY ADHERE TO OSHA SUBPART M SECTIONS 1926.500, 1926.5001, 1926.502 AND 1926.503

THE AGREEMENT BETWEEN THE ARCHITECT AND ANY OTHER PARTY DOES NOT INCLUDE OBSERVATION, INSPECTION OR SUPERVISION. THE ARCHITECT CANNOT ACCEPT RESPONSIBILITY FOR UNSUPERVISED CONSTRUCTION. IT IS THE EXPRESS INTENT OF THE PARTIES HERETO THAT THE ARCHITECT IS EXCUPLATED FROM ANY LIABILITY WHATSOEVER OCCASIONED BY THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTANT ERRORS OR OMISSIONS.

THE ARCHITECT SHALL NOT SHALL BE RESPONSIBLE FOR, OR HAVE CONTROL OVER THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY PRECAUTIONS OR PROCEDURES USED TO CONSTRUCT THE WORK. THE PARTIES AGREE THAT THIS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THAT OF THE ARCHITECT.

THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THIS CITY OR VILLAGE. IF DRAWINGS DO NOT ACCOMPANY AN EMBOSSED SEAL, PRINTS ARE NOT VALID FOR PERMIT AND SHOULD NOT BE ISSUED. IF SEAL IS NOT PRESENT NOTIFY ARCHITECT AT ONCE TO VALIDATE WHETHER OR NOT PRINTS ARE VALID.

LINDSTROM ASSOCIATES
 MARK LINDSTROM
 LIC#:001-012778

PRINCIPAL ARCHITECT
 EXP: 11/18

6/29/18



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SHEET

1

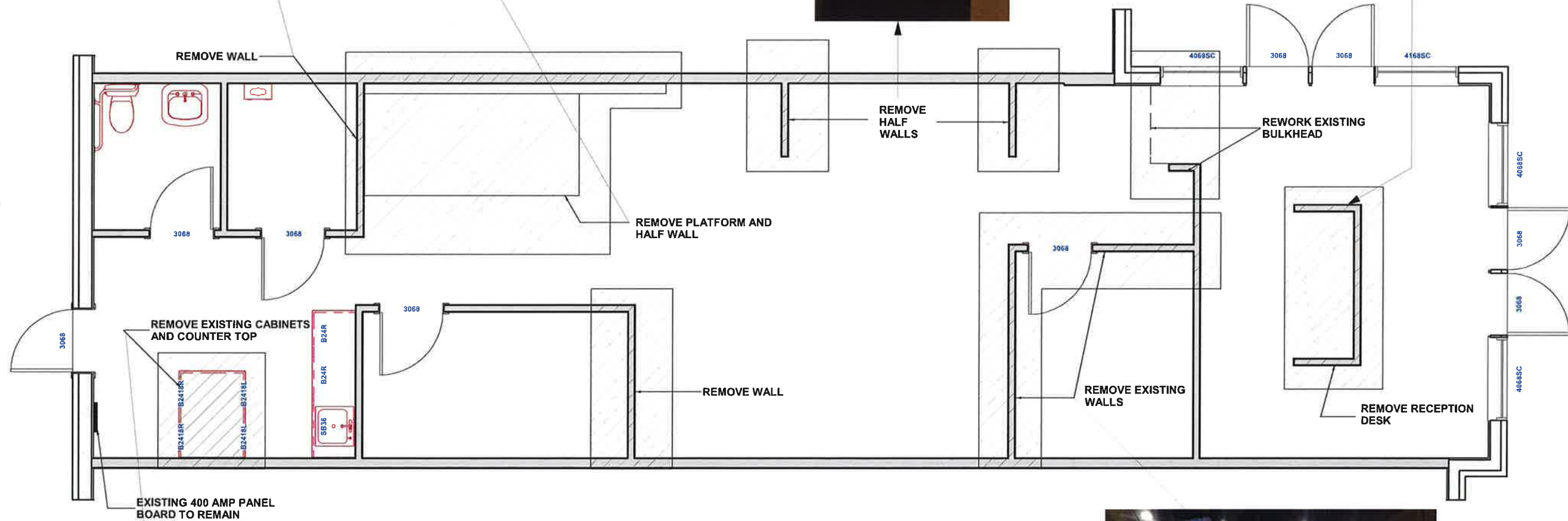
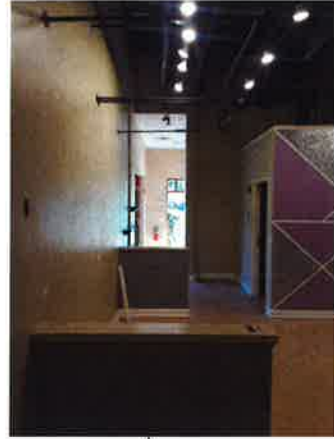
6/29/18

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ASSOCIATES
PHONE: 630.204.0232
LINDSTROMLLC@YAHOO.COM

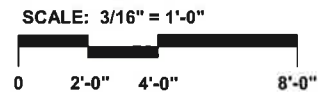
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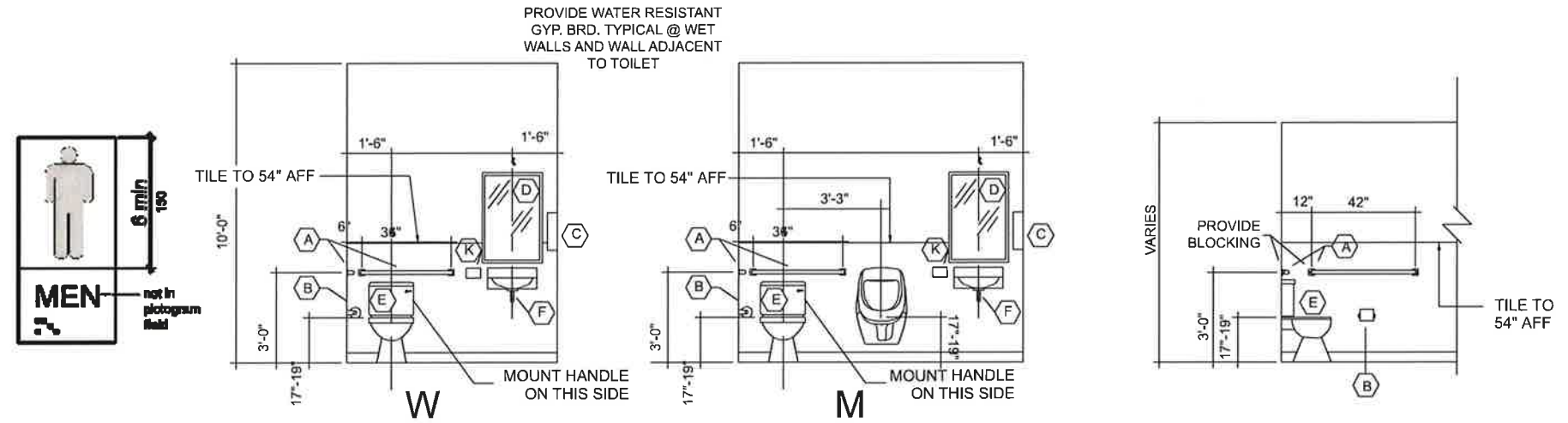
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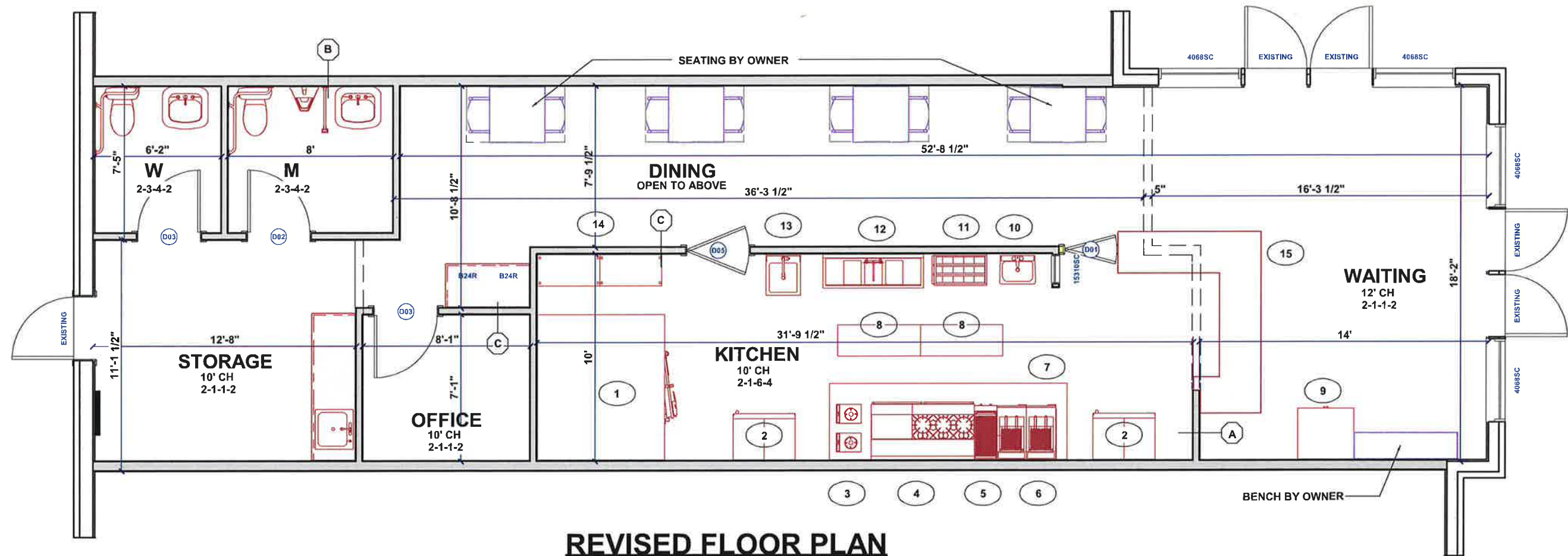
EXISTING FLOOR PLAN



PLUMBING EQUIPMENT SCHEDULE	
REF #	DESCRIPTION
(A)	GRAB BARS
(B)	TISSUE DISPENSOR WALL MOUNTED
(C)	PAPER TOWEL DISPENSER STAINLESS STEEL, SURFACE MOUNTED
(D)	WALL MOUNTED MIRROR
(E)	WATER CLOSET - HANDICAP - ADA COMPLIANT
(F)	WALL HUNG LAVATORY - ADA COMPLIANT
(G)	MOP SINK
(H)	WATER HEATER
(J)	ADA SIGNAGE SHALL BE INSTALLED ON THE WALL ADJACENT TO LATCH SIDE OF DOOR WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" A.F.F.
(K)	SOAP DISEPNSOR ADA COMPLIANT



BATH ELEVATIONS



REVISED FLOOR PLAN

SCALE: 3/16" = 1'-0"
 0 2'-0" 4'-0" 8'-0"

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3

EQUIPMENT SCHEDULE

Item No	Qty	Equipment Category	Amps	KW	HP	Volts	Phase	Direct	Plug	NEMA	Electrical AFF (in)	Electrical Remarks	Cold Water Size (in)	Cold Water AFF (in)	Hot Water Size (in)	Hot Water AFF (in)	Direct Drain Size (in)	Direct Drain AFF (in)	Indir Drain Size (in)	Plumbing Remarks	Gas Size (in)	MBTUH	Gas AFF (in)	
1	1	Walk-in Cooler	2@8	-	-	120	1	-	X	5-15P	108		-	-	-	-	-	-	-	-		-	-	-
2	2	Freezer	6.5	-	1/4	115	1	-	X	5-15P	12		-	-	-	-	-	-	-		-	-	-	
3	2	Broiler, Under-Fired/Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		3/4	90	30	
4	1	Range, Restaurant, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		3/4	179	30	
5	1	Griddle, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		3/4	105	30	
6	2	Fryer, Deep Fat, Gas	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		3/4	105	30	
7	1	Exhaust Hood	14	-	-	120	1	X	-	-	108		-	-	-	-	-	-	-		-	-	-	
8	2	Stainless Steel Prep Table																						
9	2	Glass Refrigerator	6.5	-	1/4	115	1	-	X	5-15P	12		-	-	-	-	-	-	-		-	-	-	
10	1	Hand Sink	-	-	-	-	-	-	-	-	-		1/2	12	1/2	12	-	-	1-1/2		-	-	-	
11	1	Shelving, Wire	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		-	-	-	
12	1	Sink, Scullery, 3 Compartments	-	-	-	-	-	-	-	-	-		1/2	12	1/2	12	-	-	1-1/2		-	-	-	
13	1	Sink, Soak	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		-	-	-	
14	2	Shelving, Wire	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		-	-	-	
15	3	POS	15	-	-	120	1	-	X	5-15P	12		-	-	-	-	-	-	-		-	-	-	

GENERAL NOTES - ROOM FINISH SCHEDULE

- ROOM FINISHES ARE INDICATED BY A NUMBER DESIGNATION BENEATH THE ROOM NAME AND NUMBER ON THE FLOOR PLANS - REFER TO SHEET 3
- INDICATED FINISHES ARE KEYED TO THE ROOM FINISH SHCHEDULE. THE FIRST DIGIT INDICATES THE FLOOR FINISH. THE SECOND DIGIT INDICATES THE BASE FINISH. THE THIRD DIGIT INDICATES THE WALL FINISH. THE FOURTH DIGIT INDICATES THE CEILING FINISH.

ROOM FINISH SCHEDULE			
FLOOR	BASE	WALL	CEILING
1 VINYL TILE	1 4" RESILIENT	1 GYPBD. - PAINT	1 GYPBD. - PAINT
2 EXPOXY	2 INTEGRAL COVERED SHEET VINYL	2 GYPBD. VINYL WALL COVERING	2 24 x 24 LAY-IN ACOUSTIC TILE
3 ENTRANCE MAT OVER WOOD	3 4" CERAMIC TILE	3 VINYL WALL COVERING	3 24 x 48 LAY-IN ACOUSTIC TILE
4 CONCRETE SEALED	4 4" OAK BASE	4 CERAMIC TILE WAINS. - 54" H.	4 24 x 48 LAY-IN VL AC TILE
5 WOOD LAMINATE	5 NONE	5 CONCRETE - PAINT	5 24 x 48 PAINTED GRID
6 CERAMIC TILE	6	6 GYPBD - FRP	6 NONE
7 QUARRY TILE	7	7	7
8	8	8	8



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