



Agenda
Village of Glen Ellyn
Special Meeting
Monday, March 19, 2018
6:30 PM

Glen Ellyn Civic Center, Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items:

1. Approve a Facade Improvement Award in the amount of \$15,000, and a Downtown Retail Interior Improvement Award in the amount of \$15,000, for Nobel House at 419B N. Main Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
2. Resolution No. 18-05, A Resolution Authorizing Adoption of the 2018 Official Zoning District Map for The Village of Glen Ellyn, DuPage County, Illinois 60137 (Planning and Development Director Hulseberg)

3. Ordinance No. 6586, An Ordinance Approving Variations from the Corner Side Yard Setback Requirement of the Zoning Code to Allow the Construction of a Two-Story Addition on the Property Located at 180 N. Park Boulevard (Planning and Development Director Hulseberg)

F. Reminders

1. The Village Board Meeting scheduled for Monday, March 26, 2018 has been cancelled.
2. A Village Board Meeting is scheduled for Monday, April 9, 2018 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
3. A Village Board Workshop is scheduled for Monday, April 16, 2018 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

G. Other Business

H. Adjournment



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/19/18 06:30 PM
Department: Administration
Department Head: Mark Franz
Category: Award
Prepared By: Meredith Hannah

SCHEDULED

AGENDA ITEM (ID # 3184)

DOC ID: 3184

Approve a Facade Improvement Award in the amount of \$15,000, and a Downtown Retail Interior Improvement Award in the amount of \$15,000, for Nobel House at 419B N. Main Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Background

Staff has been working with David Cilio and Jason Levin of Nobel House for several months on opening their business at 419 N. Main Street. They currently have a restaurant in Geneva, Illinois. On February 12, 2018, the Village Board approved a \$15,000 Fire Prevention Award which was for this property. In order to make the necessary improvements to the vacant space, Mr. Cilio is asking for a \$15,000 Downtown Retail Interior Improvement Award and a \$15,000 Façade Improvement Award.

Award Background

The Downtown Retail Interior Improvement Award and Façade Award Programs were created to facilitate the private sector in making interior improvements that encourage new retail businesses or the retention of existing retail businesses in the Village. Approved projects are eligible for up to a maximum of \$15,000 per for façade and additionally interior improvements based on the following award scale per program:

Investment			Award
Low		High	
\$ 2,000.00	up to	\$ 3,499.00	\$ 1,000.00
\$ 3,500.00	up to	\$ 4,999.00	\$ 1,750.00
\$ 5,000.00	up to	\$ 7,499.00	\$ 2,500.00
\$ 7,500.00	up to	\$ 9,999.00	\$ 3,750.00
\$ 10,000.00	up to	\$ 12,499.00	\$ 5,000.00
\$ 12,500.00	up to	\$ 14,999.00	\$ 6,250.00
\$ 15,000.00	up to	\$ 17,499.00	\$ 7,500.00
\$ 17,500.00	up to	\$ 19,999.00	\$ 8,750.00
\$ 20,000.00	up to	\$ 24,999.00	\$10,000.00
\$ 25,000.00	up to	\$ 27,499.00	\$12,500.00
\$ 27,500.00	up to	\$ 29,999.00	\$13,750.00
\$ 30,000.00	up to	+	\$15,000.00

The Village Board approved \$125,000 for the downtown award programs (including the Downtown Interior Program, Façade Improvement Program and Fire Prevention Assistance Program) and \$30,000 for Roosevelt Road and Historic Stacy's Corners commercial district as part of the 2018

annual budget. Five (5) other awards have been approved for downtown businesses by the Village Board totaling \$75,000, there is \$50,000 in available funds remaining for downtown projects.

Downtown Retail Interior Improvement and Façade Award Issues

The goal of the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program is to strengthen the downtown shopping district by attracting new retail businesses, restaurants and by assisting existing retailers with eligible expansion plans in the downtown commercial district. Service businesses like art studios, fitness uses must include 25% of floor space of retail to be eligible. The program supports structural improvements and will not support decorative improvements. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Façade Improvement Awards are available to all commercial properties in the Village. Eligible applicants include the owners of commercial buildings or commercial businesses. Work which qualifies for assistance through the Façade Improvement Award includes improvements to the exterior of a building which are visible from the public right-of-way and are permanent structural improvements. Eligible improvements include significant façade enhancements, new window systems or frame replacement and repair (excluding broken glass), exterior doors, exterior lighting, restoration of original architectural features, exterior building materials for building additions, or other permanent exterior enhancements to property consistent with the architectural integrity of the building and the Village's Appearance Review Guidelines. Additionally, applicants must plan to install a minimum of \$2,000 of material improvements.

Mr. Cilio has provided staff with an estimate outlining the costs associated with renovations and equipment improvements to both the interior and façade for the space totaling \$391,000. The estimates far exceed the parameters of the program.

Staff recognizes the following eligible award improvement costs outlined/identified in the less expensive proposal provided in the application:

Carpentry	\$ 85,000
Flooring	\$ 25,000
HVAC	\$ 20,000
Plumbing	\$ 85,000
Electrical	\$ 30,000
Painting	\$ 11,000
Exterior Improvements	\$ 35,000
Total eligible expenses	\$291,000

Where the Downtown Interior Award Program allows for financial assistance for new retail and restaurant spaces, staff is recommending \$15,000 in interior award funds. Where the Façade Award Program allows for financial assistance for each new retail storefront, staff is recommending \$15,000 in façade award funds. These improvements are consistent with the intent of the Award program.

Funding

As approximately \$50,000, is remaining in the proposed 2018 budget (see attached summary), there are sufficient funds available for this request.

Action Requested

Staff recommends awarding up to \$30,000, via the Village's Award programs. This investment is consistent with the award program as outlined. The Village Board may approve the request for a \$15,000 Downtown Interior Award and a \$15,000 Facade Improvement Award for Nobel House (total of \$30,000); OR approve a different Award amount; OR choose to deny the request.

Attachments

1. Nobel House - 419 N Main Street Award Applications
2. Award Budget Summary

ATTACHMENTS:

- Nobel House Application (PDF)
- Award Budget Summary 03-12-18 (PDF)

VILLAGE OF GLEN ELLYN
Downtown Retail Interior Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Signed lease, committing to minimum of a 3-year lease term is required for all new and relocating businesses (if a lease has not yet been signed, disbursement of the approved funds will be contingent on the Village receiving a signed lease).
- Signed vendor contract(s) with detailed costs for each proposed improvement.
- Consent from the building owner for proposed improvements, by signature on the attached form.
- Digital photos depicting the interior areas where proposed improvements will take place.
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative or current Business Plan that addresses the following:
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or benefit Village.
 - List any unusual or unexpected difficulties faced in making the proposed improvements or completing the work.
 - Credentials and experience of business owner.
 - Market research and analysis including a definition of your current or anticipated customers and where they come from. May also include information on future customer markets as a result of interior improvements (i.e. will improvements attract new customers).
 - Describe or demonstrate why these improvements would not take place "but for" the award program.

BUSINESS OWNER INFORMATION:Business Owner Name: DAVID CILIOHome Address: 1670 Eagle Brook DR GENEVA, IL 60134Business Name: NOBEL HOUSEBusiness Address: 415 B N MAIN ST GLEN ELLYN

Business Phone: _____ Fax: _____

Home Phone: 773-680-1958 Email: DTC12@AOL.com

If tenant, what is the expiration date of your current lease? 2028

If buyer under contract or tenant, who is the property owner? _____

Property Owner Name: Ariel Durmoni

Property Owner Address: 5070 N Kimberly Ave

Property Owner Phone: 773 584 1050 Property Owner Fax: _____

Property Owner E-mail: ariel@123 Remodeling.com

DESCRIPTION OF PROPOSED IMPROVEMENTS

opening new restaurant in the old
Sukups location.

ITEMIZED ACTIVITY DESCRIPTION

COST

<u>Carpentry</u>	<u>85,000</u>
<u>Flooring</u>	<u>25,000</u>
<u>HVAC</u>	<u>20,000</u>
<u>Plumbing</u>	<u>85,000</u>
<u>Electric</u>	<u>30,000</u>
<u>Painting</u>	<u>11,000</u>
<u>Exterior improvements</u>	<u>35,000</u>
<u>Equipment</u>	<u>100,000</u>

TOTAL PROJECT COST:

391,000

AMOUNT OF AWARD REQUESTED:

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Downtown Retail Interior Improvement Award Program. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction. I further understand all eligible improvements identified in support of the award are permanent fixtures and will remain with the building.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

DAVID CILIO
Applicant Name (PRINT)

[Signature]
Applicant Signature

Date: 2/26/18

CONSENT FROM PROPERTY OWNER (Required if different from Applicant)

Ariel Darmoni
Property Owner Name (PRINT)

[Signature]
Property Owner Signature

Date: 2/26/18

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President

Date

Economic Development Coordinator

Date

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award

REQUIRED SUBMITTALS WITH APPLICATION:

- Current digital photos of all building facades visible from the public right of way which will receive improvements
- A schematic drawing with enough detail to depict the proposed improvements
- Signed vendor contract(s) with detailed costs for each proposed improvement (excluding ineligible portions of improvements, e.g. lettering on awnings)
- Consent from the building owner for proposed improvements, by signature on the attached form
- Completed IRS Form W-9 Request for Taxpayer Identification Number and Certification
- A narrative as outlined below:
 - Description of proposed facade work including information about the proposed building materials and methodology for proposed changes.
 - Description of your business and the related industry.
 - Features and advantages of your product and how improvements sought will improve the business and/or Village.
 - Credentials and experience of business owner.
 - Any unusual or expected difficulties or hardships in making the proposed improvements.

BUSINESS OWNER INFORMATION:

Business Owner Name: DAVID CICILIO

Home Address: 1670 SINGLEBROOK DR GLENVIEW, IL

Business Name: NOBEL HOUSE

Business Address: 419 B N. MAIN ST GLEN ELLYN, IL

Business Phone: _____ Fax: _____

Home Phone: 773 680-1958 Email: DTC12@AOL.COM

If tenant, what is the expiration date of your current lease? 2x 5 yrs 2027

If buyer under contract or tenant, who is the property owner? Ariel Dorman

Property Owner Name: Ariel Dorman

Property Owner Address: 5070 N Kimberly Ave

Property Owner Phone: 773 984 1010 Property Owner Fax: _____

Property Owner E-mail: ariel@kgreenedesign.com

DESCRIPTION OF PROPOSED IMPROVEMENTS

opening new restaurant in the old
Sokups location

ITEMIZED ACTIVITY DESCRIPTION

COST

<u>Carpentry</u>	<u>85,000</u>
<u>Flooring</u>	<u>25,000</u>
<u>HVAC</u>	<u>2,000</u>
<u>Plumbing</u>	<u>85,000</u>
<u>Electrical</u>	<u>30,000</u>
<u>Painting</u>	<u>11,000</u>
<u>Exterior improvements</u>	<u>35,000</u>
<u>Equipment</u>	<u>100,000</u>
TOTAL PROJECT COST:	<u>391,000</u>

AMOUNT OF AWARD REQUESTED:

APPLICATION CERTIFICATION

I, the undersigned, certify that I have read the program description and requirements for the Village of Glen Ellyn Retail Façade Improvement Award. I certify that all information provided herein is true and accurate to the best of my knowledge. I understand that the improvements described in this application must receive all required permit approvals from the Village of Glen Ellyn prior to the commencement of construction.

Furthermore, I, the undersigned, my successors and assigns, hereby agree to save and hold harmless the Village of Glen Ellyn and any of its employees, officers and directors from all cost, injury and damage to any person or property whatsoever, any of which is caused by an activity, condition or event arising out of the performance, preparation for performance or nonperformance of any project improvement included in my award application. The above cost, injury, damage or other injury or damage incurred by or to any of the above shall include, in the event of an action, court costs, expenses of litigation and reasonable attorneys' fees. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet.

DAVID CICILIO

Applicant Name (PRINT)

[Signature]

Applicant Signature

Date: 2/26/18**CONSENT FROM PROPERTY OWNER (Required if different from Applicant)**Ariel Duran

Property Owner Name (PRINT)

[Signature]
Property Owner SignatureDate: 2/26/18

*****Office Use Only*****

Application is: _____Approved _____Denied

Village President_____
Date_____
Economic Development Coordinator_____
Date



TO: DENNIS KINTOP
FROM: MIKE WAGNER
RE: NOBEL HOUSE, GLEN ELLYN
HVAC

February 28, 2018

Dear Sir,

We propose to furnish labor and material to install the HVAC for the above project. All work is per the plans. We have visited the site and have seen NO ADDENDUMS. Our price includes the following:

2 Rooftop HVAC units

1 Make up air unit

4 Exhaust fans

Duct and fittings

Grilles and registers

Electric cab heater

Air Curtain

Kitchen Hoods

Kitchen exhaust ductwork

Controls

Test and Balance

Our price for this work is \$149,750.00

If Hoods are provided by others, and installed by us DEDUCT\$10,800.00

NOT INCLUDED:

Gas piping

Roof cutting or patching

Structural Steel

Fire protection for hoods (if by us ADD \$8500.00)

COMPLETE MECHANICAL SERVICES, INC.

3540 Swenson Ave., St. Charles, IL 60174

P: (630) 584-1182 mikecms@sbcglobal.net

CUSTOMER QUOTE

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260**TIME/DATE:** 2/26/2018 6:07 PM**PREPARED FOR:** Dennis Kintop**PAGE:** 1 of 7**ABOUT LaCANTINA DOORS**

LaCantina Doors create dramatically expanded interiors filled with natural light and open air, completely transforming space and enhancing lifestyle. Our philosophy is to continually innovate and create quality, value and performance in every product we design and our customer service is second to none.

LaCantina Doors' headquarters and manufacturing facility is located in San Diego, CA. Founded in Australia in 1994, we were the first company to establish production facilities in the U.S. dedicated exclusively to folding door systems. We source only the highest quality materials and design, engineer and test every component of our door systems.

From award-winning residential projects to retail storefronts, restaurants, hotels, resorts, schools, and train stations, our products are the preferred choice of architects, designers, contractors and consumers throughout the U.S. and the world.

CUSTOMER INFORMATION**CUSTOMER:** Dennis Kintop**PHONE:**

LaCantina Doors - Dealer

ADDRESS:**SHIPPING INFORMATION****CUSTOMER:** Dennis Kintop**PHONE:**

LaCantina Doors - Dealer

ADDRESS: 419 Main St, Glen Ellyn, IL, 60137**SALES REP. INFORMATION****REP:** Dave Kafer**EMAIL:** davek@bricksinc.net

Bricks Incorporated

ADDRESS: 3425 South Kedzie Avenue, Chicago, IL, 60623



CUSTOMER QUOTE

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260

TIME/DATE: 2/26/2018 6:07 PM

PREPARED FOR: Dennis Kintop

PAGE: 2 of 7

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn

LOCATION: Dining

A 1314260



Aluminum TC (Thermally
Controlled)

O PANEL(S) FOLDING LEFT

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER
CONFIGURATION

AS VIEWED FROM THE EXTERIOR

2 PANEL(S) FOLDING RIGHT

PRODUCT TYPE: Folding Doors

PANEL TYPE: Custom Size

SYSTEM TYPE: Aluminum TC (Thermally Controlled)

DAILY PASSAGE DOOR: None

QUANTITY: 2

ALUMINUM COLOR: Bronze Anodized (Stock Anodized)

CONFIGURATION: OL2R (viewed from outside)

REC'D RO WIDTH: 65"

HARDWARE FINISH: Bronze

REC'D RO HEIGHT: 89 3/4"

HEAD TRACK FINISH: Bronze Anodized

NET FRAME WIDTH: 64"

SILL FINISH: Bronze Anodized

NET FRAME HEIGHT: 89"

GLASS TYPE: LoE 272 IG

PANEL WIDTH: 30 3/8"

GAS TYPE: Argon

PANEL HEIGHT: 85 1/4"

SPACER: Stainless Steel

SWING DIRECTION: Outswing

GLASS WIDTH (DLO): 24 1/2"

SILL TYPE: Weather Resistant Sill

GLASS HEIGHT (DLO): 79 3/8"

HANDLE TYPE: None - No Daily Passage Door

U-FACTOR: 0.38

HANDLE HEIGHT: N/A

SHGC: 0.30

JAMB WIDTH: 4 9/16" (5 5/8" Overall)

BOTTOM RAIL: 2 15/16"

TOP RAIL & STILES: 2 15/16"

FRAME WEIGHT: 61 lbs

PER PANEL WEIGHT: 130 lbs

CUSTOM OPTIONS: -Carrier Name: ABF



Authorized Signature Required

Date

YOUR SIGNATURE APPROVES MANUFACTURE OF DOOR SYSTEM TO SPECIFICATIONS HEREIN. PLEASE ENSURE YOU HAVE REVIEWED AND UNDERSTAND ALL DETAILS. CHANGES WILL NOT BE PERMITTED AFTER ORDER PLACEMENT.



CUSTOMER QUOTE

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260

TIME/DATE: 2/26/2018 6:07 PM

PREPARED FOR: Dennis Kintop

PAGE: 3 of 7

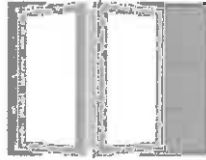
DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn

LOCATION: Dining

B 1314260



Aluminum TC (Thermally Controlled)

2 **PANEL(S) FOLDING LEFT**

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION
AS VIEWED FROM THE EXTERIOR

O **PANEL(S) FOLDING RIGHT**

PRODUCT TYPE: Folding Doors

PANEL TYPE: Custom Size

SYSTEM TYPE: Aluminum TC (Thermally Controlled)

DAILY PASSAGE DOOR: None

QUANTITY: 2

ALUMINUM COLOR: Bronze Anodized (Stock Anodized)

CONFIGURATION: 2LOR (viewed from outside)

HARDWARE FINISH: Bronze

REC'D RO WIDTH: 65"

HEAD TRACK FINISH: Bronze Anodized

REC'D RO HEIGHT: 89 3/4"

NET FRAME WIDTH: 64"

SILL FINISH: Bronze Anodized

NET FRAME HEIGHT: 89"

GLASS TYPE: LoE 272 IG

PANEL WIDTH: 30 3/8"

GAS TYPE: Argon

PANEL HEIGHT: 85 1/4"

SPACER: Stainless Steel

SWING DIRECTION: Outswing

GLASS WIDTH (DLO): 24 1/2"

SILL TYPE: Weather Resistant Sill

GLASS HEIGHT (DLO): 79 3/8"

HANDLE TYPE: None - No Daily Passage Door

U-FACTOR: 0.38

HANDLE HEIGHT: N/A

SHGC: 0.30

JAMB WIDTH: 4 9/16" (5 5/8" Overall)

BOTTOM RAIL: 2 15/16"

TOP RAIL & STILES: 2 15/16"

FRAME WEIGHT: 61 lbs

PER PANEL WEIGHT: 130 lbs

CUSTOM OPTIONS: -Carrier Name: ABF



Authorized Signature Required

Date

YOUR SIGNATURE APPROVES MANUFACTURE OF DOOR SYSTEM TO SPECIFICATIONS HEREIN. PLEASE ENSURE YOU HAVE REVIEWED AND UNDERSTAND ALL DETAILS. CHANGES WILL NOT BE PERMITTED AFTER ORDER PLACEMENT.



1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260**TIME/DATE:** 2/26/2018 6:07 PM**PREPARED FOR:** Dennis Kintop**PAGE:** 4 of 7**DEALER REP:** Dave Kafer**SHIP TO ADDRESS:** 419 Main St. Glen Ellyn, IL 60137**PROJECT NAME:** Nobel House - Glen Ellyn**ORDER DETAILS**

DOOR SYSTEM	LOCATION	QTY	DESCRIPTION	NET PRICE
A	Dining	2	Aluminum TC (Thermally Controlled) (DL2R) 64" X 89"	\$10,541.51
B	Dining	2	Aluminum TC (Thermally Controlled) (2LOR) 64" X 89"	\$10,541.51

CUSTOM COLOR DETAILS**CUSTOM COLOR:****NET PRICE:** \$0.00**CUSTOMER & SHIPPING DETAILS****SHIP TO:**

419 Main St. Glen Ellyn, IL 60137
Phone Number:

SUBTOTAL: \$21,083.02**DELIVERY & CRATING FEE:** \$2,524.36**SALES TAX:** \$2,161.01**CUSTOMER INFO:**

3425 South Kedzie Avenue, Chicago, IL, 60623

(Your Cost)**Pricing Valid for 30 days****GRAND TOTAL:** \$25,768.39**LCD DISCLOSURES**

Your signature approves manufacture of door system(s) to the specifications in the order form(s) attached. Please ensure you have received and understand all details. Changes will not be permitted after order placement. Buyer must read and sign the attached order disclosures. Buyer confirms having read and accepts La Cantina Doors terms and conditions when placing an order with La Cantina Doors.



Authorized Signature Required

Date

CUSTOMER PRICING DETAILS



LaCANTINA DOORS

ORDER #: 1314260

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

TIME/DATE: 2/26/2018 6:07 PM

PREPARED FOR: Bricks Incorporated

PAGE: 5 of 7

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn

ORDER DETAILS

DOOR SYSTEM	LOCATION	QTY	DESCRIPTION	NET PRICE
A	Dining	2	Aluminum TC (Thermally Controlled) (OL2R) 64" X 89"	
			Base Panel Price	\$10,030.91
			LoE 272 IG - Glass Price	\$344.10
			Bronze Hardware	\$166.50
			Total	\$10,541.51
			Per Unit	\$5,270.75
B	Dining	2	Aluminum TC (Thermally Controlled) (2LOR) 64" X 89"	
			Base Panel Price	\$10,030.91
			LoE 272 IG - Glass Price	\$344.10
			Bronze Hardware	\$166.50
			Total	\$10,541.51
			Per Unit	\$5,270.75

Total number of systems: 4

Total number of panels: 8

Custom color Net price: \$0.00

Miscellaneous Net Price: \$0.00

Subtotal: \$21,083.02

Delivery Charges: \$2,524.36

Sales Tax: \$2,161.01

Grand Total(Your Cost): \$25,768.39



ORDER #: 1314260

 1875 ORD WAY
 OCEANSIDE, CA 92058
 T: 760.734.1590
 F: 760.734.1591

TIME/DATE: 2/26/2018 6:07 PM

PREPARED FOR: Bricks Incorporated

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn

Order Disclosures

Our goal is to make sure your LaCantina Doors are ordered correctly and your experience is a good one. Please review the order disclosures below and sign where indicated to confirm your understanding. If you have any questions please contact your LaCantina Doors sales representative or LaCantina Doors directly at (888) 221 0141 before you approve your order. Thank you.

- When a LaCantina folding door system is installed the weight of the door panels is carried at the header. Buyers acknowledges that the LaCantina system requires specific structural support engineering applicable to buyer's construction and installation and that LaCantina does not represent to undertake any such services for the buyer.
- Folding door systems with Even/Even or EVEN/O configurations will not include a Daily Door and are only operable from the interior.
- Door and screen configurations are viewed from the OUTSIDE. With sign off you approve the configuration shown (including left or right or outswing and inswing) and understand swing door application. There must be an odd number of door panels in either direction in order to have a "daily" or swing door with lever handle and locks that can be operated from both inside and outside. Door configurations cannot be changed after order without a new system charge.
- Net frame size is outside dimension. Inside clear opening is reduced by frame and stacking of panels, or screen mesh and screen stiles.
- Buyer acknowledges sole responsibility for review of architectural details for LaCantina products (available at www.lacantinadoors.com) and application to buyer's construction, including but not limited to threshold transitions and threshold options. Guide channel only and inswing threshold options are not rated for weather exposure and we recommend that openings be well protected from the weather with overhangs. These options should not be used for applications where there is a risk of contact with significant wind or water conditions. Consideration, design and implementation of water drainage from floor channels is your responsibility. LaCantina Doors when installed are subject to conditions beyond our control, including quality of installation and frame flashing, variable adjustment, removal and replacement of weather seals by painters and exposure to weather conditions beyond testing performed. Although designed to be weather resistant, due to such conditions, we cannot guarantee that your LaCantina Doors are impervious to air or water infiltration.
- Doors and frames are supplied knocked-down. All deliveries require help unloading.
- Indicate here [] if your doors will be located in high altitude (above 5000 ft.)
- Indicate here [] if your doors will be located within Five (5) miles of a sea coast environment.
- LaCantina Doors and screens are a specialty product that you cannot assume to be a standard installation of a typical door, window, or screen. Product must be installed by a qualified and licensed contractor, experienced with weather sealing and installing doors and windows. LaCantina Doors does not assume any liability for installation.
- You have read, understand and agree to our Terms and Conditions of Sale.
- You have read and understand our Limited Warranty, including installation and maintenance requirements.



Authorized Signature Required

Date

TERMS & CONDITIONS OF SALE

1875 ORD WAY

OCEANSIDE, CA 92056

T: 760.734.1590

F: 760.734.1591

ORDER #: 1314260**TIME/DATE:** 2/26/2018 6:07 PM**PREPARED FOR:** Dennis Kintop**PAGE:** 7 of 7**DEALER REP:** Dave Kafer**SHIP TO ADDRESS:** 419 Main St, Glen Ellyn, IL, 60137**PROJECT NAME:** Nobel House - Glen Ellyn**TERMS DETAILS**

Buyer confirms having read and accepts our terms and conditions when placing an order with LaCantina Doors.

Quotes and Orders

Quotes are valid for thirty (30) days. We may re-price an expired quote and reserve the right to change prices without notice. Buyer shall verify the accuracy and completeness of order documents and we are not responsible for additional items omitted from the order documents signed by the Buyer whether implied or otherwise suggested.

All orders are placed with, and accepted by, LaCantina Doors Corporate Headquarters (LaCantina HQ). The following are required by LaCantina HQ to place an order: Signed and dated Order Package, including Order Forms and Order Contract; receipt of required payment; and acceptance of order by LaCantina HQ. The Order Form outlines the specifications of each door system to be manufactured. Check sizes and specifications on the Order Form(s) carefully and agree to your Order Contract. Any mistake not corrected is the Buyer's responsibility. Orders can be changed or cancelled only with our consent. If the order is changed or cancelled after release for production the change or cancellation fee will be based on manufacturing costs incurred, including reasonable mark-up for overhead and profit as determined by us. Any purchase orders issued by the Buyer are informational only and are not binding upon LaCantina. The terms of this agreement shall supersede any provisions of a Buyer's purchase order.

Payment and Terms

Unless otherwise agreed by us in writing, payment of an amount totaling 65% of the total purchase price shall accompany the Order Contract, with the balance of the purchase price due and payable before shipment of the product to the Buyer. All order contracts and payments are to be received by LaCantina HQ. We reserve the right to withhold release of product until funds clear the bank. Buyer agrees to pay a finance charge of 1.5% per month (an annual percentage rate of 18%) or maximum rate allowed by law on all amounts more than thirty (30) days past due.

Upon acceptance of the product, Buyer shall grant to LaCantina a purchase money security interest in the product to secure the amount of any unpaid portion of the purchase price. This agreement shall constitute the security agreement required by the Uniform Commercial Code. Each party agrees to execute promptly any financing statement required to perfect and protect the interests of the other party. In the event Buyer becomes insolvent or breaches any provisions hereof, we shall have the right to stop delivery of the product whether the product remains in the possession of LaCantina, or any common carrier. In the event Buyer becomes insolvent or breaches any provisions hereof, and the product has been delivered to Buyer, we may reclaim possession of the product from Buyer. If any portion of the purchase price is not paid by the buyer, we may place a mechanic's lien on the subject property, for amounts owing and other damages and costs allowed by law. Buyer acknowledges that the placement of a mechanic's lien on the subject property may lead to the loss, to the owner, of the subject property through court foreclosure proceedings. If collection action is necessary, customer shall pay all associated collection agency costs and legal fees. We collect sales taxes that apply to a customer's shipment. For resellers a current signed resale certificate must be on file or sales tax will be charged. The customer will pay any taxes not invoiced. All currency is to be paid in U.S. dollars.

Delivery, Title and Risk of Loss

We shall make every reasonable effort to meet shipment date communicated, but will not be liable for failure to ship on such dates. Storage fees apply for shipments deferred at customer's request.

All deliveries are curbside service only and require help unloading, and may require removal of exterior packaging materials and carrying door panels and frame components off the truck to a suitable location on site. Doors and frames are shipped in a knocked-down format for jobsite assembly and installation. Door panels and frame components are heavy and care should be taken. Product is generally shipped via common carrier.

Buyer agrees to inspect the product immediately upon receipt and document any damages with the delivery truck. Buyer agrees to notify LaCantina Customer Service Department immediately in writing if the product is damaged from shipping and provide proper documentation, or if product is not in conformity with the specifications of the Order Contract.

Title to products passes to Buyer on shipment from our facility. Loss or damage that occurs after title of product passes to the buyer is the responsibility of the Buyer.

Installation and Maintenance

Our products must be stored, installed, maintained, repaired, and used in accordance with acceptable good trade practice and our supplied instructions to prevent damage and maintain our Limited Warranty. A copy of the Limited Warranty and further Installation and Maintenance Requirements are available for review at www.lacantinadoors.com. LaCantina Doors are a specialty product that you cannot assume to be a standard installation of a typical door or window. We are not liable for any defects or problems related to installation. LaCantina is entitled to attorney's fees, expert fees, and testing fees regarding any dispute over the installation of its product.

Our pricing does not include any post-shipment services such as installation, finishing or non-warranty service. Buyer or consumer has full responsibility for this work. Product installation or service work should only be performed by a suitably experienced and licensed professional. We may provide to buyer contact information of trained and qualified installers as a courtesy to Buyer and for information purposes. Buyer acknowledges that these installers are independent of LaCantina and hereby releases LaCantina from any and all liability associated with the installation.

Wood items are supplied unfinished. Product shall be protected from moisture and excessive dryness and wood items must be finished within seven (7) days after jobsite delivery. Buyer must maintain a record of finishing to make a warranty claim. Normal and regular maintenance is required to maintain the appearance and extend the finish life and maintain proper operation.

Limited Warranty and Disclaimer of Implied Warranties

Our warranty is limited only to the published Limited Warranty in effect on the date of purchase. A copy of this Limited Warranty is available for review at www.lacantinadoors.com. Buyer agrees that they have read the Limited Warranty, understand it and are bound by its terms and agrees to provide the Limited Warranty to the original owner of the structure into which the product is installed.

Our express limited warranty sets forth our maximum liability for our products. No one is authorized to modify or expand this express limited warranty. The absolute limit of our liability is the product purchase price from LaCantina. We shall not be liable for special, indirect, consequential, incidental, or punitive damages of any kind and all such claims are waived to the fullest extent permitted by applicable law. Your sole or exclusive remedy with respect to any and all losses and damages resulting from any cause whatsoever as specified herein. All LaCantina product is sold "as is" and as such LaCantina disclaims any and all implied warranties. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and of fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. The entire risk as to the quality and performance of the goods is with the buyer. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein.

We have tested some of our products for air leakage, water penetration, and structural loading to determine the performance level for the systems. Results of testing are available from us. However, different systems, different sills, sizes and configurations within a system can give varying results. Also, not all systems and variations in a system have been tested. Buyer understands that water rating is relative and even the highest rated door might leak under severe, unusual, or unforeseen climatic conditions. Performance may also be affected by improper installation and use. Buyer is responsible for evaluating site conditions and selecting a suitable system. We therefore disclaim, and buyer releases us from, any claims for air leakage, water penetration, or structural loading that might arise subsequent to installation of the product.

Building Codes, Engineering and Design Considerations

As regulations governing the use of windows and doors vary widely, it is the sole responsibility of the architect, building owner, contractor and/or consumer to insure that the products and options selected conform to all applicable codes and regulations, including federal, state and local. We disclaim any and all responsibility or liability for these obligations, and Buyer releases and discharges us from each and all of these obligations, and from any related liability. The structural support required and header size depends on both the weight of the doors and also surrounding structural conditions. The maximum deflection of the header with the live load shall not exceed the lesser of L/720 of the span and 1/4". Structural support for lateral loads (both wind load and when the panels are stacked open) must be provided. Consult with a registered architect and engineer. We reserve the right to improve products, make changes in specifications, designs and options without prior notice and without incurring obligation.

Other Terms

This agreement shall be governed by the provisions of the Uniform Building Code, as adopted in California into the California Commercial Code. LaCantina and Buyer agree to submit any dispute in either the state or federal courts in San Diego, California. Unless agreed to explicitly in writing, all terms, outlined above, shall govern the sale of our products.



Authorized Signature Required

Date

*Facilities Planning
& Construction, Inc.*



Restaurant American Junkie - River North, Chicago IL - 50' Span

February 27, 2018

**Dennis Kintop
One Man One Project**

Re: LaCantina™ Bifold Door Installation for Noble House – Glen Ellyn (4 system(s), 8 doors).

Thank you for opportunity to present a proposal for the installation of the LaCantina™ Bifold system(s) at your property.

Scope of Work (including material, material delivery, installation labor & disposal)

- **Delivery:** The crates will weigh in excess of 1,000 lbs. We propose to re-direct the common carrier to Bricks Inc. so that they can deliver the heavy crates with their truck and fork lift. We will coordinate this with Bricks Inc... Once the crates are off-loaded from the truck we will assist with placing the doors and their frames next to their associated openings. Properly store and protect the door(s) until such time as they are ready to be installed. The product is shipped with considerable packing/crating material. We will dispose of said debris in a designated dumpster provided by the general contractor.
- **Installation:** Once installation of the door(s) has been approved and scheduled we will provide any necessary ladders and scaffolding. In accordance with LaCantina™ we will install the new top and side track frames into the completed rough opening(s) provided by the general contractor. Once the frame has been set and leveled we will then install the door system(s) into the frame. Finally, we will install the associated door hardware and door stops and make final adjustments.

Warranty: The material will be covered by the manufacturer Warranty along with our one year workmanship warranty.

Offices: 11N072 Johnstown Road
Elgin, IL 60124
Phone: 630-936-0514

Email: mark.roman@fpandc.com

3660 N. LSD, Suite 3004
Chicago, IL 60613
Fax: 866-819-9923

*Facilities Planning
& Construction, Inc.*



Restaurant Beatrix - River North, Chicago IL - 62' Span

Note: Installation includes insulation and caulking of exterior joints up to 1/2" wide. Should metal jamb/head extensions be required these will be priced separately. Without construction drawings, installation cost includes anchoring head track into structural lumber. Should installation into structural steel be required this will be an additional cost.

Any other work requested outside of this scope will be billed to you at a time & material rate.

Facilities Planning & Construction, Inc. and all of its subcontractors are insured according to the attached sample Certificate of Insurance. Should Inclusion of "Additional Insured's" be required they will be billed at cost as an extra. Should you require anything different please let me know.

Bifold Installation Cost: \$3,955.00 (based on non-union wage rates.)

Deposit: A deposit in the amount of 25% of the "Total Cost" is required upon acceptance of this proposal.

All material is guaranteed to be as specified and paid for at the time of order placement. The aforementioned work is to be performed and completed in a workmanlike manner with final payment to be made upon completion. Progress payments for work completed will be required for any installation that takes longer the thirty days. Request for payment(s) are "Due upon Receipt". Unpaid invoices over thirty days from invoice date will accrue interest at 1 1/2% interest per month and will be turned over to a collection agency to secure the payment. Any fees incurred in the process of securing late payments will be reimbursed to the contractor by the client.

Thank you for the opportunity to provide these services. If we can be of any additional service please contact our office at 630-936-0514.

Sincerely,

A handwritten signature in black ink that reads 'Mark W. Roman'.

Mark W. Roman
President

Offices: 11N072 Johnstown Road
Elgin, IL 60124
Phone: 630-936-0514

3660 N. LSD, Suite 3004
Chicago, IL 60613
Fax: 866-819-9923

Email: mark.roman@fpandc.com

Facilities Planning & Construction



Restaurant Beatrix - River North, Chicago IL - 62' Span

Acceptance of Proposal: LaCantina™ Bifold Door Installation for Noble House – Glen Ellyn (4 system(s), 8 doors).

Bifold Installation Cost: \$3,955.00 (based on non-union wage rates.)

Deposit: A deposit in the amount of 25% of the "Total Cost" is required upon acceptance of this proposal.

The items initialed above along with their respective specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Representative (Print):

Signature: _____ Date: _____

Offices: 11N072 Johnstown Road
Elgin, IL 60124
Phone: 630-936-0514

Email: mark.roman@fpandc.com

3660 N. LSD, Suite 3004
Chicago, IL 60613
Fax: 866-819-9923

*Facilities Planning
& Construction, Inc.*



Restaurant American Junkie - River North, Chicago IL - 50' Span

February 27, 2018

**Dennis Kintop
One Man One Project**

Re: LaCantina™ Bifold Door Installation for Noble House – Glen Ellyn (4 system(s), 8 doors, 4 screens).

Thank you for opportunity to present a proposal for the installation of the LaCantina™ Bifold system(s) at your property.

Scope of Work (including material, material delivery, installation labor & disposal)

- **Delivery:** The crates will weigh in excess of 1,000 lbs. We propose to re-direct the common carrier to Bricks Inc. so that they can deliver the heavy crates with their truck and fork lift. We will coordinate this with Bricks Inc... Once the crates are off-loaded from the truck we will assist with placing the doors and their frames next to their associated openings. Properly store and protect the door(s) until such time as they are ready to be installed. The product is shipped with considerable packing/crating material. We will dispose of said debris in a designated dumpster provided by the general contractor.
- **Installation:** Once installation of the door(s) has been approved and scheduled we will provide any necessary ladders and scaffolding. In accordance with LaCantina™ we will install the new top and side track frames into the completed rough opening(s) provided by the general contractor. Once the frame has been set and leveled we will then install the door system(s) into the frame. Finally, we will install the associated door hardware and door stops and make final adjustments.
- **Installation of New Screen System(s):** We propose to assist with off-loading the screen and associated top and side tracks to the residence. Properly store and protect the screen until such time as they are ready to be installed. Once installation of the screen has been approved and scheduled we will provide any and all necessary ladders and scaffolding to properly install the screen. In accordance with the manufacturer we will install the new top and side track frames into the existing rough opening provided by your general contractor. Once the frame has been set and leveled we will then install the screen system into the frame. Finally, we will install the associated screen hardware and stops and make final adjustments.

Warranty: The material will be covered by the manufacturer Warranty along with our one-year workmanship warranty.

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& Construction, Inc.*



Restaurant Beatrix - River North, Chicago IL - 62' Span

Note: Installation includes insulation and caulking of exterior joints up to 1/2" wide. Should metal jamb/head extensions be required these will be priced separately. Without construction drawings, installation cost includes anchoring head track into structural lumber. Should installation into structural steel be required this will be an additional cost.

Any other work requested outside of this scope will be billed to you at a time & material rate.

Facilities Planning & Construction, Inc. and all of its subcontractors are insured according to the attached sample Certificate of Insurance. Should Inclusion of "Additional Insured's" be required they will be billed at cost as an extra. Should you require anything different please let me know.

Bifold / Screen Installation Cost: \$5,700.00 (based on non-union wage rates.)

Deposit: A deposit in the amount of 25% of the "Total Cost" is required upon acceptance of this proposal.

All material is guaranteed to be as specified and paid for at the time of order placement. The aforementioned work is to be performed and completed in a workmanlike manner with final payment to be made upon completion. Progress payments for work completed will be required for any installation that takes longer the thirty days. Request for payment(s) are "Due upon Receipt". Unpaid invoices over thirty days from invoice date will accrue interest at 1 1/2% interest per month and will be turned over to a collection agency to secure the payment. Any fees incurred in the process of securing late payments will be reimbursed to the contractor by the client.

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Acceptance of Proposal: **LaCantina™ Bifold Door Installation for Noble House – Glen Ellyn (4 system(s), 8 doors, 4 screens).**

Bifold / Screen Installation Cost: \$5,700.00 (*based on non-union wage rates.*)

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The items Initialed above along with their respective specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Representative (Print):

Signature: _____ Date: _____

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Phone: 630-936-0514

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CYBOR

FIRE PROTECTION COMPANY

Service • Installation • Inspection • Renovation

Safety with Quality

5123 Thatcher Road • Downers Grove, IL 60515

630-810-1161 • Fax 630-810-0685 • E-Mail info@cyborfireprotection.com

IL License # FSC0014 • IL Professional Design Firm # 184.005174 • WI Fire Sprinkler Contractor License ID #1116992

February 26, 2018

Nobel House
419 N. Main Street
Glen Ellyn, IL 60137

Attention: Dave

Subject: Fire Sprinkler Revisions

Dear Dave,

We are pleased to submit to you our revised price in the amount of THIRTEEN THOUSAND ONE HUNDRED DOLLARS AND NO CENTS (\$13,100.00) to furnish the necessary labor, materials, tools, and equipment to perform the following scope of work at the subject facility per the plans dated 12-20-17:

- Install two (2) new dry, pendent fire sprinkler heads in two (2) new coolers.
- Install new chrome pendent quick response fire sprinkler heads in the basement to accommodate new grid ceilings and walls.
- Install new chrome pendent quick response fire sprinkler heads on the 1st floor to accommodate new ceilings in the restrooms, utility, and kitchen areas.
- Replace the existing pendent fire sprinkler heads on the 1st floor with new upright fire sprinkler heads to accommodate the new exposed ceilings.
- Replace approximately 10' of 1" branchline piping located in the new kitchen area on the 1st floor.
- Relocate the 2 ½" riser on the 1st floor approximately 6' over to allow for new doorway.
- Furnish shop drawings to the authority having jurisdiction for approval.

The above listed scope of work may be performed during normal business hours of 7:00 a.m. to 3:30 p.m., Monday through Friday, and requires uninterrupted access to all applicable work areas.

Under this proposal, Cybor Fire Protection Company assumes no responsibility for cleaning, repairs or replacements of backflow prevention devices, check valves, and/or any other system components resulting from foreign matter or debris entering the overhead piping from the underground water supply mains.

Nobel House
Attention: Dave
February 26, 2018
Page 2

Please note this proposal does not include:

- Aerial lifts.
- Permit or plan review fees.
- Clear and open floor space.
- Removal or replacement of ceiling tiles.
- Raising or relocating any existing piping to accommodate the work of other trades.
- Any revisions to the existing fire sprinkler system design and/or pipe size.
- Any painting of desired piping.
- Hydrostatic test.
- Any electrical work.

This quotation is in effect for fourteen (14) calendar days and is null and void thereafter.

TERMS OF PAYMENT: Net thirty (30) days from job completion. Delinquent accounts subject to interest charge of 1½% per month. The Seller shall be under no obligation to the Buyer other than expressed within. If the services of a Collection Agency or Attorney are retained to secure payment or to assist company in remedying Customer's breach of this agreement, included but not limited to non-payment, the customer shall be liable for all of these expenses. The Customer understands that in the event of non-payment or any other breach of the terms and conditions of this agreement the company may temporarily or permanently terminate services without further notice.

Should this proposal meet with your approval, please sign and return a copy of this entire letter to our office so a tentative work date can be scheduled.

Thank you for giving Cybor Fire Protection Company this opportunity to serve your fire protection needs and should any questions arise please do not hesitate to contact our office.

Very truly yours,

CYBOR FIRE PROTECTION COMPANY

Scott Ludwig
Vice President
Construction Services Department

SL/cm

ACCEPTANCE:

Signature

Date

Printed Name

Printed Title

This Agreement, including but not limited to any notice, demand, change-order, amendment and the like, required or given with respect to this Agreement, may be effectuated through telefacsimile transmission; and the facsimile of the signature of any party thereon shall constitute and be deemed an original thereof; and shall be binding and enforceable against the signing party.

CUSTOMER QUOTE

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260-3**TIME/DATE:** 2/26/2018 6:23 PM**PREPARED FOR:** Dennis Kintop**PAGE:** 1 of 8**ABOUT LaCANTINA DOORS**

LaCantina Doors create dramatically expanded interiors filled with natural light and open air, completely transforming space and enhancing lifestyle. Our philosophy is to continually innovate and create quality, value and performance in every product we design and our customer service is second to none.

LaCantina Doors' headquarters and manufacturing facility is located in San Diego, CA. Founded in Australia in 1994, we were the first company to establish production facilities in the U.S. dedicated exclusively to folding door systems. We source only the highest quality materials and design, engineer and test every component of our door systems.

From award-winning residential projects to retail storefronts, restaurants, hotels, resorts, schools, and train stations, our products are the preferred choice of architects, designers, contractors and consumers throughout the U.S. and the world.

CUSTOMER INFORMATION**CUSTOMER:** Dennis Kintop**PHONE:**

LaCantina Doors - Dealer

ADDRESS:**SHIPPING INFORMATION****CUSTOMER:** Dennis Kintop**PHONE:**

LaCantina Doors - Dealer

ADDRESS: 419 Main St, Glen Ellyn, IL, 60137**SALES REP. INFORMATION****REP:** Dave Kafer**EMAIL:** davek@bricksinc.net

Bricks Incorporated

ADDRESS: 3425 South Kedzie Avenue, Chicago, IL, 60623

CUSTOMER QUOTE

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
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ORDER #: 1314260-3

TIME/DATE: 2/26/2018 6:23 PM

PAGE: 2 of 8

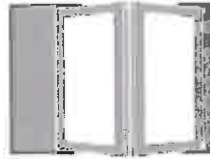
PREPARED FOR: Dennis Kintop

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn - Screen Opti

LOCATION: Dining

A 1314260-3

Aluminum TC (Thermally Controlled)
0
PANEL(S) FOLDING LEFT

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION

AS VIEWED FROM THE EXTERIOR

2
PANEL(S) FOLDING RIGHT
PRODUCT TYPE: Folding Doors

PANEL TYPE: Custom Size

SYSTEM TYPE: Aluminum TC (Thermally Controlled)

DAILY PASSAGE DOOR: None

QUANTITY: 2

ALUMINUM COLOR: Bronze Anodized (Stock Anodized)

CONFIGURATION: QL2R (viewed from outside)

HARDWARE FINISH: Bronze

REC'D RO WIDTH: 69 7/16"

HEAD TRACK FINISH: Bronze Anodized

REC'D RO HEIGHT: 90 1/4"

SILL FINISH: Bronze Anodized

NET FRAME WIDTH: 64"

GLASS TYPE: LoE 272 IG

NET FRAME HEIGHT: 89"

GAS TYPE: Argon

PANEL WIDTH: 30 3/8"

SPACER: Stainless Steel

PANEL HEIGHT: 85 1/4"

GLASS WIDTH (DLO): 24 1/2"

SWING DIRECTION: Outswing

GLASS HEIGHT (DLO): 79 3/8"

SILL TYPE: Weather Resistant Sill

U-FACTOR: 0.38

HANDLE TYPE: None - No Daily Passage Door

SHGC: 0.30

HANDLE HEIGHT: N/A

JAMB WIDTH: 4 9/16" (5 5/8" Overall)

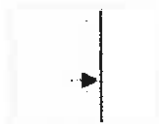
BOTTOM RAIL: 2 15/16"

TOP RAIL & STILES: 2 15/16"

FRAME WEIGHT: 61 lbs

PER PANEL WEIGHT: 130 lbs

CUSTOM OPTIONS: -Carrier Name: ABF

SCREEN: Non-Pleated Screening System

OUTSIDE WIDTH: 68 7/16"

OUTSIDE HEIGHT: 89 1/2"

DIRECTION: Left

SCREEN TYPE: Single

SCREEN FINISH: Bronze Powdercoat

SILL FINISH: Bronze Powdercoat

Authorized Signature Required
Date

YOUR SIGNATURE APPROVES MANUFACTURE OF DOOR SYSTEM TO SPECIFICATIONS HEREIN. PLEASE ENSURE YOU HAVE REVIEWED AND UNDERSTAND ALL DETAILS. CHANGES WILL NOT BE PERMITTED AFTER ORDER PLACEMENT.



CUSTOMER QUOTE

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ORDER #: 1314260-3

TIME/DATE: 2/26/2018 6:23 PM

PREPARED FOR: Dennis Kintop

PAGE: 3 of 8

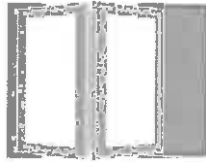
DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn - Screen Opti

LOCATION: Dining

B 1314260-3



Aluminum TC (Thermally Controlled)

2 PANEL(S) FOLDING LEFT

CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION

AS VIEWED FROM THE EXTERIOR

0 PANEL(S) FOLDING RIGHT

PRODUCT TYPE: Folding Doors

PANEL TYPE: Custom Size

SYSTEM TYPE: Aluminum TC (Thermally Controlled)

DAILY PASSAGE DOOR: None

QUANTITY: 2

ALUMINUM COLOR: Bronze Anodized (Stock Anodized)

CONFIGURATION: 2LOR (viewed from outside)

REC'D RO WIDTH: 69 7/16"

HARDWARE FINISH: Bronze

REC'D RO HEIGHT: 90 1/4"

HEAD TRACK FINISH: Bronze Anodized

NET FRAME WIDTH: 64"

SILL FINISH: Bronze Anodized

NET FRAME HEIGHT: 89"

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GLASS WIDTH (DLO): 24 1/2"

SILL TYPE: Weather Resistant Sill

GLASS HEIGHT (DLO): 79 3/8"

HANDLE TYPE: None - No Daily Passage Door

U-FACTOR: 0.38

HANDLE HEIGHT: N/A

SHGC: 0.30

JAMB WIDTH: 4 9/16" (5 5/8" Overall)

BOTTOM RAIL: 2 15/16"

TOP RAIL & STILES: 2 15/16"

FRAME WEIGHT: 61 lbs

PER PANEL WEIGHT: 130 lbs

CUSTOM OPTIONS: -Carrier Name: ABF

SCREEN: Non-Pleated Screening System



OUTSIDE WIDTH: 68 7/16"

OUTSIDE HEIGHT: 89 1/2"

DIRECTION: Right

SCREEN TYPE: Single

SCREEN FINISH: Bronze Powdercoat

SILL FINISH: Bronze Powdercoat



Authorized Signature Required

Date

YOUR SIGNATURE APPROVES MANUFACTURE OF DOOR SYSTEM TO SPECIFICATIONS HEREIN. PLEASE ENSURE YOU HAVE REVIEWED AND UNDERSTAND ALL DETAILS. CHANGES WILL NOT BE PERMITTED AFTER ORDER PLACEMENT.



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ORDER #: 1314260-3**TIME/DATE:** 2/26/2018 6:23 PM**PREPARED FOR:** Dennis Kintop**PAGE:** 4 of 8**DEALER REP:** Dave Kafer**SHIP TO ADDRESS:** 419 Main St, Glen Ellyn, IL, 60137**PROJECT NAME:** Nobel House - Glen Ellyn - Screen Opti**ORDER DETAILS**

DOOR SYSTEM	LOCATION	QTY	DESCRIPTION	NET PRICE
A	Dining	2	Aluminum TC (Thermally Controlled) (OL2R) 64" X 89"	\$10,541.51
		2	Single(Left) 68 7/16" X 89 1/2"	\$3,637.10
B	Dining	2	Aluminum TC (Thermally Controlled) (2LOR) 64" X 89"	\$10,541.51
		2	Single(Right) 68 7/16" X 89 1/2"	\$3,637.10

CUSTOM COLOR DETAILS**CUSTOM COLOR:****NET PRICE:** \$0.00**CUSTOMER & SHIPPING DETAILS****SHIP TO:**

419 Main St, Glen Ellyn, IL, 60137
Phone Number:

SUBTOTAL: \$28,357.22**DELIVERY & CRATING FEE:** \$3,824.36**SALES TAX:** \$2,906.62**CUSTOMER INFO:**

3425 South Kedzie Avenue, Chicago, IL, 60623

(Your Cost)**Pricing Valid for 30 days****GRAND TOTAL:** \$35,088.20**LCD DISCLOSURES**

Your signature approves manufacture of door system(s) to the specifications in the order form(s) attached. Please ensure you have received and understand all details. Changes will not be permitted after order placement. Buyer must read and sign the attached order disclosures. Buyer confirms having read and accepts La Cantina Doors terms and conditions when placing an order with La Cantina Doors.



Authorized Signature Required

Date

CUSTOMER PRICING DETAILS



ORDER #: 1314260-3

1875 ORD WAY

OCEANSIDE, CA 92056

TIME/DATE: 2/26/2018 6:23 PM

T: 760.734.1590

F: 760.734.1591

PREPARED FOR: Bricks Incorporated

PAGE: 5 of 8

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn - Screen Opti

ORDER DETAILS

DOOR SYSTEM	LOCATION	QTY	DESCRIPTION	NET PRICE
A	Dining	2	Aluminum TC (Thermally Controlled) (OL2R) 64" X 89"	
			Base Panel Price	\$10,030.91
			LoE 272 IG - Glass Price	\$344.10
			Bronze Hardware	\$166.50
		2	Single(Left) 68 7/16" X 89 1/2"	\$3,637.10
			Total	\$14,178.61
			Per Unit	\$7,089.30
B	Dining	2	Aluminum TC (Thermally Controlled) (2LOR) 64" X 89"	
			Base Panel Price	\$10,030.91
			LoE 272 IG - Glass Price	\$344.10
			Bronze Hardware	\$166.50
		2	Single(Right) 68 7/16" X 89 1/2"	\$3,637.10
			Total	\$14,178.61
			Per Unit	\$7,089.30

Total number of systems: 4

Custom color Net price: \$0.00

Total number of panels: 8

Miscellaneous Net Price: \$0.00

Subtotal: \$28,357.22

Delivery Charges: \$3,824.36

Sales Tax: \$2,906.62

Grand Total(Your Cost): \$35,088.20

ORDER #: 1314260-3
 1875 ORD WAY
 OCEANSIDE, CA 92056
 T: 760.734.1590
 F: 760.734.1591
TIME/DATE: 2/26/2018 6:23 PM**PREPARED FOR:** Bricks Incorporated**DEALER REP:** Dave Kafer**SHIP TO ADDRESS:** 419 Main St, Glen Ellyn, IL, 60137**PROJECT NAME:** Nobel House - Glen Ellyn - Screen**Order Disclosures**

Our goal is to make sure your LaCantina Doors are ordered correctly and your experience is a good one. Please review the order disclosures below and sign where indicated to confirm your understanding. If you have any questions please contact your LaCantina Doors sales representative or LaCantina Doors directly at (888) 221 0141 before you approve your order. Thank you.

- When a LaCantina folding door system is installed the weight of the door panels is carried at the header. Buyers acknowledges that the LaCantina system requires specific structural support engineering applicable to buyer's construction and installation and that LaCantina does not represent to undertake any such services for the buyer.
- Folding door systems with Even/Even or EVEN/O configurations will not include a Daily Door and are only operable from the interior.
- Door and screen configurations are viewed from the OUTSIDE. With sign off you approve the configuration shown (including left or right or outswing and inswing) and understand swing door application. There must be an odd number of door panels in either direction in order to have a "daily" or swing door with lever handle and locks that can be operated from both inside and outside. Door configurations cannot be changed after order without a new system charge.
- Net frame size is outside dimension. Inside clear opening is reduced by frame and stacking of panels, or screen mesh and screen stiles.
- Buyer acknowledges sole responsibility for review of architectural details for LaCantina products (available at www.lacantinadoors.com) and application to buyer's construction, including but not limited to threshold transitions and threshold options. Guide channel only and inswing threshold options are not rated for weather exposure and we recommend that openings be well protected from the weather with overhangs. These options should not be used for applications where there is a risk of contact with significant wind or water conditions. Consideration, design and implementation of water drainage from floor channels is your responsibility. LaCantina Doors when installed are subject to conditions beyond our control, including quality of installation and frame flashing, variable adjustment, removal and replacement of weather seals by painters and exposure to weather conditions beyond testing performed. Although designed to be weather resistant, due to such conditions, we cannot guarantee that your LaCantina Doors are Impervious to air or water infiltration.
- Doors and frames are supplied knocked-down. All deliveries require help unloading.
- Indicate here [] if your doors will be located in high altitude (above 5000 ft.)
- Indicate here [] if your doors will be located within Five (5) miles of a sea coast environment.
- Screens and frames are supplied knocked-down. All deliveries require help unloading.
- LaCantina Doors and screens are a specialty product that you cannot assume to be a standard installation of a typical door, window, or screen. Product must be installed by a qualified and licensed contractor, experienced with weather sealing and installing doors and windows. LaCantina Doors does not assume any liability for installation.
- You have read, understand and agree to our Terms and Conditions of Sale.
- You have read and understand our Limited Warranty, including installation and maintenance requirements.

**Authorized Signature Required****Date**

DISCLOSURES

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260-3**TIME/DATE:** 2/26/2018 6:23 PM**PREPARED FOR:** Bricks Incorporated**DEALER REP:** Dave Kafer**SHIP TO ADDRESS:** 419 Main St, Glen Ellyn, IL, 60137**PROJECT NAME:** Nobel House - Glen Ellyn - Screen**Order Disclosures**

Our goal is to make sure your LaCantina Doors are ordered correctly and your experience is a good one. Please review the order disclosures below and sign where indicated to confirm your understanding. If you have any questions please contact your LaCantina Doors sales representative or LaCantina Doors directly at (888) 221 0141 before you approve your order. Thank you.

- Screen configurations are viewed from the OUTSIDE. With sign off you approve the configuration shown (including left or right single and double). SCREEN CONFIGURATIONS CANNOT BE CHANGED AFTER ORDER without a new screen charge.
- Net frame size is outside dimension of the extrusions that house the screen. Inside clear opening is reduced by screen frame and collapsed pleated mesh and screen stile for pleated screens and screen stile for non-pleated screens.
- Buyer acknowledges sole responsibility for review of architectural details for LaCantina products (available at www.lacantinadoors.com) and application to buyer's construction.

_____
Authorized Signature Required_____
Date

TERMS & CONDITIONS OF SALE



LaCANTINA DOORS

1875 ORD WAY
OCEANSIDE, CA 92056
T: 760.734.1590
F: 760.734.1591

ORDER #: 1314260-3

TIME/DATE: 2/26/2018 6:23 PM

PREPARED FOR: Dennis Kintop

PAGE: 8 of 8

DEALER REP: Dave Kafer

SHIP TO ADDRESS: 419 Main St, Glen Ellyn, IL, 60137

PROJECT NAME: Nobel House - Glen Ellyn - Screen Opti

TERMS DETAILS

Buyer confirms having read and accepts our terms and conditions when placing an order with LaCantina Doors.

Quotes and Orders

Quotes are valid for thirty (30) days. We may re-price an expired quote and reserve the right to change prices without notice. Buyer shall verify the accuracy and completeness of order documents and we are not responsible for additional items omitted from the order documents signed by the Buyer whether implied or otherwise suggested.

All orders are placed with, and accepted by, LaCantina Doors Corporate Headquarters (LaCantina HQ). The following are required by LaCantina HQ to place an order: Signed and dated Order Package, including Order Forms and Order Contract; receipt of required payment; and acceptance of order by LaCantina HQ. The Order Form outlines the specifications of each door system to be manufactured. Check sizes and specifications on the Order Form(s) carefully and agree to your Order Contract. Any mistake not corrected is the Buyer's responsibility. Orders can be changed or cancelled only with our consent. If the order is changed or cancelled after release for production the change or cancellation fee will be based on manufacturing costs incurred, including reasonable mark-up for overhead and profit as determined by us. Any purchase orders issued by the Buyer are informational only and are not binding upon LaCantina. The terms of this agreement shall supersede any provisions of a Buyer's purchase order.

Payment and Terms

Unless otherwise agreed by us in writing, payment of an amount totaling 65% of the total purchase price shall accompany the Order Contract, with the balance of the purchase price due and payable before shipment of the product to the Buyer. All order contracts and payments are to be received by LaCantina HQ. We reserve the right to withhold release of product until funds clear the bank. Buyer agrees to pay a finance charge of 1.5% per month (an annual percentage rate of 18%) or maximum rate allowed by law on all amounts more than thirty (30) days past due.

Upon acceptance of the product, Buyer shall grant to LaCantina a purchase money security interest in the product to secure the amount of any unpaid portion of the purchase price. This agreement shall constitute the security agreement required by the Uniform Commercial Code. Each party agrees to execute promptly any financing statement required to perfect and protect the interests of the other party. In the event Buyer becomes insolvent or breaches any provisions hereof, we shall have the right to stop delivery of the product whether the product remains in the possession of LaCantina, or any common carrier. In the event Buyer becomes insolvent or breaches any provisions hereof, and the product has been delivered to Buyer, we may reclaim possession of the product from Buyer. If any portion of the purchase price is not paid by the buyer, we may place a mechanic's lien on the subject property, for amounts owing and other damages and costs allowed by law. Buyer acknowledges that the placement of a mechanic's lien on the subject property may lead to the loss, to the owner, of the subject property through court foreclosure proceedings. If collection action is necessary, customer shall pay all associated collection agency costs and legal fees. We collect sales taxes that apply to a customer's shipment. For resellers a current signed resale certificate must be on file or sales tax will be charged. The customer will pay any taxes not invoiced. All currency is to be paid in U.S. dollars.

Delivery, Title and Risk of Loss

We shall make every reasonable effort to meet shipment date communicated, but will not be liable for failure to ship on such dates. Storage fees apply for shipments deferred at customer's request.

All deliveries are curbside service only and require help unloading, and may require removal of exterior packaging materials and carrying door panels and frame components off the truck to a suitable location on site. Doors and frames are shipped in a knocked-down format for jobsite assembly and installation. Door panels and frame components are heavy and care should be taken. Product is generally shipped via common carrier.

Buyer agrees to inspect the product immediately upon receipt and document any damages with the delivery truck. Buyer agrees to notify LaCantina Customer Service Department immediately in writing if the product is damaged from shipping and provide proper documentation, or if product is not in conformity with the specifications of the Order Contract.

Title to products passes to Buyer on shipment from our facility. Loss or damage that occurs after title of product passes to the buyer is the responsibility of the Buyer.

Installation and Maintenance

Our products must be stored, installed, maintained, repaired, and used in accordance with acceptable good trade practice and our supplied instructions to prevent damage and maintain our Limited Warranty. A copy of the Limited Warranty and further Installation and Maintenance Requirements are available for review at www.lacantinadoors.com. LaCantina Doors are a specialty product that you cannot assume to be a standard installation of a typical door or window. We are not liable for any defects or problems related to installation. LaCantina is entitled to attorney's fees, expert fees, and testing fees regarding any dispute over the installation of its product.

Our pricing does not include any post-shipment services such as installation, finishing or non-warranty service. Buyer or consumer has full responsibility for this work. Product installation or service work should only be performed by a suitably experienced and licensed professional. We may provide to buyer contact information of trained and qualified installers as a courtesy to Buyer and for information purposes. Buyer acknowledges that these installers are independent of LaCantina and hereby releases LaCantina from any and all liability associated with the installation.

Wood items are supplied unfinished. Product shall be protected from moisture and excessive dryness and wood items must be finished within seven (7) days after jobsite delivery. Buyer must maintain a record of finishing to make a warranty claim. Normal and regular maintenance is required to maintain the appearance and extend the finish life and maintain proper operation.

Limited Warranty and Disclaimer of Implied Warranties

Our warranty is limited only to the published Limited Warranty in effect on the date of purchase. A copy of this Limited Warranty is available for review at www.lacantinadoors.com. Buyer agrees that they have read the Limited Warranty, understand it and are bound by its terms and agrees to provide the Limited Warranty to the original owner of the structure into which the product is installed.

Our express limited warranty sets forth our maximum liability for our products. No one is authorized to modify or expand this express limited warranty. The absolute limit of our liability is the product purchase price from LaCantina. We shall not be liable for special, indirect, consequential, incidental, or punitive damages of any kind and all such claims are waived to the fullest extent permitted by applicable law. Your sole or exclusive remedy with respect to any and all losses and damages resulting from any cause whatsoever as specified herein. All LaCantina product is sold "as is" and as such LaCantina disclaims any and all implied warranties. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and of fitness for a particular purpose to the original purchaser or to any subsequent user of the product, except as expressly contained herein. The entire risk as to the quality and performance of the goods is with the buyer. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express warranty stated herein.

We have tested some of our products for air leakage, water penetration, and structural loading to determine the performance level for the systems. Results of testing are available from us. However, different systems, different sills, sizes and configurations within a system can give varying results. Also, not all systems and variations in a system have been tested. Buyer understands that water rating is relative and even the highest rated door might leak under severe, unusual, or unforeseen climatic conditions. Performance may also be affected by improper installation and use. Buyer is responsible for evaluating site conditions and selecting a suitable system. We therefore disclaim, and buyer releases us from, any claims for air leakage, water penetration, or structural loading that might arise subsequent to installation of the product.

Building Codes, Engineering and Design Considerations

As regulations governing the use of windows and doors vary widely, it is the sole responsibility of the architect, building owner, contractor and/or consumer to insure that the products and options selected conform to all applicable codes and regulations, including federal, state and local. We disclaim any and all responsibility or liability for these obligations, and Buyer releases and discharges us from each and all of these obligations, and from any related liability. The structural support required and header size depends on both the weight of the doors and also surrounding structural conditions. The maximum deflection of the header with the live load shall not exceed the lesser of L/720 of the span and 1/4". Structural support for lateral loads (both wind load and when the panels are stacked open) must be provided. Consult with a registered architect and engineer. We reserve the right to improve products, make changes in specifications, designs and options without prior notice and without incurring obligation.

Other Terms

This agreement shall be governed by the provisions of the Uniform Building Code, as adopted in California into the California Commercial Code. LaCantina and Buyer agree to submit any dispute in either the state or federal courts in San Diego, California. Unless agreed to explicitly in writing, all terms, outlined above, shall govern the sale of our products.



Authorized Signature Required

Date

Nobel House-Glen Ellyn Misc. Carpentry Quote

Submitted to:
One Man One Project Inc
Dennis Kintop
902 Park St.
Batavia, IL 60510
Date: 2-25-18

Johnson Carpentry & Service
Mike Johnson
P.O.Box 332
Lafox, IL 60147
630-460-9793

Page 1 of 2

Hardi-Board

- Supply and install pre-finished Cedarmill textured Hardi-Board trim on front elevation per plans dated 12-20-17.
- Bid assumes exterior wall is sheeted with plywood and papered (by others) ready for exterior trim.
- All painting touch-up work by others.
- Total price for Hardi-Board material and labor = \$5,533.00.

Bar Siding

- Install wood siding on front of bar knee wall per plans dated 12-20-17. All material to be supplied by others.
- Bid assumes bar wall is sheeted with plywood (by others) ready for siding.
- All painting work by others.
- Total price for bar siding labor = \$866.00.

Dining Room Baseboards/Waitress Station Caps

- Supply and install raw 1x4 #2 pine baseboard trim around perimeter of dining room per plans dated 12-20-17.
- Supply and install raw 1x #2 pine caps with pine cove under on knee walls at waitress station.
- All painting work by others.
- Total price for dining rm. Baseboards and caps material and labor = \$1,345.00.

Page 2 of 2

Bathroom and Utility Room Doors

- Supply and install 3- 1¾"x 3'0x7'0 2 panel poplar doors per plans dated 12-20-17. Doors to be machined for commercial steel frames.
- Steel frames to be supplied and installed by others.
- All painting work by others.
- Total price for bathroom and utility room doors material and labor = \$2,785.00.

Grab Bar Installation

- Install grab bars in bathrooms per plans dated 12-20-17.
- Grab bars and mounting hardware to be supplied by others.
- All material and labor for partition walls, mirrors, hand dryers, toilet paper dispensers, soap dispensers, and towel dispensers by others.
- Total price for bathroom grab bar installation = \$600.00.

Cleaning

- Work area will be cleaned up after each phase of my work.
- All my construction debris will be removed and disposed of properly into dumpster on site supplied by others.

If you have any questions, please call 630-460-9793

Thank you,
Mike Johnson

SPRAY INSULATIONS, INC.

a member of the Paul J. Krez Group, established 1909

7831 North Nagle Avenue
Morton Grove, Illinois 60053
telephone: (847) 965-7831
fax: (847) 965-7841

February 22, 2018

Mr. Dennis Kintop

RE: Nobel House Glen Ellyn
SPRAYED FIREPROOFING
PROPOSAL

Ladies & Gentlemen:

We propose to furnish and install Sprayed Fireproofing for the above project. Our price to perform this work is **\$15,315.00 (tax included)**. This quote is based on the following:

1. Plans (no specifications) dated 1/22/18 by Architectural Resources, our site visit on 2/22/18, and as follows:
 - a) Spray fireproofing includes occupancy separation between restaurant and residential:
 - Beams supporting 2nd Floor 1 Hour U. L. N782
 - 2nd Flr 3" CIP concrete deck 1 Hour U. L. J712 (no fireproofing required)
 - Columns supporting 2nd Floor 1 Hour U. L. Y710
 - b) Excludes:
 - Roof 0 Hour no fireproofing
 - 1st floor framing 0 Hour no fireproofing
 - c) We have included concealed type Standard density (15 pcf) throughout (Monokote MK6 or equal).
 - d) Exposed type (medium density) and Intumescent fireproofing are **not** included.
 - e) **Add \$21,300.00** for 1 inch thickness of **black K13** (NRC=0.75) cellulose spray acoustical treatment on deck, and a nominal thickness on fireproofed beams, in exposed ceiling of dining/bar area. Includes removal of existing paper form liner from concrete deck as needed.
 - f) We have included **one mobilization**. Add \$2,500.00 for each additional trip.
2. Upon completion of our work, floors will be **scrape** cleaned. Waste will be deposited in dumpsters provided by others.
3. Testing of work in place is **not** included.
4. All **patching**, repairing and cleaning of sprayed material due to damage by others shall be performed on a Time and Material basis. Suggested **budget 10 to 20% of the contract amount**.

fireproofing

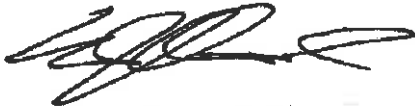
insulation

acoustics

5. The Contractor is to furnish, at no cost to Spray Insulations, Inc., the following:
 - a) electrical power supply and connections.
 - b) clean running water.
 - c) temporary lighting.
 - d) temporary heat and ventilation as necessary.
 - e) bond. Add 1.5% if required.
 - f) hoist if required.
6. The Contractor shall make available to Spray Insulations, Inc. a permanent location for the mixing and pumping equipment for the duration of this activity.
7. Work shall not start until the project is sufficiently ready to proceed in continuous operation without any undue interference or delay from the other trades.
8. Surfaces to receive spray applied material are presumed to be free from substances (such as **paint, primers**, dirt, oil, grease, loose scale etc.) that would impair adhesion. No surface preparation has been included in this proposal.
9. When required, temporary heat is to be provided before, during and for a minimum of 48 hours after spraying in order that a minimum substrate temperature of 40 degrees F (5 C) be maintained. Adequate ventilation must also be maintained to permit the proper curing of the spray applied material.
10. The "spray" floor shall be free and clear to allow proper movement of spray equipment and rolling scaffold. Any materials already stored on the "spray" floor shall be protected by the Contractor or relocated if these materials impede the proper application of the sprayed material.
11. The application of sprayed material shall precede the installation of equipment and other obstructions which would impede the proper application of the sprayed material.
12. No backcharge to the contract will be accepted unless previously agreed to by both parties in writing.

We trust that you will find this satisfactory and that we will be able to serve you as a subcontractor on this project.

Very truly yours,
SPRAY INSULATIONS, INC.



Malachy J. O'Connell, P.E.
Senior Project Manager



Address: 1455 Davis Rd.
Elgin, IL 60123
Phone: 847-695-9840
Fax: 847-695-9583

Date: 2/23/18
Estimate #: CD22318

TO: Dennis Kintop

PROJECT: Nobel House Glen Ellyn

419 N Main St Unit B
Glen Ellyn, IL

WE HEREBY PROPOSE TO FURNISH AND INSTALL THE ITEMS LISTED BELOW:

Framing to be 2"x4 1/2" thermally broken in black finish with 1" clear insulated standard low-e tempered glass
To include: (4) Opening A and (2) Opening B—openings to be operable to be able to be left open as required

Framing for entrances to be 2"x4 1/2" in black finish with doors to be wide stile with 12" bottom rails, LCN closers, roton hinges, standard lock and paddle latches with typical push/pulls. To include: (1) entrance C with pair and (1) entrance E with single and sidelight

Shop Drawings and caulking included

All work to be union labor and performed during normal hours (7am-3pm) Monday through Friday

TOTAL: \$37,084.00
Tax Included

ADDENDA: None

EXCLUSIONS: MBE/WBE participation, Bonds, card readers, Structural Calculations, stamped drawings, water testing, thermal doors, mirrors, overtime/night/weekend work, custom painted finishes, demo

DELIVERY: Jobsite

TERMS OF PAYMENT: 2%- NET 30 DAYS

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED BY:

SIGNATURE _____

DATE _____

RESPECTFULLY SUBMITTED:

MARK INDUSTRIES, LTD.

847-695-9840

CORINNE DOYLE

corinne@markindustries.net

NOTE- THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS

Two J's Sheet Metal Works, Inc.

An Illinois corporation

Proposal

5828 S. Oakley Ave,
Chicago, IL 60636
Phone: 773-436-9424
Fax: 773-436-9426
Twojssheetmetal@yahoo.com

DATE: MARCH 13, 2018

CUSTOMER: James Ammirati

Phone: 773-575-7738
Email: ammirati1@yahoo.com

Job Name: Nobel House

419 N Main St
Glen Ellyn, IL 60137
Part 1 of 3

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

5424ND-2-ACPSP-F - 9' Exhaust-Only Wall Canopy Hood with Front Perforated Supply Plenum with Built-in 3" Back Standoff
 - 430 SS Where Exposed - Utility Cabinet on the Left Side 12.00" Width x 54.00" Length x 24.00" Height
 - FILTER - 16" tall x 16" (15.625" by 15.625") wide Stainless Steel Captrate Solo filter with hook, ETL Listed. Particulate capture efficiency: 85% efficient at 9 microns, 76% efficient at 5 microns. Used on hoods shipped AFTER 7/27/17.
 - L55 Series E26 Canopy Light Fixture - High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others - EXHAUST RISER - Factory installed 14" Diameter X 4" Height
 - SUPPLY RISER - 12"x 28" Supply Riser with Volume Dampers - SUPPLY RISER - 8"x 16" Supply Riser with Volume Dampers
 - 1/2 Pint Grease Cup New Style, Flanged Slotted - FIELD WRAPPER 18.00" High Front, Left - Electrical Package Installation in Utility Cabinet by Plant. - BACKSPLASH 80.00" High X 204.00" Long 430 SS Vertical (Includes End Caps & Divider Bars) - BALANCE DAMPERS

5424ND-2-ACPSP-F - 8'ft Long Exhaust-Only Wall Canopy Hood with Front Perforated Supply Plenum with Built-in 3" Back Standoff
 - 430 SS Where Exposed
 - FILTER - 16" tall x 16" (15.625" by 15.625") wide Stainless Steel Captrate Solo filter with hook, ETL Listed. Particulate capture efficiency: 85% efficient at 9 microns, 76% efficient at 5 microns. Used on hoods shipped AFTER 7/27/17.
 - L55 Series E26 Canopy Light Fixture - High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others
 - EXHAUST RISER - Factory installed 16" Diameter X 4" Height - SUPPLY RISER - 12"x 28" Supply Riser with Volume Dampers
 - SUPPLY RISER - 8"x 16" Supply Riser with Volume Dampers
 - 1/2 Pint Grease Cup New Style, Flanged Slotted
 - FIELD WRAPPER 18.00" High Front, Right
 - RIGHT SIDESPLASH 80.00" High X 54.00" Long 430 SS Vertical (Includes End Caps & Divider Bars)
 - RIGHT END STANDOFF (FINISHED) 1" Wide 54" Long Insulated - BALANCE DAMPERS

4824ND-2 - 3ft 11" Long Exhaust-Only Wall Canopy Hood with Built-in 3" Back Standoff
 - 430 SS Where Exposed
 - Utility Cabinet on the Left Side 12.00" Width x 48.00" Length x 24.00" Height
 - FILTER - 16" tall x 20" (15.625" by 19.625") wide Stainless Steel Captrate Solo filter with hook, ETL Listed. Particulate capture efficiency: 85% efficient at 9 microns, 76% efficient at 5 microns. Used on hoods shipped AFTER 7/27/17.
 - L55 Series E26 Canopy Light Fixture - High Temp Assembly, Includes Clear Thermal and Shock Resistant Globe (L55 Fixture), Bulbs By Others
 - EXHAUST RISER - Factory installed 10" Diameter X 4" Height
 - 1/2 Pint Grease Cup New Style, Flanged Slotted
 - FIELD WRAPPER 18.00" High Front, Left
 - Electrical Package Installation in Utility Cabinet by Plant.
 - BACKSPLASH 78.00" High X 60.00" Long 430 SS Vertical (Includes End Caps & Divider Bars)
 - RIGHT END STANDOFF 1" Wide 48" Long Insulated

NCA24HPFA High Pressure Belt Drive Centrifugal Upblast Exhaust Fan with 24" wheel. Exhaust Fan handles 3979 CFM @ -1.500" wc ESP, Fan runs at 982 RPM.. Exhaust Motor: 3.000 HP, 3 Phs, 208 V, 60Hz, 8.7 FLA, ODP, Premium (E-Plus3) Eff.
 - Grease Cup for kitchen-duty centrifugal exhaust fans, Box Dimensions 17-1/8 L X 5-1/16 W X 3-3/4 H (18 GA.) (Includes Down Spout)
 - Extra Set of V-Belts. Only to be ordered as fan option at time fan is ordered.
 - EF-1 Curb CRB31.5x24E On Fan #1 Flat Curb
 - Hinged Base for Curb. Heavy Duty Hinge attached to curb. Used on Fans with wheels 24-30 inches.
 - Vented Base for Curb

THANK YOU FOR YOUR BUSINESS!

Two J's Sheet Metal Works, Inc.

An Illinois corporation

Proposal

5828 S. Oakley Ave,
Chicago, IL 60636
Phone: 773-436-9424
Fax: 773-436-9426
Twojssheetmetal@yahoo.com

DATE: MARCH 13, 2018

CUSTOMER: James Ammirati

Phone: 773-575-7738
Email: ammirati1@yahoo.com

Job Name: Nobel House

419 N Main St
Glenn Ellyn, IL. 60137

Part 2 of 3

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

A2-D.500-G15 Direct Gas Fired Heated Make Up Air Unit with 15" Blower. Supply Fan handles 3000 CFM @ 0.500" wc ESP, Fan runs at 791 RPM.. Heater supplies 259200 BTUs. 80°F Temperature Rise. [Fuel: Natural Gas]. Supply Motor: 1.500 HP, 3 Phase, 208 V, 60Hz, 4.6 FLA, ODP (Open Drip Proof). Down Discharge - Air Flow Right -> Left
Sloped Filtered Intake for Size #2 Modular Heater. 26.813" Wide X 53.625" Long X 31.313" High. Includes 2" MV. EZ Kleen Metal Mesh Filters.

- RTC Solutions • 40-90°F Discharge Temp Control
- Gas Manifold for DF2 GM - BTU 0 - 825001 - 7 in. w.c. - 14 in. w.c., No Insurance Requirement (ANSI), BV250-88
- Cooling Interlock Relay. 24VAC Coil. 120V Contacts. Locks out burner circuit when AC is energized.
- Motorized Back Draft Damper 22.75" X 24" for Size 2 Standard & Modular Heater Units w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, LF120S Actuator Included
- Low Fire Start. Allows the burner circuit to energize when the modulation control is in a low fire position.
- Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size
- Gas Pressure Gauge, -5 to +15 Inches Wc., 2.5" Diameter, 1/4" Thread Size
- Extra Set of V-Belts. Only to be ordered as fan option at time fan is ordered.
- MUA-1 Curb CRB31X79X20INS Insulated On Fan #3 Flat Curb

DU50HFA High Speed Direct Drive Centrifugal Upblast Exhaust Fan with speed control (speed control included for single phase only), disconnect switch and 13-3/4" wheel. Exhaust Fan handles 783 CFM @ -1.000" wc ESP, Fan runs at 1398 RPM. Exhaust Motor: 0.500 HP, 1 Phs, 115 V, 60Hz, 5.6 FLA, ODP-ECM (Open Drip Proof Electronically Commutated Motor)

- Grease Cup for kitchen-duty centrifugal exhaust fans, Box Dimensions 17-1/8 L X 5-1/16 W X 3-3/4 H (18 GA.) (Includes Down Spout)
- Gasketing - Thermeez Woven Ceramic Tape 1/4" x 1" with adhesive back Max Temp 1500°F. To be applied between fan base and grease duct. Ships loose with fan. Gasket length supplied = perimeter of fan base.
- ECM Wiring Package and Manual or 0-10VDC Control for Exhaust EC motors. RTC Controller (No harness when ordered as a part).
- EF-2 Curb CRB19.5X24E On Fan #2 Flat Curb
- Hinged Base for Curb. Standard Hinge attached to curb. Used on Fans with wheels 20 inches or smaller. 12 GA Galvanized.
- Vented Base for Curb

SC-311110FP 3 Phase w/ control for 1 Exhaust Fan, 1 Supply Fan, Exhaust on in Fire, Lights out in Fire, Fan(s) On/Off Thermostatically Controlled. Room temperature sensor shipped loose for field installation. INVERTER DUTY 3 PHASE MOTOR REQUIRED FOR USE WITH VFD. Includes 2 Duct Thermostat kits.

- Digital Prewire Lighting Relay Kit. Includes hood lighting relay & terminal blocks. Allows for up to 1400W of lighting each.
- Thermistor CABLE - 18/2 AWG GREEN WHITE, plenum rated. USED for thermistor duct stat. Per Foot Price.

Install & provide exhaust pipes for 17'ft of hood connect from top back of hood & join on main exhaust pipe going up to roof provide & install exhaust pipes by drawings specifications & install double wrap of high temperature insulation.

Install & provide pipes for makeup air install & provide by drawings specifications.

Install & provide stainless steel sheets on wall under hood & top of hood to meet to drop ceiling.

THANK YOU FOR YOUR BUSINESS!

Two J's Sheet Metal Works, Inc.

An Illinois corporation

Proposal

5828 S. Oakley Ave,
Chicago, IL 60636
Phone: 773-436-9424
Fax: 773-436-9426
Twojssheetmetal@yahoo.com

DATE: MARCH 13, 2018

CUSTOMER: James Ammirati
Phone: 773-575-7738
Email: ammirati1@yahoo.com

Job Name: Nobel House
419 N Main St
Glenn Ellyn, IL. 60137
Part 3 of 3

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

FOLLOWING MATERIAL AND WORK FOR BASEMENT

Install & provide stainless steel hood 7'ft long with low profile front & two incandescent lights & baffle filters.

Install & provide pipes for exhaust 14ga black iron connect from top back of hood up to roof, weld all seams & install clean outs on vertical pipes & install double wrap insulation from top of hood up to roof.

Install one exhaust fan BDU 18 exhausting 2100 CFM

Install & provide stainless steel sheets for wall under hood.

Install & provide all supports & hardware to hang hood.

Install & provide aluminum round pipes for vent dish washer hood install on top of hood up to roof.

All hardware & supports provide and installed by Two J's

No electrical work and No Fire System - Roof work by others

We propose hereby to furnish materials and labor - complete in accordance with the above specification, for the sum of:
_Sixty Two Thousand Five Hundred & 00/100-----Dollars (\$_62,500.00_____)

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: _____
Two J's Sheet Metal Works, Inc.

Acceptance of Proposal:

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

Payment over 30 days past due will bear interest at a rate of 18% per annum until paid. In the event of collection actions by Two J's against Buyer, all expenses of collection including reasonable attorney's fees and costs will be paid by buyer.

To accept this proposal, sign here and return: _____
Date of Acceptance: _____

THANK YOU FOR YOUR BUSINESS!



815-654-7449
Fax: 815-654-9572
7910 Burden Road
Machesney Park, Illinois 61115

February 7, 2018

One Man One Project

Attention: Mr. Dennis Kintop

Email: denniskintop@gmail.com

Re: Noble House
Glen Ellyn, IL

Dear Dennis:

We are pleased to provide our proposal for the fire sprinkler work for the above referenced project per plans, specifications, and the following clarifications.

We would modify the existing sprinkler layout to accommodate the new wall and ceiling configurations. This would include completely re-piping the basement level and reworking the existing sprinkler branch lines on the first level.

The new sprinklers and piping in all office/corridors/classrooms etc. would be designed per NFPA-13 for Light Hazard Occupancy with a design density of .10 gpm over the most remote 1500 square feet with a 100 gpm hose allowance. The new sprinklers and piping in all mechanical/shop areas would be designed per NFPA-13 for Ordinary Hazard Group I Occupancy with a design density of .15 gpm over the most remote 1500 square feet with a 250 gpm hose allowance. The new sprinklers and piping in all mercantile/storage areas would be designed per NFPA-13 for Ordinary Hazard Group II Occupancy with a design density of .20 gpm over the most remote 1500 square feet with a 250 gpm hose allowance.

Our price would include:

- Quick response brass upright sprinklers
- Quick response chrome semi-recessed pendent sprinklers
- Standard response chrome semi-recessed dry sidewall sprinklers (beer coolers)
- Auxiliary drains as required
- NFPA approved pipe, fittings, and material
- Engineered working drawings
- Fabrication and installation
- Spare sprinkler heads, cabinet, and wrench
- Hydrostatic test at 200 psi
- Sales tax
- Cut and cap of piping for demolition in basement

Our price does not include: Painting of pipe; Permit fees, review fees, inspection fees; Center of tile sprinkler placement; Cutting of ceiling tile; Fire extinguishers or cabinets; Temporary power; Reworking of existing piping for ductwork, ceiling heights etc.; Separate tenant control valves, flow switch, drain, gauge etc.; Overtime, shift work or other than our normal working hours; Lost time due to circumstances not under our control (power loss, noise, shut down of job due to lack of permits, etc.); Material escalation costs beyond 30 days; Multiple site phases; Technical submittal to the AHJ/P.E. stamp; BIM/3D drawings; Backflow preventer.

Our price to provide the above detailed installation would be TWENTY THOUSAND FOUR HUNDRED FIFTY THREE AND 00/100 DOLLARS (\$20,453.00).



Page 2
Noble House
Glen Ellyn, IL

We thank you for the opportunity to be of service by quoting this project. Please call if you have any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads "Brad Hart" with a small flourish at the end.

Brad Hart
Director of Estimating
AUTOMATIC FIRE SYSTEMS, INC.

ACCEPTED: _____

DATE: _____

By acceptance of this proposal, you agree to all attached terms and conditions.



GENERAL TERMS AND CONDITIONS

- A. Buyer shall furnish all necessary facility for performance of its work by AUTOMATIC FIRE SYSTEMS, INC. adequate space for storage and handling of materials, light, water, heat, local telephone, watchman and crane and elevator service, if available, and necessary permits. Except where dry pipe system is installed Buyer shall supply and maintain sufficient heat to prevent freezing of system. Buyer shall furnish, at no cost, AUTOMATIC FIRE SYSTEMS, INC. all electronic backgrounds that may be available.
- B. When AUTOMATIC FIRE SYSTEMS, INC. does the excavating, if water, quicksand, rock or other unforeseen obstructions are encountered or shoring is required, Buyer shall pay for, as an Extra to the contract price, the additional expense involved.
- C. Said installation will be made in accordance with a survey by AUTOMATIC FIRE SYSTEMS, INC. of the premises based on the present or proposed type of occupancy. If any changes in said system are required by any change in type of occupancy or by obstructions not in position when said survey was made or not indicated on plans furnished to AUTOMATIC FIRE SYSTEMS, INC. or by reason of any alterations of, or additions, or extensions to, said premises Buyer agrees to pay AUTOMATIC FIRE SYSTEMS, INC. current market price for the same.
- D. While employees of AUTOMATIC FIRE SYSTEMS, INC. will exercise reasonable care in this respect, AUTOMATIC FIRE SYSTEMS, INC. shall be under no responsibility for loss or damage due to the character, condition, or use of foundations, walls or other structures not erected by it or resulting from excavation in proximity thereto, nor for damage resulting from concealed piping, wiring, fixtures or other equipment or condition of water pressure. All shoring or protection of foundations, wall or other structures Subject to being disturbed by any excavation required hereunder shall be the responsibility of the Buyer unless otherwise specified. Buyer warrants the sufficiency of the structure to support the sprinkler system and its related equipment (including tanks).
- E. AUTOMATIC FIRE SYSTEMS, INC. shall not be liable if work on said installation be delayed or discontinued by reason of strikes, acts of God or other causes of the same or different nature beyond its control and shall not be liable for any consequent loss or damage. In case work shall be discontinued all unpaid installments of price less an amount equal to the value of material and labor not furnished shall become immediately due and payable.
- F. Any claims against AUTOMATIC FIRE SYSTEMS, INC. arising hereunder must be presented in writing with particulars within ten (10) days after they arise.
- G. Unless otherwise specified by Buyer all installation work will be performed during regular working hours. If Buyer shall require any overtime labor, Buyer agrees to reimburse AUTOMATIC FIRE SYSTEMS, INC. for the overtime premium on the same, payable when said system is approved or completed and put in service if no approval is required.
- H. AUTOMATIC FIRE SYSTEMS, INC. agrees that for a period of one (1) year after approval of completion of said installation it will make at its expense all repairs made necessary by defective materials or workmanship. It is understood that AUTOMATIC FIRE SYSTEMS, INC. does not guarantee the operation of the system.
- I. All loss or damage from any cause (not the fault of AUTOMATIC FIRE SYSTEMS, INC.) to the materials, tools" equipment, work or workmen of AUTOMATIC FIRE SYSTEMS, INC. or its agents or subcontractors while in or about the premises of the Buyer shall be borne and paid for by the Buyer.
- J. In case of any default by buyer, AUTOMATIC FIRE SYSTEMS, INC. may declare the contract price of all unpaid thereof to be immediately due and payable (whether or not said installation shall have been completed) or may enter said premises and shut off the water from said system or remove all or any portion of the same. Buyer shall pay all attorney fees reasonably incurred by AUTOMATIC FIRE SYSTEMS, INC. in collecting any unpaid balance after any default by buyer. Any amount due from buyer which is not paid by the due date thereof shall bear interest after said due date at the rate of 1½% per month until paid. All such remedies of AUTOMATIC FIRE SYSTEMS, INC. are cumulative and not exclusive.
- K. Default by Buyer shall consist of Failure to pay any installment of price when due, no demand being necessary, or any act or omission on the part of the Buyer whereby AUTOMATIC FIRE SYSTEMS, INC. is prevented from completing said installation or Receivership, bankruptcy, assignment for the benefit of creditors or any other form of insolvency proceedings by or against Buyer or case said premises or said system shall be attached, lien or seized by process of law and such attachment or lien shall not be vacated or seizure terminated within ten (10) days after its occurrence.
- L. Payments for this installation are to be made as follows: 50% of contract price payable as a down payment upon delivery of materials to the buyer's premises. Payments shall be due as the job progresses in the sum of 90% of the price of materials installed and work performed, with credit to the buyer for the initial down payment. The balance of the contract price shall be due and payable within ten (10) days after substantial completion of the installation of, if approved prior thereto, then upon approval.
- M. Title to said system and equipment (whether or not attached to the realty) shall remain in AUTOMATIC FIRE SYSTEMS, INC. until payment in cash in full of the price.
- N. All agreements subject to the approval of Executive Officer of AUTOMATIC FIRE SYSTEMS, INC. are submitted for acceptance within thirty (30) days unless time is extended in writing.
- O. Insurance certificates will be submitted upon request.

Professional's Drywall Co.
Phone: (708) 878-7747

Date : 2-11-2018

Oceguera. Professional. Drywall @gmail.com
Adrian Oceguera

Proposal # 1744

Job: Nobel House Restaurant

Address : 419 N. Main St. Glen Ellyn ill

revised

Proposal for: One Man One Project

We propose to provide labor and materials to:	
Frame ,install wood backing , insulate ,dry wall and finish walls	
And provide and install a grid ceiling using 15/16 white grid and 2x4	
Vinyl face ceiling tile	
1 , build 252 ln. ft. of wall 12' high dry wall one side	
2 , build 86 ln. ft. of wall 12' high insulate ,dry wall both sides	
3 , build 140 ln. ft. of wall 8' high dry wall one side	
4 , upstairs frame a grid ceiling approximate 648 sq.ft.	
5 , downstairs frame a grid ceiling approximate 1216 sq.ft.	
6 , build 50 ln. ft. of wall 12' high dry wall both sides create 1 hr. rated wall at stairs.	
Demolition , frames doors and hardware by others	
Walls to be frame using 3-5/8 metal studs , Wood backing ,insulation	
And wall heights per drawing	
Frame 84 ln. ft. of soffit at bar area , frame 46 ln. ft. of soffit at N. wall in dining area	
Alternate to provide and install frp panels at 3 walls at bar area 3'-6" high , utility room , dish washing area ,kitchen ,storage and basement prep. Area and storage all at 8' high approximate 64 sheets 4x8	\$ 6,400.00
Alternate not included at the total below	

Total \$ 49,164.60

Signature: Adrian Oceguera

Signature: _____

Date:2-11-2018

Commercial Specialties, Inc.

2255 Lois Drive Unit #9
Rolling Meadows, IL. 60008

Phone # 847-545-9900
Fax # 847-545-9970

www.commercialspecialties.com

Estimate

Date	Estimate #
2/5/2018	018-0377

Name / Address

KINTOP CONSTRUCTION
ATTN:DENNIS KINTOP

Project Name

NOBLE HOUSE

Project Location

GLEN ELLYN,IL

Qty	Description
	TOILET ROOM ACCESSORIES: BRADLEY
2	36" GRAB BARS
2	42" GRAB BARS
2	18" GRAB BARS
3	SURFACE MOUNTED DUAL ROLL TOILET PAPER HOLDERS
3	BASIN MOUNTED SOAP DISPENSERS
3	24x42" STAINLESS STEEL FRAMED MIRRORS
2	SURFACE MOUNTED HAND DRYERS
2	SURFACE MOUNTED SANITARY NAPKIN DISPOSALS
3	PIPE WRAP KITS
	FURNISHED AND DELIVERED- TAX INCLUDED: \$1,456.00
	TOILET PARTITIONS: METPAR- HEADRAIL BRACED— BAKED ENAMEL FINISH
3	TOILET COMPARTMENTS WITH DOORS
1	URINAL SCREENS
	FURNISHED AND INSTALLED- TAX INCLUDED: \$2,244.00

Joe Campobasso
847-545-9900

All sales are subject to our Standard Terms, Conditions of Sales and approval of credit. Quotations are based upon costs and conditions at time of quote and may be subject to increase at time of order.

Bonding Add: If payment and/or performance is required add 4% to quotation.

Insurance Add: If coverage is primary, add \$100 for each insured required under this coverage.

IN STOCK NOW
Solid Plastic Toilet Partitions
Colors: Mocha & Black

Approved by Signature _____

**CARLSON'S FLOORING
CONTRACT DIVISION
728 W. STATE STREET
GENEVA, IL 60134
Telephone: 630-232-4964 Fax: 630-232-4350**

Page 1

ES703695

QUOTE

Sold To ONE MAN ONE PROJECT 902 PARK ST BATAVIA, IL 60510		Ship To NOBEL HOUSE 419 MAIN STREET GLEN ELLYN, IL 60137	
Quote Date 02/07/18	Tele #1 630-879-6775	PO Number 	Quote Number ES703695

Project: Nobel House - 419 Main St - Glen Ellyn, IL

Quarry Floor Tile: 6"x6" color Gray
Quarry Base Tile: 5"x6" color Gray
Ceramic Floor Tile: No Selection, 12"x12" figured for Budget
Ceramic Wall Tile: No Selection, 3"x6" figured for Budget
VCT: No selection, 12"x12" Armstrong Standard Excelon Figured
Vinyl Base: 4" Vinyl Base color: TBD

Base bid provided from print dated: 1/22/1
 Revision: 1

Budget Total \$ 40,100.00**OTHERS RESPONSIBLE FOR:**

- Others to have all miscellaneous items cleared in areas to be worked in.
- Others to demo all existing flooring.
- Others to provide dumpster.
- Others to install plywood under areas to receive wood and durock underlayment under areas to receive floor tile.

CARLSON'S RESPONSIBLE FOR:

- Basic scrape, sweep, minor prep, and cut joints include in base bid.

TILE:

- Carlson's to provide and install floor, wall and ceramic tile base with Mapei IEG epoxy grout, mortar, and schluter metal transitions.
- Quarry tile and quarry tile base for Bar Area and Kitchen, Ceramic tile and base for bathrooms. Selection TBD.

02/07/18

2:09PM

Sales Representative(s):**ALEX KRAMER****HOUSE-GREG**

PRICING GOOD FOR THIRTY (30) DAYS. ANY MATERIAL OR SERVICES NOT LISTED IN THIS PROPOSAL WILL BE AN EXTRA CHARGE. OUR STANDARD LABOR RATE IS \$85.00 PER MAN HR. THIS QUOTE DOES NOT REFLECT PREV. WAGE.

QUOTE TOTAL: \$0.00

**CARLSON'S FLOORING
CONTRACT DIVISION
728 W. STATE STREET
GENEVA, IL 60134
Telephone: 630-232-4964 Fax: 630-232-4350**

Page 2

ES703695

QUOTE

Sold To		Ship To	
ONE MAN ONE PROJECT 902 PARK ST BATAVIA, IL 60510		NOBEL HOUSE 419 MAIN STREET GLEN ELLYN, IL 60137	
Quote Date	Tele #1	PO Number	Quote Number
02/07/18	630-879-6775		ES703695

VCT:

- Carlson's to provide and install VCT, adhesive, and transitions.

WATERPROOFING:

- Carlson's to provide and install 6" up and 6" out on entire perimeter of Bar area and Kitchen only. Not figured in bathrooms or basement.

PREFINISHED WOOD FLOORING:

- Others to provide material to the jobsite. Wood floor to be 5-1/2" wide.
- Carlson's to install wood floor with glue and staple installation.

VINYL BASE:

- Carlson's to provide and install vinyl cove base with adhesive.

ALTERNATE ADD:

- Figure \$100 +/- for each stair tread and riser with material and labor.

Disclaimers:

- \$5/SF for ceramic floor, wall and base tile material only figured in budget bid, no final selection.
- Waterproofing figured for only Bar Area and Kitchen, NOT for bathrooms.
- Per phone call with Dennis, wood to be supplied by others to the jobsite, to be 5-1/2" wide prefinished wood. We have included labor only.
- All custom wood transitions would be additional and are not included in the budget bid.

— 02/07/18 —

2:09PM —

Sales Representative(s):

ALEX KRAMER

HOUSE-GREG

PRICING GOOD FOR THIRTY (30) DAYS. ANY MATERIAL OR SERVICES NOT LISTED IN THIS PROPOSAL WILL BE AN EXTRA CHARGE. OUR STANDARD LABOR RATE IS \$85.00 PER MAN HR. THIS QUOTE DOES NOT REFLECT PREV. WAGE.

QUOTE TOTAL: \$0.00

CARLSON'S FLOORING
CONTRACT DIVISION
728 W. STATE STREET
GENEVA, IL 60134
Telephone: 630-232-4964 Fax: 630-232-4350

Page 3

ES703695

QUOTE

Sold To ONE MAN ONE PROJECT 902 PARK ST BATAVIA, IL 60510		Ship To NOBEL HOUSE 419 MAIN STREET GLEN ELLYN, IL 60137	
Quote Date 02/07/18	Tele #1 630-879-6775	PO Number	Quote Number ES703695

Notes:

- Final selection may alter base bid.
- Extensive floor and wall prep NOT included in base bid.
- Any unforeseen floor/wall prep will be an additional \$85.00 per man hour.
- Others to clean floors and apply wax, polish, or dressings post installation.
- Any time &/or materials needed outside of this jobscope will be additional.
- Please reference Carlson's "Color Key" layout information.

Acceptance of Proposal:

Name: _____ Date: _____

Authorized Personal to approve change order:

Name: _____ Date: _____

Name: _____ Date: _____

Thank you for considering Carlson's for this project! - Greg Carlson & Alex Kramer

— 02/07/18 —

2:09PM —

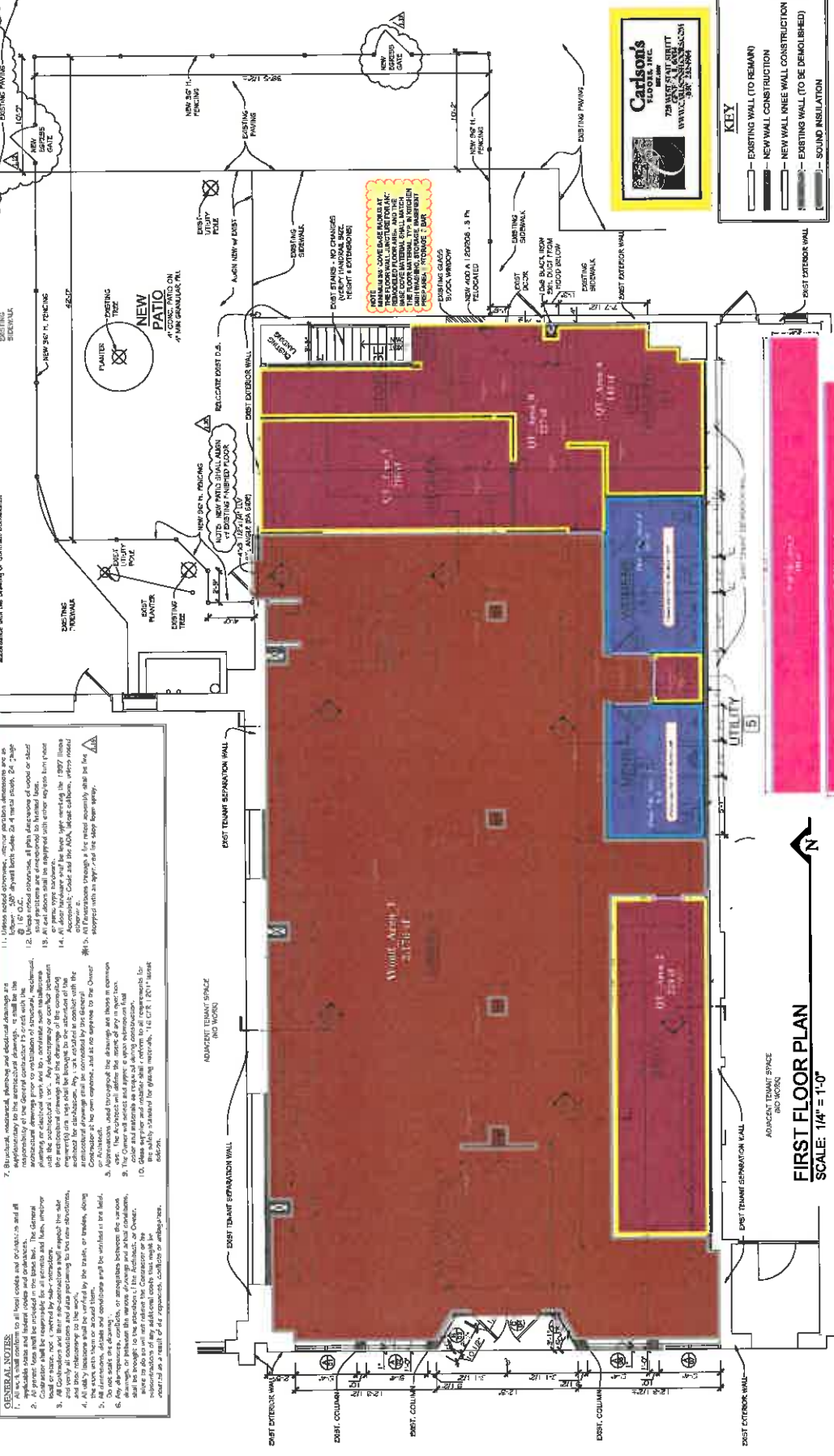
Sales Representative(s):

ALEX KRAMER

HOUSE-GREG

PRICING GOOD FOR THIRTY (30) DAYS. ANY MATERIAL OR SERVICES NOT LISTED IN THIS PROPOSAL WILL BE AN EXTRA CHARGE. OUR STANDARD LABOR RATE IS \$85.00 PER MAN HR. THIS QUOTE DOES NOT REFLECT PREV. WAGE.

QUOTE TOTAL: \$0.00

[illegible][illegible][illegible]

EXISTING WALL (TO BE DEMOLISHED)
[] - SOUND INSULATION

Architectural site plan showing the layout of the proposed building, including the existing building, parking lot, and surrounding streets. The plan includes labels for "NEW 400 A / 20200 S", "EXIST DOCK", "EXIST SIGNAGE", "EXIST BLACK IRON DOOR", "EXIST SIGNAGE", "EXIST INTERIOR WALL", "EXISTING SIDEWALK", and "EXIST EXTERIOR WALL". The building footprint is outlined in yellow, and the parking lot is outlined in blue. The plan also shows the "EXIST DOCK" and "EXIST SIGNAGE".

1

Architectural drawing of the first floor plan of the Aqueduct Transit Space. The drawing shows a large rectangular building with a central entrance and several windows. A scale bar at the bottom indicates 1/4" = 1'-0". The title "FIRST FLOOR PLAN" is written vertically on the right side.

Packet Pg. 53



Address: 1455 Davis Rd.
Elgin, IL 60123
Phone: 847-695-9840
Fax: 847-695-9583

Date: 2/23/18
Estimate #: CD22318

TO: Dennis Kintop

PROJECT: Nobel House Glen Ellyn

419 N Main St Unit B
Glen Ellyn, IL

WE HEREBY PROPOSE TO FURNISH AND INSTALL THE ITEMS LISTED BELOW:

Framing to be 2"x4 1/2" thermally broken in black finish with 1" clear insulated standard low-e tempered glass
To include: (4) Opening A and (2) Opening B—openings to be operable to be able to be left open as required

Framing for entrances to be 2"x4 1/2" in black finish with doors to be wide stile with 12" bottom rails, LCN closers, roton hinges, standard lock and paddle latches with typical push/pulls. To include: (1) entrance C with pair and (1) entrance E with single and sidelight

Shop Drawings and caulking included

All work to be union labor and performed during normal hours (7am-3pm) Monday through Friday

TOTAL: \$37,084.00
Tax Included

ADDENDA: None

EXCLUSIONS: MBE/WBE participation, Bonds, card readers, Structural Calculations, stamped drawings, water testing, thermal doors, mirrors, overtime/night/weekend work, custom painted finishes, demo

DELIVERY: Jobsite

TERMS OF PAYMENT: 2%- NET 30 DAYS

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED BY:

SIGNATURE _____

DATE _____

RESPECTFULLY SUBMITTED:

MARK INDUSTRIES, LTD.

847-695-9840

CORINNE DOYLE

corinne@markindustries.net

NOTE- THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS



Address: 1455 Davis Rd.
Elgin, IL 60123
Phone: 847-695-9840
Fax: 847-695-9583

Date: 2/23/18
Estimate #: CD22318

****REVISED 3/12/18****

TO: Dennis Kintop

PROJECT: Nobel House Glen Ellyn

419 N Main St Unit B
Glen Ellyn, IL

WE HEREBY PROPOSE TO FURNISH AND INSTALL THE ITEMS LISTED BELOW:

Framing to be 2"x4 1/2" thermally broken in black finish with 1" clear insulated standard low-e tempered glass
To include: (4) Opening A and (2) Opening B—openings to be FIXED STOREFRONT

Framing for entrances to be 2"x4 1/2" in black finish with doors to be wide stile with 12" bottom rails, LCN closers, roton hinges, standard lock and paddle latches with typical push/pulls. To include: (1) entrance C with pair and (1) entrance E with single and sidelight

Shop Drawings and caulking included

All work to be union labor and performed during normal hours (7am-3pm) Monday through Friday

TOTAL: \$24,541.00
Tax Included

ADDENDA: None

EXCLUSIONS: MBE/WBE participation, Bonds, card readers, Structural Calculations, stamped drawings, water testing, thermal doors, mirrors, overtime/night/weekend work, custom painted finishes, demo, operable windows/storefronts for A and B

DELIVERY: Jobsite

TERMS OF PAYMENT: 2%- NET 30 DAYS

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED BY:

SIGNATURE _____

DATE _____

RESPECTFULLY SUBMITTED:

MARK INDUSTRIES, LTD.

847-695-9840

CORINNE DOYLE

corinne@markindustries.net

NOTE- THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS

SAFE HEATING & COOLING, INC.

3537 W. CARROLL AVE. CHICAGO, IL 60624

Phone (312) 388-5593

E-mail: safeheatingcooling@yahoo.com

Safe Heating and Cooling, Inc. proposal for:

02/20/2018

Name: Juan Macias (Two J's)

Address: 419 N. Main St. Glen Ellyn, IL 60137

Property: Nobel House New Restaurant Build-Out

We will hereby propose to the materials and perform the labor necessary for the completion of the following:

❖ **Rooftop unit**

- ❖ **YSD150F3RHA2035 - American Standard (Trane)** 12.5 ton rooftop 230 volt IECC 2015 compliant unit with smoke sensor, CO2 sensor, low leak economizer, power exhaust & FDD control.

- Crane Fees.

- ❖ **YSC072F3RHA201U - American Standard (Trane)** 6.5 ton rooftop 230 volt IECC 2015 compliant with smoke sensor, low leak economizer, power exhaust & FDD control.

❖ **TE1 Exhaust Fan**

- ❖ **One (1) Fantech FG 10XL**

- Up to 400cfm

❖ **Cabinet Heater**

- ❖ **10kw ceiling mount**

❖ **Ductwork**

- ❖ **included**

- ❖ Will provide line sets, anti-vibration pads and all low voltage wiring that is necessary.

- ❖ Installation of (2) Digital programmable Thermostats.

- ❖ Clean and Check Existing unit.

- ❖ Assure the entire system is working properly.

- ❖ **American Standard (Trane)** will provide 5 warranty (**owner must** registered online within 90 days of installation -- otherwise the parts warranty reverts to a 5 year limited parts warranty.

- ❖ Safe Heating and Cooling, Inc. will provide a one year warranty on materials and workmanship.

- ❖ Safe Heating & Cooling, Inc. will **not** be responsible for any of the following: gas piping, cutting concrete brick/block, roof patch/seal, electric wiring and disconnects.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and in a

substantial workmanlike manner for the sum of: Dollars (\$61,800.00).

- Payments should be made as needed for materials and labor.
- This proposal may be withdrawn by us if not accepted within 90 days.
- Payments over 30 days past due will bear interest at a rate of 18% per annum until paid.
In the event of collection actions by Safe Heating & Cooling Inc., against buyer, all
expenses of collection including reasonable attorney's fees and costs will be paid by
buyer.

Any alterations or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner should carry fire, tornado, and other necessary insurance upon above work.

ACCEPTANCE OF PROPOSAL

Signature _____ Date _____

Signature _____ Date _____



J & R Herra, Inc.
210 E. North St
Elburn, IL 60119

Plumbing Estimate

Estimate #

28338

2/8/2018

Name / Address:

Dennis Kintop
902 Park St
Batavia, IL 60510

Work/Ship Address:

Nobel House
419 N Main St
Glen Ellyn, IL 60137-5101

		Project
		Plumbing
Description	Qty	
Based on plans dated 12/20/17		
WC		
Kohler K3493-0 White high line pressure Lite EB stool	3	
Church 7F215SSCT-000 White EB OF/LC Duraguard Seat w/Sta-Tite System	3	
Lav-1		
Sink bowl by others		
Sloan 3315025 EBF-650 Optima Faucet	3	
Dearborn Brass 760-1 1 1/4 x 6" Cast Grid P.O Plug	3	
Watts 0204143 3/8" Lead Free Mixing Valve	3	
IPS 102E-Z LAVGUARD 2	3	
UR		
KOHLER K-4991-ET-0 WHT BARDON	1	
URINAL TOP-SPUD		
Sloan 3250401 8186-1 G2 Royal Optima Battery Powered Sensor Operated Flush Valve for 3/4 Top Spud	1	
Urinal		
FD-1		
Sioux Chief 832-4PNR 4" Finish Line Floor Drain w/Strainer	8	
FCO-1		
Sioux Chief 834-4PNR 4" Finish Line Complete Assembly w/Nickel Top PVC Cleanout	8	
FS		
Sioux Chief 861-4PX 4" Spigot End PVC Floor Sink Only	6	
Sioux Chief 861-51 1/2 Top Grate, 3/4" Thick PVC	6	
Total		

Signature

Phone #	Fax #	E-mail	Web Site
630365-6266	630-365-5983	sales@jrherra.com	www.jrherra.com



J & R Herra, Inc.
210 E. North St
Elburn, IL 60119

Plumbing Estimate

Estimate #

28338

2/8/2018

Name / Address:

Dennis Kintop
902 Park St
Batavia, IL 60510

Work/Ship Address:

Nobel House
419 N Main St
Glen Ellyn, IL 60137-5101

Description	Project
	Plumbing
Qty	
Mop Sink	
Mustee 63M 24"x24"x10" Mop Basin	2
Moen 8230 Chrome 2-Handle Utility Faucet	2
RPZ	
WATTS 0122689 LF009M2QT-S 1-1/2" RPZ LEAD-FREE	1
Watts 08813796 909-AG-C An Gap	1
WH	
BWC EF-60T-125E-3N Comm Water Heater	1
Amtrol T-12 Thermal Expansion Tank	1
Watts 0336410 3/4" Anti-Siphon Vacuum Breaker	1
B & G 103252LF NBF-22 BRONZE PUMP 1/25 HP	1
B & G Aquastat	1
GT	
Watts GI-150-K Grease interceptor, with 18" extension	1
Ejector pit	
AK AKP-38070 18x30 Poly-PRO Sewage	1
METRO M5000A4107 X-ONE-I	1
ION/STORMPRO 1/2HP SUMP/SEWAGE PUMP	
Gas pipe materials	1
Water pipe materials	1
Drain and vent	1
Misc install materials	1
Total	

Signature

Phone #	Fax #	E-mail	Web Site
630365-6266	630-365-5983	sales@jrherra.com	www.jrherra.com



J & R Herra, Inc.
210 E. North St
Elburn, IL 60119

Plumbing Estimate

Estimate #

28338

2/8/2018

Name / Address:

Dennis Kintop
902 Park St
Batavia, IL 60510

Work/Ship Address:

Nobel House
419 N Main St
Glen Ellyn, IL 60137-5101

		Project
		Plumbing
Description	Qty	
Sawcut first floor and basement, patch not included	1	
Spoils/stone	1	
Labor	1	
-All drain and vent to be sch 40 pvc		
-All water pipe to be type L copper		
-Gas piping to be sch 40 black steel		
-All kitchen sinks and faucets by others		
-Concrete patch by others, sawcut figured at no more than 5"		
-Pipe insulation to be R-3 neoprene		
-It is not known if the mop sinks or 3 comp sink will have chemical dispensers. Backflow protection is not included if they are installed. The only RPZ that is included is on the main water supply		
-Price does not include mixing valves at hand sinks		
Total		\$73,815.33

Signature _____

Phone #	Fax #	E-mail	Web Site
630365-6266	630-365-5983	sales@jrherra.com	www.jrherra.com

	BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2018 - \$155,000 Total Funds Available									
*	Nobel House	Ariel Darmoni	419 A N. Main St	Fire	9/25/2017	2/12/2018	\$ 15,000.00	\$ 15,000.00	
*	Sushi Ukai	Ariel Darmoni	419 B N. Main St	Fire	9/25/2017	2/12/2018	\$ 15,000.00	\$ 15,000.00	
*	536 Crescent Blvd	William Jegen	536 Crescent Blvd	Façade	1/4/2018	2/12/2018	\$ 7,500.00	\$ 15,000.00	
*	Sushi Ukai	Liyan Huang	419 B N. Main St	Interior	2/8/2018	2/26/2018	\$ 15,000.00	\$ 15,000.00	
*	Sushi Ukai	Liyan Huang	419 B N. Main St	Façade	2/8/2018	2/26/2018	\$ 15,000.00	\$ 15,000.00	
*	Nobel House	David Cilio	419 N. Main St	Interior	3/7/2018		\$ 15,000.00		
*	Nobel House	David Cilio	419 N. Main St	Façade	3/7/2018		\$ 15,000.00		
							\$ 97,500.00	\$ 75,000.00	\$ -

*\$125,000 for downtown projects funded by TIF

** \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards

	BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2017 - \$155,000 Total Funds Available									
*	Oak & Steel	Dana Reese	480 N Main Street	Fire	10/13/2016	11/14/2016	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00
*	Two Hound Red	Jon With	486 Pennsylvania Ave	Interior	10/1/2016	11/14/2016	\$ 15,000.00	\$ 15,000.00	
*	Two Hound Red	Jon With	486 Pennsylvania Ave	Façade	10/1/2016	11/14/2016	\$ 15,000.00	\$ 15,000.00	
*	Sunshine Dance	Sheri Dahl	515 Crescent Blvd	Fire	11/15/2016	12/12/2016	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
*	The BookStore/ String Theory	Patrick Melady	475-477 N Main Street	Façade	11/28/2016	12/12/2016	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00
*	Maize & Mash	Nick Roberge	430 N Main Street	Interior	1/12/2016	1/23/2017	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Maize & Mash	Nick Roberge	430 N Main Street	Façade	1/12/2016	1/23/2017	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
*	Two Hound Red	Jon With	486 Pennsylvania Ave	Fire	5/15/2017	6/12/2017	\$ 15,000.00	\$ 15,000.00	
*	Blonde Boutique	Allison Ohlander	494 N. Main St	Façade	5/31/2017	6/12/2017	\$ 5,000.00	\$ 5,000.00	
*	Blackberry Market	Anna & Bob Davidson	401-409 N. Main St	Façade	8/8/2017	8/28/2017	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	Blackberry Market	Anna & Bob Davidson	401-409 N. Main St	Interior	8/8/2017	8/28/2017	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
*	McMae's on Main	Greg McCaffrey	411 N Main St	Interior	9/25/2017	10/23/2017	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
							\$ 116,000.00	\$ 116,000.00	\$ 66,000.00

*\$125,000 for downtown projects funded by TIF

** \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2016 - \$130,000 Total Funds Available								
JAYNE*	Craig B. Cohen	476 N. Main Street	Façade	1/11/2016	2/16/2016	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
JAYNE*	Joseph Costello	476 N. Main Street	Fire Prev	2/16/2016	3/22/2016	\$ 3,750.00	\$ 3,750.00	\$ 2,500.00
Ramco 450 LLC**	Brian Blizzard	575 - 581 E Roosevelt	Façade	3/8/2016	5/28/2013	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Deacon & Mercy*	Gary Danno	430 N Main Street	Façade	4/1/2016	4/25/2016	\$ 5,000.00	\$ 5,000.00	\$
Crepe House*	Ilirjan Jankulla	548 Crescent Boulevard	Interior	4/13/2016	4/25/2016	\$ 8,750.00	\$ 8,750.00	\$ 8,750.00
Stam*	Liz Mager	530 Pennsylvania	Interior	6/1/2016	6/20/2016	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Stam*	Liz Mager	530 Pennsylvania	Façade	6/1/2016	6/20/2016	\$ 15,000.00	\$ 15,000.00	
Designstorms*	Liz Mager	530 Pennsylvania	Interior	6/1/2016	6/20/2016	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Designstorms*	Liz Mager	530 Pennsylvania	Façade	6/1/2016	6/20/2016	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
The Beer Cellar	David Hawley	488 Crescent Boulevard	Interior	8/31/2016	9/12/2016	\$ 8,750.00	\$ 8,750.00	\$ 8,750.00
481 N Main	Rich Somolik	481 N Main Street	Fire Prev	9/7/2016	9/26/2016	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Glen Art Theatre	Eric White	540 Crescent Boulevard	Fire Prev	9/7/2016	9/26/2016	\$ 15,000.00	\$ 15,000.00	
Oak & Steel	Dana Reese	480 N Main Street	Façade	10/13/2016	11/14/2016	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
						\$ 129,750.00	\$ 129,750.00	\$ 98,500.00

*\$100,000 for downtown projects funded by TIF

** \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards

Deacon & Mercy closed August 25. Their funds were never distributed and have been placed back in available funds.

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 2015								
Ramco 450 LLC	Brian Blizzard	575 - 581 E Roosevelt	Façade	1/13/2015	2/9/2015	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
GLBRT 479 LLC	Jay Gilbert	479 N Main Street	Fire Prev	3/4/2015	3/23/2015	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00
Marché	Jill Foucré	496 N. Main Street	Façade	5/19/2015	6/8/2015	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Banyan Tree Mall	Ken Lubowich	485 N. Main Street	Interior	5/28/2015	6/8/2015	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Marché	Jill Foucré	496 N. Main Street	Interior	7/29/2015	8/17/2015	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Re:New	Rich Somolik	483 N. Main Street	Interior	9/3/2015	9/28/2015	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
M & Em's	Jonathan Goldsmith	460 N. Main Street	Interior	9/14/2015	9/28/2015	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
* M & Em's	Jonathan Goldsmith	460 N. Main Street	Façade	9/14/2015	9/28/2015	\$ 10,000.00	\$ 10,000.00	\$ _____
Main Street Pub	Kevin Hahn	466 N. Main Street	Façade	10/1/2015	10/12/2015	\$ 13,750.00	\$ 13,750.00	\$ 13,750.00
Main Street Pub	Kevin Hahn	466 N. Main Street	Interior	10/1/2015	10/12/2015	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
						\$ 127,500.00	\$ 127,500.00	\$ 117,500.00

* Closed on October 24, 2017 due to inaction by the applicant.

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
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SY 14

TMC ²	Thomas & Sue Martin	450 Duane Street	Façade	5/29/2014	6/9/2014	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
A Toda Madre	Patrick Neary	499 Main Street	Interior	8/4/2014	8/11/2014	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Busy Bee Barber	Dennis Etheridge	417 Main St	Façade	9/30/2014	10/13/2014	\$ 1,750.00	\$ 1,750.00	\$ 1,750.00
						\$ 16,750.00	\$ 16,750.00	\$ 16,750.00

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 13/14								
Bird on a Wire Studio	Kathryn Alcock/Megan Swadley	492 Main	Façade	1/9/2013	5/15/2013	\$ 853.50	\$ 853.50	\$ 853.50
School of Rock	J. Brandon Turner	536B Crescent	Façade	4/25/2013	5/28/2013	\$ 771.50	\$ 771.50	\$ 771.50
Oberweis	Joe Oberweis	515 Roosevelt	Façade	8/6/2012	10/22/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
PS Flowers/Suki Salon	Patty Sorenson/Susan Madonin	522-526 Hillside	Façade	4/13/2013	5/28/2013	\$ 2,065.00	\$ 2,065.00	\$ 2,215.00
535 Penn L.L.C.	Thomas LaMantia	535 Pennsylvania	Interior	8/14/2013	9/9/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
535 Penn L.L.C.	Thomas LaMantia	535 Pennsylvania	Façade	8/14/2013	9/9/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Made In Italy Trattoria	Ippolita Basile	476 Forest	Façade	8/23/2013	9/9/2013	\$ 529.00	\$ 529.00	\$ 529.00
Peanut Butter Planet	Frank Pecora	546 Crescent Blvd	Interior	11/21/2013	1/13/2014	\$ 9,373.50	\$ 9,373.50	\$ 9,373.50
Peanut Butter Planet	Frank Pecora	546 Crescent Blvd	Façade	11/21/2013	1/13/2014	\$ 10,462.50	\$ 10,462.50	-
Olive 'n Vinnie's	Karen & Gary Evensen	449 Main Street	Interior	1/13/2014	1/27/2014	\$ 3,503.45	\$ 3,503.45	\$ 3,503.45
RISE	Aaron Sullivan	499 Pennsylvania Ave	Interior	3/24/2014	4/28/2014	\$ 15,000.00	\$ 11,400.00	\$ 11,000.00
Olive 'n Vinnie's*	Karen & Gary Evensen	449 Main Street	Façade	3/25/2014	4/14/2014	\$ 4,598.00	\$ 4,598.00	\$ -
						\$ 92,156.45	\$ 88,556.45	\$ 73,245.95

*2/1/2016 decided to not move forward with the window replacement.

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF GRANT	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
FY 10/11								
Marcel's	Jillian Foucre	490 N. Main	Interior	1/9/2011	1/20/2011	\$ 20,000.00	\$ 20,000.00	\$ 17,659.00
Marcel's	Jillian Foucre	490 N. Main	Façade	6/8/2011	6/27/2011	\$ 10,000.00	\$ 10,000.00	\$ 12,341.00
						\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
FY 11/12								
Gratto		433 Main	Façade		11/18/2010	\$ 10,000.00	\$ 10,000.00	\$ 9,930.00
Costello	Joe Costello	474 N. Main	Interior	6/20/2011	6/27/2011	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00
Key Investment	Jeanine Valdez	462 Park	Façade	6/22/2011	7/25/2011	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Façade	7/8/2011	11/14/2011	\$ 526.00	\$ 526.00	\$ 526.00
Northside Grill	Dan Sronkoski	499 Pennsylvania; #D	Interior	10/14/2011	11/14/2011	\$ 12,500.00	\$ 12,500.00	\$ 12,500.00
Subway	Suryakant Patel	572 Crescent	Interior	10/3/2011	11/14/2011	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Subway	Suryakant Patel	572 Crescent	Façade	10/3/2011	not approved	\$ -	\$ -	
						\$ 68,026.00	\$ 58,026.00	\$ 57,956.00
FY 12/13								
Katy's Boutique	Katy Balabinis	427 Main	Façade	3/27/2012	5/14/2012	\$ 4,071.00	\$ 4,071.00	\$ 4,071.00
AliKat	Sandra Moore	499 Pennsylvania; #B	Interior	4/11/2012	5/14/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Papier Girl	Lesley Vesevick	413 Main	Interior	4/11/2012	5/14/2012	\$ 14,550.00	\$ 14,550.00	\$ 14,550.00
Run Today	Paul O'Neill	515 Crescent	Façade	6/7/2012	8/20/2012	\$ 671.50	\$ 671.50	\$ 671.50
Run Today	Paul O'Neill	515 Crescent	Interior	6/7/2012	8/20/2012	\$ 14,373.84	\$ 11,706.00	\$ 11,706.00
Flour+Wine	Michael Vai	433 Main	Interior	9/9/2012	8/8/2012	\$ 8,485.64	\$ 6,670.37	\$ 6,670.37
Blackberry Market	Anna Davidson	401 Main	Interior	10/4/2012	11/12/2012	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Larc Jewelers	Jay Gilbert	479 Main	Façade	3/25/2011	4/16/2012	\$ 1,876.00	\$ 1,876.00	\$ 1,580.84
Treasure House	Theresa Nihill	479 Pennsylvania	Façade	7/13/2012	7/19/2012	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Elite Eyewear	Tracy Hortatsos	413 Main	Façade	10/16/2012	11/12/2012	\$ 543.00	\$ 543.00	\$ 543.00
The Stand	Lisa Demos	542 Crescent	Interior	2/4/2013	2/11/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
The Stand	Lisa Demos	542 Crescent	Façade	2/4/2013	2/11/2013	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
						\$ 111,570.98	\$ 107,087.87	\$ 106,792.71



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/19/18 06:30 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Resolution
Prepared By: John Sterrett

SCHEDULED

RESOLUTION 18-05

DOC ID: 3181

Resolution No. 18-05, A Resolution Authorizing Adoption of the 2018 Official Zoning District Map for The Village of Glen Ellyn, DuPage County, Illinois 60137 (Planning and Development Director Hulseberg)

Background. Section 5/11-13-19 of the Illinois Compiled Statutes requires the Village to publish an updated Zoning Map by April 1st of each year. This update typically includes annexations, zoning map amendments and the correction of any scrivener's errors.

The following changes were made to the Zoning Map over the past year.

1. **21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue.** On December 11, 2017, the Village Board adopted Ordinance 6565 which approved annexing property at the southeastern corner of Roosevelt Road and Lawler Avenue commonly known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue. The property was zoned C3 Service Commercial and was approved to be developed as a gas station, convenience store, and car wash.
2. **22W155 Buena Vista Drive.** On November 13, 2017, the Village Board adopted Ordinance 6548 which approved annexing property commonly known as 22W155 Buena Vista Drive (new address 713 Buena Vista Drive). The property was zoned R1 Residential as part of the annexation.
3. **21W551 Bemis Road and 21W518 Bemis Road.** On May 22, 2017, the Village Board adopted Ordinance 6504 which approved the annexation of the Glenbard Wastewater Authority treatment facility at Bemis Road and Sunnybrook Road. The property was zoned R2B Residential District as part of the annexation.

Recommendation. The Plan Commission reviewed the Official 2018 Zoning Map at its March 8, 2018 meeting. By a vote of 8 to 0 the Plan Commission recommended the Village Board approve the Official 2018 Zoning Map.

Action Requested. The Village Board should consider the adoption of the Official 2018 Zoning Map. A Resolution adopting the attached map as the Official 2018 Zoning Map is attached for consideration at the March 19, 2018 Village Board Meeting.

Attachments.

- Resolution
- Draft Plan Commission Minutes March 8, 2018
- Proposed 2018 Zoning Map
- Highlighted Areas of 2018 Zoning Map

Resolution 18-05

Meeting of March 19, 2018

- Close-up of 2018 Zoning Map Changes

Resolution 18-05

Meeting of March 19, 2018



Village of Glen Ellyn

Resolution No. 18-05

**A Resolution Authorizing Adoption of the
2018 Official Zoning District Map for
The Village of Glen Ellyn,
DuPage County, Illinois 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Resolution 18-05

Meeting of March 19, 2018

Resolution No. 18-05**A Resolution Authorizing Adoption of the
2018 Official Zoning District Map for
The Village of Glen Ellyn,
DuPage County, Illinois 60137**

Whereas, Chapter 65, Section 5/11-13-19 of the Illinois Compiled Statutes requires that the Village publish an updated zoning district map prior to April 1 of each year; and

Whereas, the Village of Glen Ellyn Zoning District Map has been updated to reflect the zoning changes approved by the Village Board over the last year; and

Whereas, the Glen Ellyn Plan Commission reviewed the updated Zoning District Map at its meeting on March 8, 2018 and by vote of eight (8) “yes” and zero (0) “no” recommended that the Village Board approve the updated map as the Official 2018 Zoning District Map; and

Whereas, the Village Board of the Village of Glen Ellyn considered the proposed revisions to the Zoning District Map at a Village Board meeting on March 19, 2018.

Now, Therefore, be it Resolved by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The revisions to the Village of Glen Ellyn, Illinois, Zoning District Map as shown on the Official 2018 Zoning Map dated March 19, 2018 are hereby approved.

Section Two: The Village Clerk is hereby authorized to maintain on file the Official 2018 Zoning Map dated March 19, 2018 and to make said map available to the public for inspection and purchase.

Section Three: This Resolution shall be in full force and effect from and after its passage and approval.

Resolution 18-05

Meeting of March 19, 2018

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this _____ day of _____.

- Ayes:

☐ Diane McGinley

☐ Craig Pryde

☐ John Kenwood

☐ Pete Ladesic

☐ Bill Enright

☐ Mark Senak

☐ Gary Fasules
- Nays:

☐ Diane McGinley

☐ Craig Pryde

☐ John Kenwood

☐ Pete Ladesic

☐ Bill Enright

☐ Mark Senak

☐ Gary Fasules
- Absent:

☐ Diane McGinley

☐ Craig Pryde

☐ John Kenwood

☐ Pete Ladesic

☐ Bill Enright

☐ Mark Senak

☐ Gary Fasules

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

Resolution 18-05

Meeting of March 19, 2018

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Draft Plan Commission Minutes March 8, 2018 (PDF)
- Proposed 2018 Zoning Map (PDF)
- Highlighted Areas of 2018 Zoning Map (PDF)
- Close-up of 2018 Zoning Map Changes (PDF)

PLAN COMMISSION

March 8, 2018

OFFICIAL 2018 ZONING MAP

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING THE OFFICIAL 2018 VILLAGE OF GLEN ELLYN ZONING MAP.

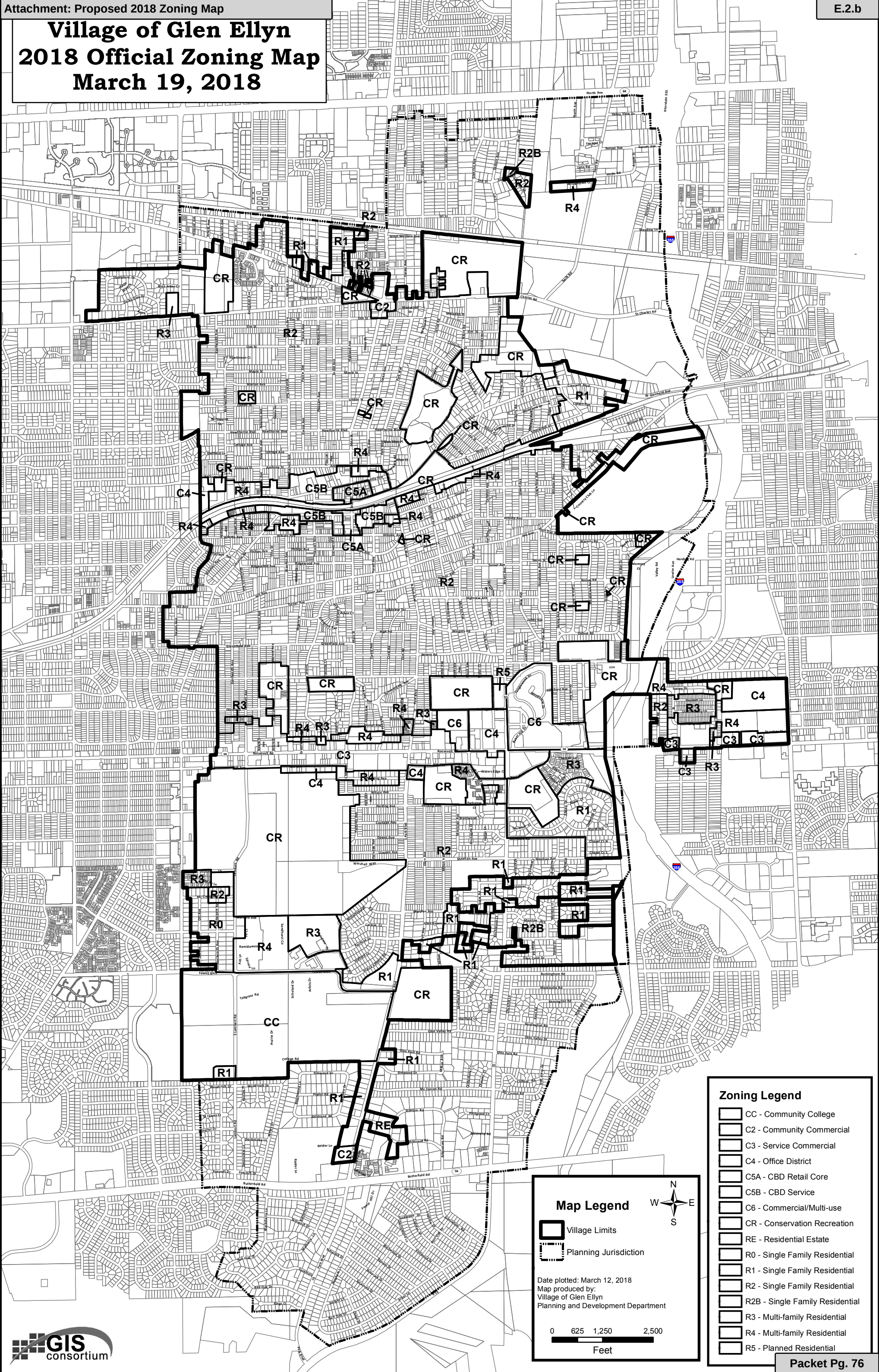
Staff Introduction

Associate Planner Kelly Purvis stated that the Illinois Compiled Statutes require that the Village publishes an updated zoning map by April 1 of each year. She stated that this update typically includes annexations, zoning map amendments and corrections of any scrivener's errors. Ms. Purvis stated that there were three (3) annexations of properties into the Village limits that included: 1. 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue (Bucky's gas station. 2. 22W155 Buena Vista Drive, a residential property. 3. 21W551 Bemis Road and 21W518 Bemis Road, the wastewater treatment plant. Ms. Purvis stated that staff is requesting that the Plan Commission review and make a recommendation regarding the Official 2018 Zoning Map.

There were no questions or comments from the Plan Commission.

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Saeed, to recommend approval of the Official 2018 Village of Glen Ellyn Zoning Map. The motion carried with eight (8) yes votes as follows: Plan Commissioners Hartweg, Saeed, Fanella, Heming-Littwin, Loftus, Rodemann and Vondruska and Chairperson Loch voted yes.

Village of Glen Ellyn
2018 Official Zoning Map
March 19, 2018



- Zoning Legend**
- CC - Community College
 - C2 - Community Commercial
 - C3 - Service Commercial
 - C4 - Office District
 - C5A - CBD Retail Core
 - C5B - CBD Service
 - C6 - Commercial/Multi-use
 - CR - Conservation Recreation
 - RE - Residential Estate
 - R0 - Single Family Residential
 - R1 - Single Family Residential
 - R2 - Single Family Residential
 - R2B - Single Family Residential
 - R3 - Multi-family Residential
 - R4 - Multi-family Residential
 - R5 - Planned Residential

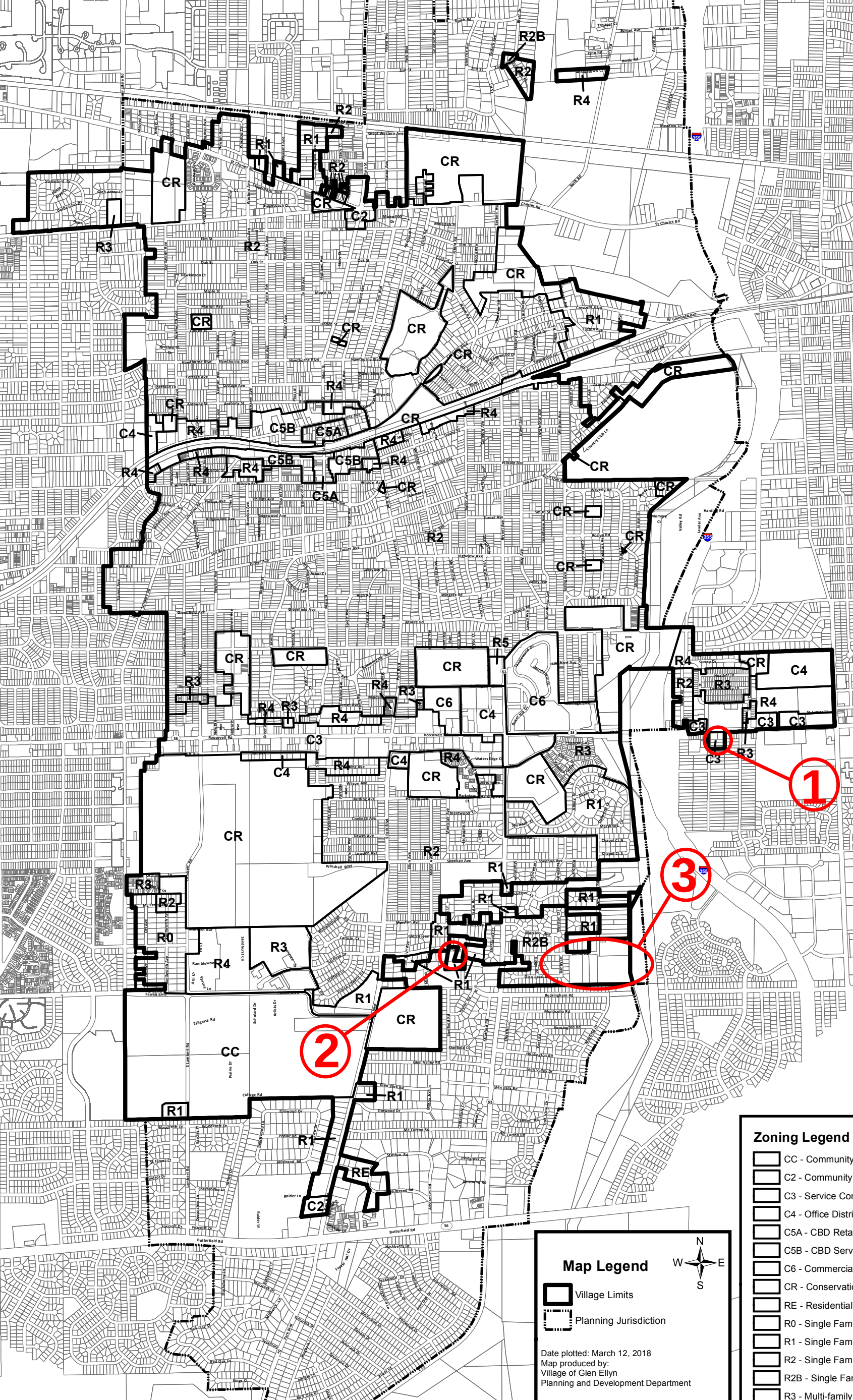
Map Legend

- Village Limits
- Planning Jurisdiction

Date plotted: March 12, 2018
Map produced by:
Village of Glen Ellyn
Planning and Development Department

0 625 1,250 2,500
Feet

Village of Glen Ellyn
2018 Official Zoning Map
March 19, 2018



Zoning Legend

	CC - Community College
	C2 - Community Commercial
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Map Legend

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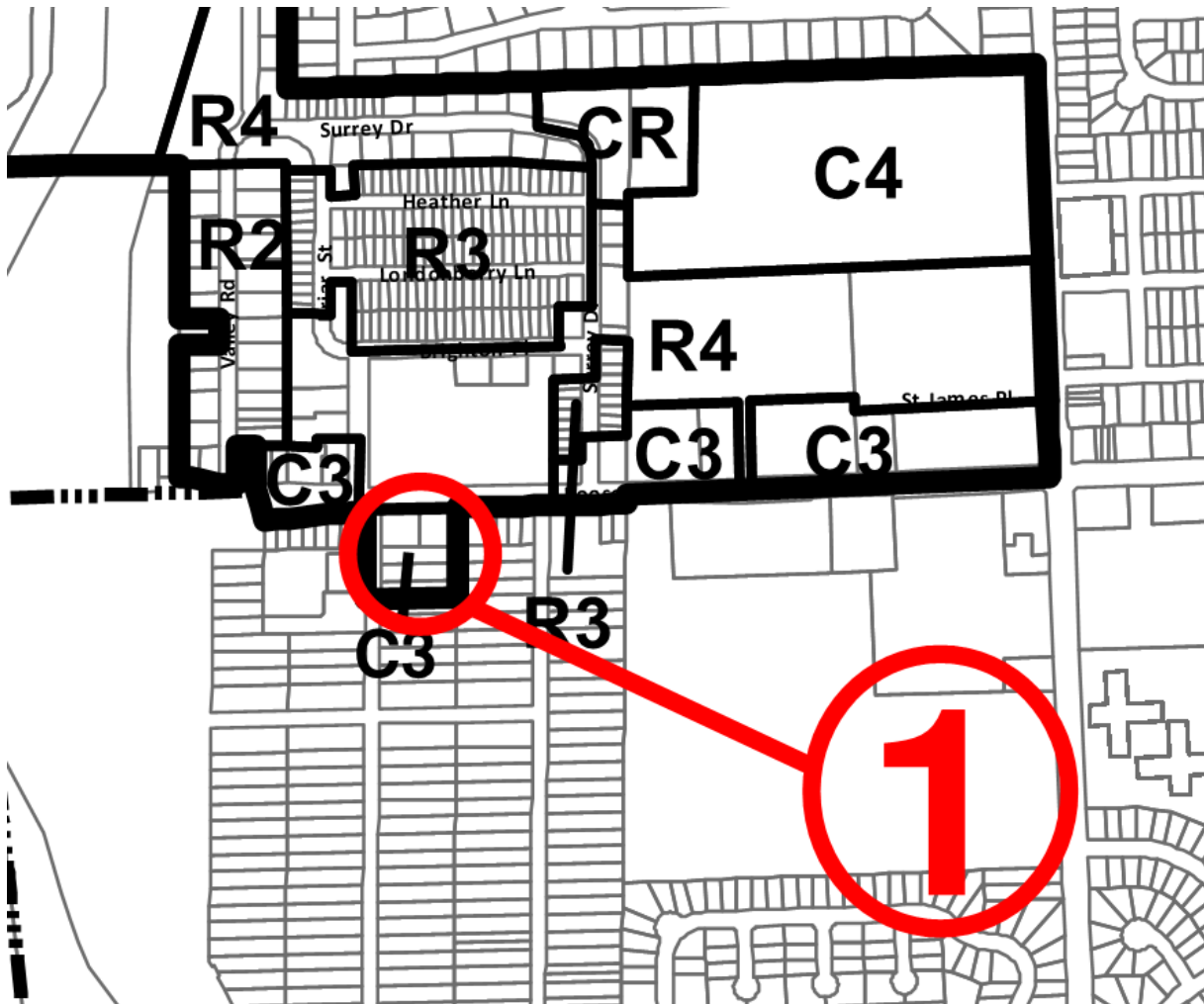
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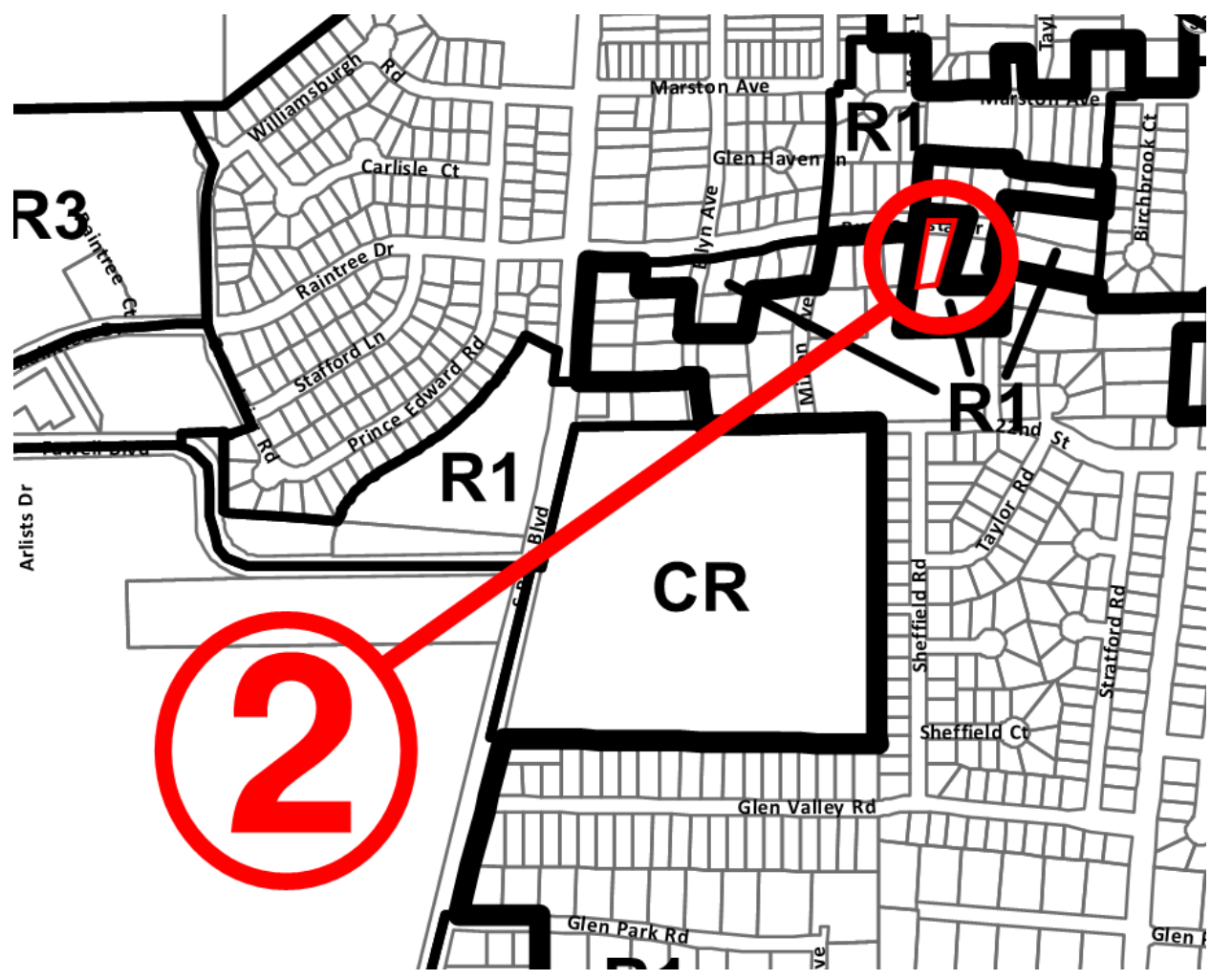
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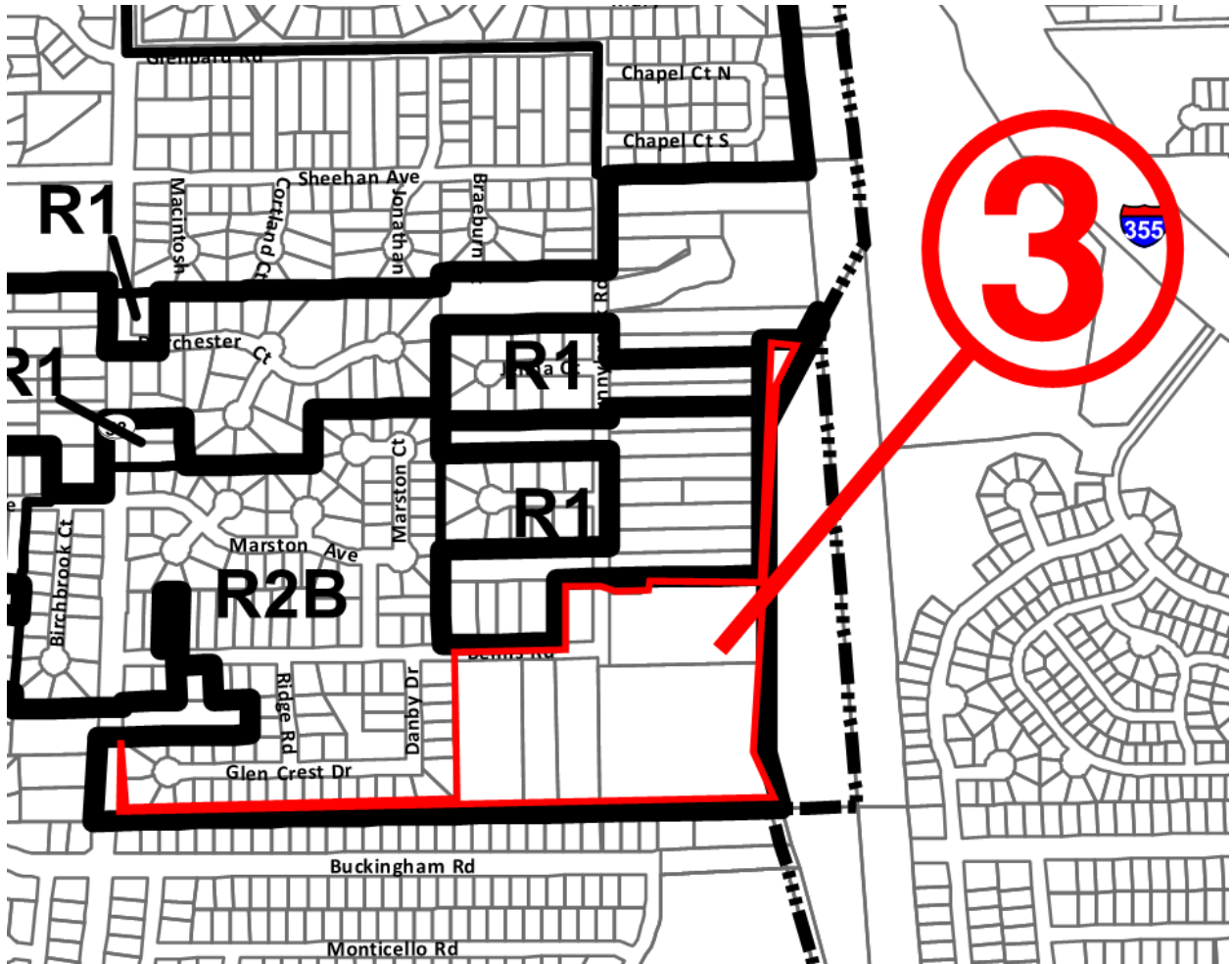
21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209
South Lawler Avenue



22W155 Buena Vista Drive



21W551 Bemis Road and 21W518 Bemis Road





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/19/18 06:30 PM
Department: Planning & Development
Department Head: Staci Hulseberg
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6586

DOC ID: 3170

Ordinance No. 6586, An Ordinance Approving Variations from the Corner Side Yard Setback Requirement of the Zoning Code to Allow the Construction of a Two-Story Addition on the Property Located at 180 N. Park Boulevard (Planning and Development Director Hulseberg)

Background

Property owners, Tim and Amy Murphy, are requesting approval of a variation from the Glen Ellyn Zoning Code to allow the construction of a two-story addition that will encroach into the non-conforming corner side yard setback resulting in a corner side yard setback of 12.5 feet in lieu of the required corner side yard setback of 18 feet for a corner lot with a substandard lot width.

The property is a corner lot located in the R2 Zoning District on the southwest corner of Park Boulevard and Revere Road. The zoning and land use immediately surrounding the subject property is R2 single-family residential. Notice of the public hearing was published in the Daily Herald on February 2, 2018. The Zoning Board of Appeals conducted a public hearing on the requested variation on February 27, 2018.

Tim and Amy Murphy purchased the home at 180 N. Park Boulevard as a starter home for their family several years ago. Their family has since grown to six members and is in need of some additional space, especially in the kitchen area of the home. The home was constructed in the 1940s to different zoning parameters and the house was placed in the center of the lot leaving 13.09 feet for the corner side yard. The lot itself is only 60 feet wide, which is problematic for a corner lot; the Zoning Code today requires a corner lot be no less than 80 feet wide in the R2 Zoning District. The minimum side yard setback for a substandard lot is 18 feet wide. Unfortunately, the kitchen is on the side of the home that is within the corner side yard setback of the home, and the part of the home that the owner's would like to expand.

At the ZBA public hearing on February 27, 2018, the Murphy's, along with their architect presented plans for a two-story addition to their single family residence which will include 362.5 feet of additional space on each floor of the home. The first floor addition will include an expansion of the kitchen area, a mud room and a family room. The second floor addition will provide a master bedroom with a walk-in closet and a bathroom. Approximately 160 sf of the addition will encroach into the already non-conforming corner side yard setback. In order for the project to meet today's requirements of the Zoning Code, the addition would need to be setback from the north façade of the building approximately 5 feet. This would create an unusual kitchen shape and would limit the functionality of the kitchen. Their architect noted that placement of a home on a corner lot is crucial, due to the larger corner side yard setback requirement. In this case, even more so because the lot is also substandard in size. He stated, short of demolishing the home and starting over (which could cost 3 to 4 times the cost of the renovation) the whole house would need to be reorganized in

order for an addition to the kitchen to be functional and code compliant. He showed a floor plan and highlighted the center of the home, the stairwell, which could not be relocated due to load bearing walls, and stated that the most sensible option is to construct the addition as proposed. The petitioners echoed that they wish to keep as much of the original floor plan as possible.

Issues

All members of the Zoning Board were in favor of granting the variation. Many of them liked that the petitioners were keeping the character of an older home and felt that a unique circumstance was created due to the placement of the home on the lot. Several commented that setting the addition back from the existing wall line of the home 5 feet (to make the addition compliant with Code) would make the addition less functional. The Zoning Board members felt that a hardship exists due to the lot being substandard in width and due to the placement of the home in the center of the lot. One person spoke in favor of the granting of the variance.

Recommendation

At the public hearing on February 27, 2018, the Zoning Board of Appeals voted on a motion to recommend approval of the requested corner side yard setback variation to allow the construction of a two-story addition to a non-conforming part of the home, which carried with five (5) yes and zero (0) no votes. In accordance with this recommendations for approval, staff has prepared an ordinance to **approve** the requested variation.

Action Requested

It is requested that the Village Board consider the Petitioners' request, the recommendation offered by the Zoning Board of Appeals and any further evidence or testimony presented at the Village Board Meeting and grant, deny or amend the requested variation.

Attachments

- Ordinance
- Exhibit A - Draft Minutes of February 27, 2018 ZBA meeting
- Location/Zoning Map
- Aerial View
- Site Plan
- Floor Plans
- Elevations

CC: Staci Hulseberg, Director of Planning & Development

Paula Moritz, Plans Examiner

Ordinance 6586

Meeting of March 19, 2018

Tim and Amy Murphy, Property Owners

Rick Rearick, Architect

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Ordinance 6586

Meeting of March 19, 2018



Village of Glen Ellyn

Ordinance No. 6586

**An Ordinance Approving Variations from the
Corner Side Yard Setback Requirement
of the Zoning Code
to Allow the Construction of a Two-Story Addition
on the Property Located at
180 N. Park Boulevard,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 20__.**

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this _____ day of _____, 20__.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET

GLEN ELLYN, IL 60137

Ordinance No. 6586

**An Ordinance Approving Variations from the
Corner Side Yard Setback Requirement
of the Zoning Code
to Allow the Construction of a Two-Story Addition
on the Property Located at
180 N. Park Boulevard,
Glen Ellyn, IL 60137**

Whereas, Tim and Amy Murphy, owners of the property at 180 N. Park Boulevard, Glen Ellyn, Illinois, which is legally described as follows:

LOT 1 IN BLOCK 2 IN SOUTH CREST, IN SECTION 14, TOWNSHIP 39, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922, AS DOCUMENT 161694, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-400-010

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-8(D)4 to allow the construction of a two-story addition that will encroach into the non-conforming corner side yard setback resulting in a setback of 12.5 feet in lieu of the required 18 foot corner side yard setback; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on February 27, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requested and one (1) persons appeared in favor of the requested variation and zero (0) persons appeared in opposition

thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on February 27, 2018, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried by unanimous vote of five (5) “yes” and zero (0) “no”, resulting in a recommendation for approval as set forth in its Draft Minutes dated February 27, 2018, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to the placement of the home in the center of a corner lot, which was constructed to satisfy different zoning parameters; and
- B. That the variation, if granted, will not alter the essential character of the locality as the addition will be an extension of the existing wall line of the home; and
- C. That the conditions upon which the variation are based would not be applicable generally to other property within the same zoning district since the placement of the home was a critical element in creating the hardship; and
- D. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the petitioners intend to make this improvement for their own personal use and have no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any person

presently having an interest in the property; and

- F. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the addition will be constructed in accordance with all applicable zoning code regulations other than the variation being granted; and
- G. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the addition will be constructed in accordance with all applicable building code regulations; and
- H. That the variation will not diminish or impair property values within the neighborhood since the variation allows property improvements that may increase property values; and
- I. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- J. That the variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
- K. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

Now, Therefore, Be It Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Draft Minutes of the February 27, 2018 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preamble above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-4-8(D)4 to allow the construction of a two-story addition that will encroach into the non-conforming corner side yard setback resulting in a setback of 12.5 feet in lieu of the required 18 foot corner side yard setback for the property at 180 N. Park Boulevard, Glen Ellyn, Illinois, which is legally described as follows:

LOT 1 IN BLOCK 2 IN SOUTH CREST, IN SECTION 14, TOWNSHIP 39, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922, AS DOCUMENT 161694, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-400-010

Section Three: This granting of a variation is conditioned upon the addition being constructed in substantial compliance with the plans and the application for variation received and dated January 26, 2018, and the testimony and exhibits provided at the February 27, 2018 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This granting of this variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance

unless a building permit to begin construction in reliance on this variation is applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this day of _____, 20____.

Ayes:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Ordinance 6586

Meeting of March 19, 2018

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of _____.

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the _____ day of _____, 20____.)

ATTACHMENTS:

- Draft Minutes February 27, 2018 ZBA Meeting (DOCX)
- Location & Zoning Map (PDF)
- Aerial View (PDF)
- Site Plan (PDF)
- Floor Plans (PDF)
- Elevations (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
FEBRUARY 27, 2018

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Matthew Jones, John Micheli, Chip Miller and Thomas Whalls were present. ZBA Members Gregory Constantino, Reed Panther and student member Madeleine Greenleaf were excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

ZBA Member Micheli moved to approve the minutes of the January 9, 2018. ZBA Member Chip Miller stated that Adam Miller was not present at that meeting as per those minutes. ZBA Member Micheli amended the minutes and ZBA Member Chip Miller seconded the motion which carried unanimously by voice vote.

On the agenda was a public hearing for the property at 180 N. Park Boulevard.

PUBLIC HEARING – 180 N. PARK BOULEVARD

TIM AND AMY MURPHY, OWNERS OF THE PROPERTY LOCATED AT 180 N. PARK BOULEVARD, ARE REQUESTING APPROVAL OF A VARIATION FROM SECTION 10-4-8(D)4 OF THE GLEN ELLYN ZONING CODE TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION THAT WILL ENCROACH INTO THE NON-CONFORMING CORNER SIDE YARD RESULTING IN A SETBACK OF 12.5 FEET IN LIEU OF THE REQUIRED 18-FOOT CORNER SIDE YARD SETBACK AND ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVIEWED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Tim and Amy Murphy, owners)

Staff Presentation

Village of Glen Ellyn Associate Planner Kelly Purvis stated that the petitioners are Tim and Amy Murphy, owners of the property at 180 N. Park Boulevard, who were present with their architect, Rick Rearick. Ms. Purvis stated that the petitioners are requesting a variation from Section 10-4-8(D)4 of the Glen Ellyn Zoning Code to allow the construction of a two-story addition that will encroach into the non-conforming corner side yard resulting in a setback of 12.5 feet in lieu of the required 18-foot corner side yard setback and any other zoning relief necessary to construct the project as depicted on the plans presented or reviewed at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that the subject property is a corner lot in the R2 zoning district on the southwest corner of Park Boulevard and Revere Road. She stated that the zoning and land use

ZONING BOARD OF APPEALS

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FEBRUARY 27, 2018

immediately surrounding the subject property is also R2. She stated that the public hearing notice was published in the February 2, 2018 edition of the Daily Herald and mailed to property owners within 250 feet of the subject property. She added that a placard was also placed on the property. Ms. Purvis stated that Village records indicate that no variations have been granted for this property although a number of building permits have been issued throughout the years. She stated that per Village records, a demolition occurred with a new single-family home constructed in 1973. She added that the property has a non-conforming side yard of approximately 13.09 feet in lieu of the minimum required corner side yard setback of 18 feet. Ms. Purvis added that corner lots are now required to be a minimum of 80 feet wide and the subject lot was platted at 60 feet wide.

Ms. Purvis stated that the petitioners would like to construct a 2-story addition onto the rear of their home (the west elevation) that would allow the expansion of their kitchen and the construction of a master bedroom on the second floor. Ms. Purvis displayed the existing floor plan and the proposed floor plan and added that the petitioners would like to remodel their home to meet the needs of their family. She stated that in order to make the addition code compliant, it would need to be set back from the north façade of the house approximately 5 feet and a lot of the functionality would be lost. Ms. Purvis stated that the kitchen on the first floor is currently nonconforming so in order to expand the kitchen, it would need to encroach into the corner side yard setback as is being proposed. Ms. Purvis stated that the total addition would be approximately 725 square feet for both the first and second floors and approximately 160 square feet would encroach into the corner side yard setback.

Ms. Purvis stated that the subject house is parallel to the front of the street but the lot is not a perfect rectangle so even though the addition will be in line with the original structure, it will encroach approximately 7 inches further into the nonconforming corner side yard setback. She added that the addition and alteration are both Class I which is permitted for both alterations and additions to nonconforming structures. She also stated that as part of the project, the concrete patio and covered rear porch will be demolished.

Ms. Purvis stated that in order to construct the project as proposed, the petitioners will need to be granted a variation of 18 feet from the corner side yard setback. She stated that the requirement is 18 feet and the petitioners are proposing 12-1/2 feet.

Responses to Questions from the Zoning Board of Appeals

ZBA Member Whalls asked if the subject house was built in 1940 or 1973 as Milton Township records indicate 1940 as the year built. It was determined that 1940 was the year the home was built.

ZONING BOARD OF APPEALS

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FEBRUARY 27, 2018

Petitioners' Presentation

Tim and Amy Murphy of 180 N. Park Boulevard, Glen Ellyn, IL and their architect, Rick Rearick, of 155 N. Park Blvd., Glen Ellyn, IL were present to speak on behalf of the subject variation request. Ms. Murphy stated she and her husband have 4 children and now need to add some space onto their home. She added that they love their house, the location of their house and their neighbors. She stated they would like to stay in their home but need to expand their living space. Ms. Murphy stated the most important change they would like to make would be to add a small amount of space onto their kitchen which now includes a mud room. Ms. Murphy stated that the only issue they have with the setback is that it will create a zig-zag in the kitchen and they would like extra space as their kitchen is small. She added that they now need more space as the children are older and help to prepare food. Mr. Murphy added that they do not want to disrupt the existing interior and have extra expense with re-working the house.

Mr. Rearick stated that when the petitioners approached him to expand their house, he informed them about setback issues. Mr. Rearick stated that they do not want to disrupt the first or second floors too much. He stated that it makes no sense to have a kitchen that is offset. He also stated another problem is that bearing walls prevent the stairs from being moved to a different location. Mr. Rearick stated that one of the petitioners' hardships is the setback on the north side where the primary functions are. He added that another hardship is that the subject house is in the middle of the lot and that front and side yard setbacks did not exist when the house was built. He also stated that the placement of a house on a corner lot is very crucial.

Responses to Additional Questions from the Zoning Board of Appeals

ZBA Member Micheli asked what the hardships or practical difficulties were regarding the proposed project. Mr. Murphy stated that the part where the kitchen ends is currently in the setback and they would like to extend the kitchen back, add a mud room and move the entrance to the house but would now have to come in so a zig-zag will be created. Mr. and Ms. Murphy agreed with ZBA Member Miller that it is difficult for them to build an addition because their lot is narrow and because of the corner yard setback and if they had to conform to the code to build an addition, the zig-zag pattern would be difficult to egress in an emergency.

Ms. Murphy responded to ZBA Member Jones that they will probably use aluminum siding for the addition. Mr. Rearick responded to ZBA Member Micheli that there is steel in the bearing wall and basement of the subject house.

ZONING BOARD OF APPEALS

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FEBRUARY 27, 2018

Persons in Favor of or in Opposition to the Proposed Request

Trustee Liaison Mark Senak stated that Ms. Murphy's comments regarding the subject variation request and why Glen Ellyn is a great place to live were very eloquent. He stated that the Village should encourage homeowners such as the petitioners to restore their homes instead of tearing them down and rebuilding homes that don't fit the character of the Village. He stated that to lose a home such as the subject home because of a zoning issue would be to lose part of the character of Glen Ellyn. Trustee Liaison Senak felt "a darn good idea" should be a standard for granting a variation such as the subject request.

Findings of Fact

ZBA Member Micheli stated that Ms. Purvis reviewed the variation request which is for a current nonconforming side yard of approximately 13 feet in lieu of the minimum required 18 feet. She also stated that corner lots are now required to be 80 feet wide and the subject lot is 60 feet wide. He added that the proposed lot would result in a nonconforming side yard setback of 12-1/2 feet in lieu of 18 feet. ZBA Member Micheli stated that Tim and Amy Murphy are requesting a variation for a cost effective addition in order to support a growing family with long-term needs. They stated that the plans as submitted are required in order to construct on a narrow lot without cutting a zig-zag pattern into the building and falling out of character with the surrounding neighborhood. ZBA Member Micheli then stated that Architect Rick Rearick underscored the need to construct as submitted or to work around practical difficulties of the existing stairwell, bearing walls and unique circumstances related to the house placement on the lot. He added that since the house was originally constructed in the 1940's, numerous setback changes have occurred since then. ZBA Member Micheli added that Mark Senak spoke in support of the petition as well as this type of work which is in keeping with the character of the neighborhood.

ZBA Member Jones moved, seconded by ZBA Member Whalls, to accept the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

All of the ZBA Members were in favor of the petitioners' variation request. ZBA Member Whalls stated that this property is covered under a grandfather clause and there has been a number of changes to the Zoning Code. He added that this property is a corner lot which is further restricted. ZBA Member Jones stated he originally thought that if the entire floor plan was on the first floor, the addition could be built backwards, however, that would create less privacy in the back yard. He stated he liked that the petitioners are keeping an older house. ZBA Members Micheli and Miller also were supportive of the variation request.

ZONING BOARD OF APPEALS

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FEBRUARY 27, 2018

ZBA Member Micheli moved, seconded by ZBA Member Jones, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Micheli, to recommend approval of the variation request for Tim and Amy Murphy, owners of the subject property at 180 N. Park Boulevard due to the practical difficulties that if they tried to build to code with the kitchen zig-zag pattern, it would make it difficult to egress the home in an emergency and that the subject house is on a narrow corner lot and is positioned like it is an interior lot which would cause difficulties with the corner side yard setback.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Miller, Micheli, Jones, Whalls and Chairman Garrity voted yes.

Trustee Report

Trustee Liaison Senak stated Hadley Junior High will have a new bus lane. He also stated that a façade improvement award was awarded to Sushi Ukai. Trustee Senak also stated that Common Good is a new business that will be located across from the train station. He also stated there was recently a workshop on parking with good discussion including renovation of the downtown streetscape. He also stated the Village Board recently voted to increase the home rule sales tax by a quarter of a percent. Trustee Liaison Senak also stated the Village would be well served to ban the sale, use or possession of AR 15 semi-automatic guns.

Chairperson Report

Chairperson Garrity welcomed students from Glenbard West to the ZBA meeting.

Staff Report

Associate Planner Kelly Purvis stated that there will be 3 variation requests at the next ZBA meeting.

ZBA Member Jones moved, seconded by ZBA Member Micheli, to adjourn the meeting at 8:02 p.m. The motion carried by voice vote.

Submitted by:
Barbara Utterback
Recording Secretary

ZONING BOARD OF APPEALS

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FEBRUARY 27, 2018

Reviewed by:
Kelly Purvis
Associate Planner



Location & Zoning - 180 N Park Blvd



Map created on January 29, 2018.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
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	RE - Residential Estate
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	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

*Aerial View - 180 N Park Blvd.*

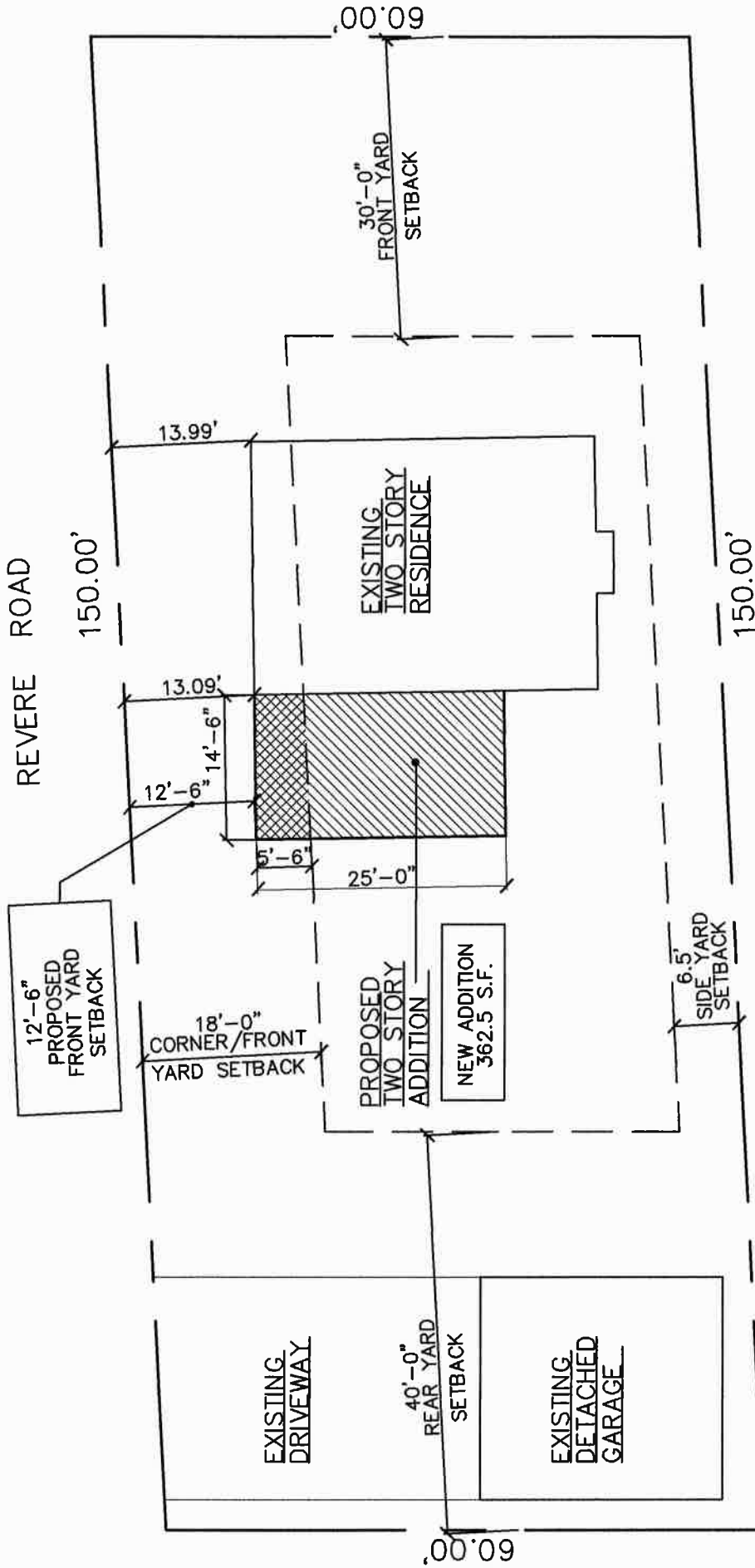
Map created on January 29, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

NORTH PARK BOULEVARD



PROPOSED SITE PLAN

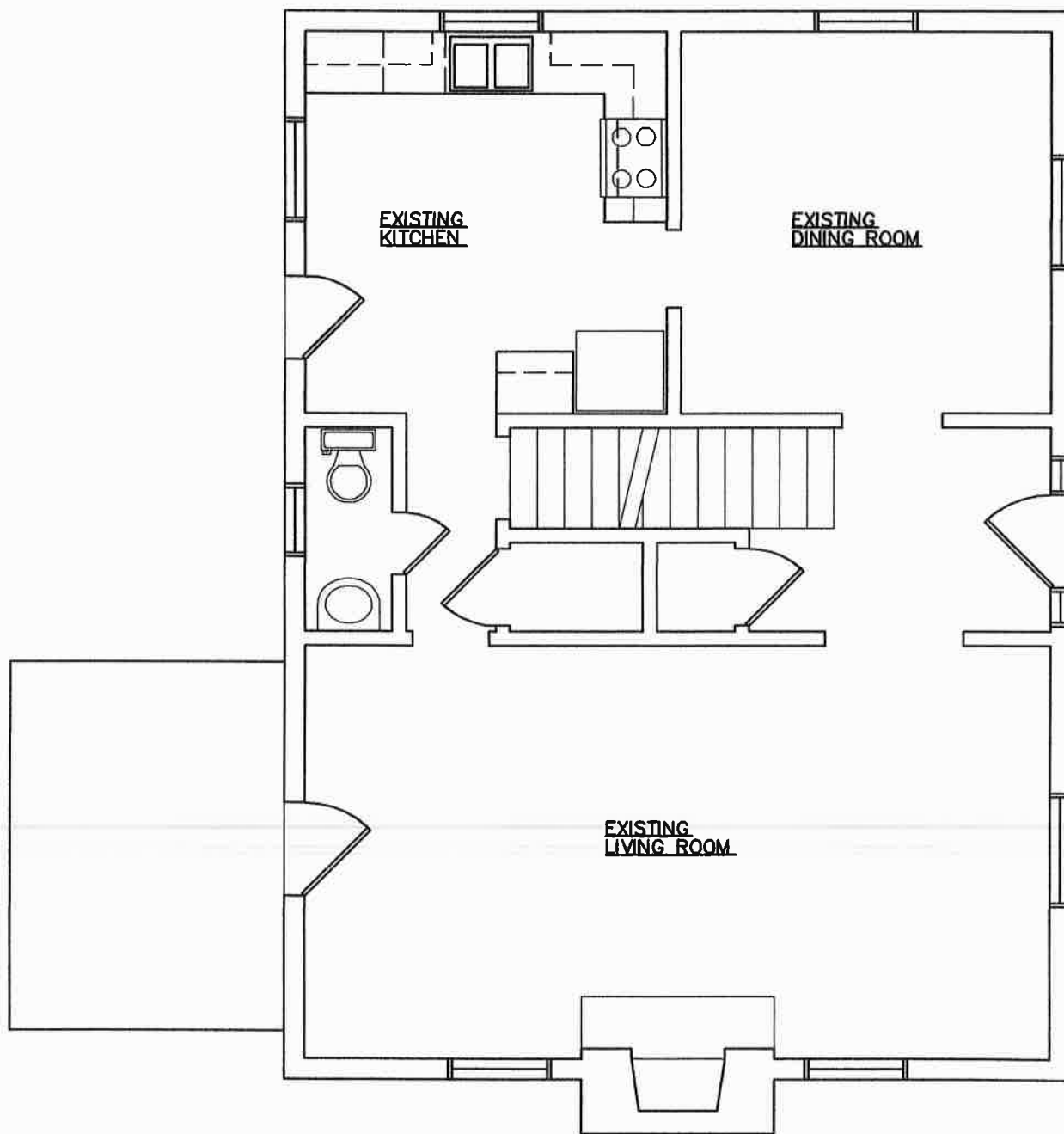
SCALE: 1/16" = 1'-0"

180 NORTH PARK BOULEVARD

RECEIVED

JAN 30 2018

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH





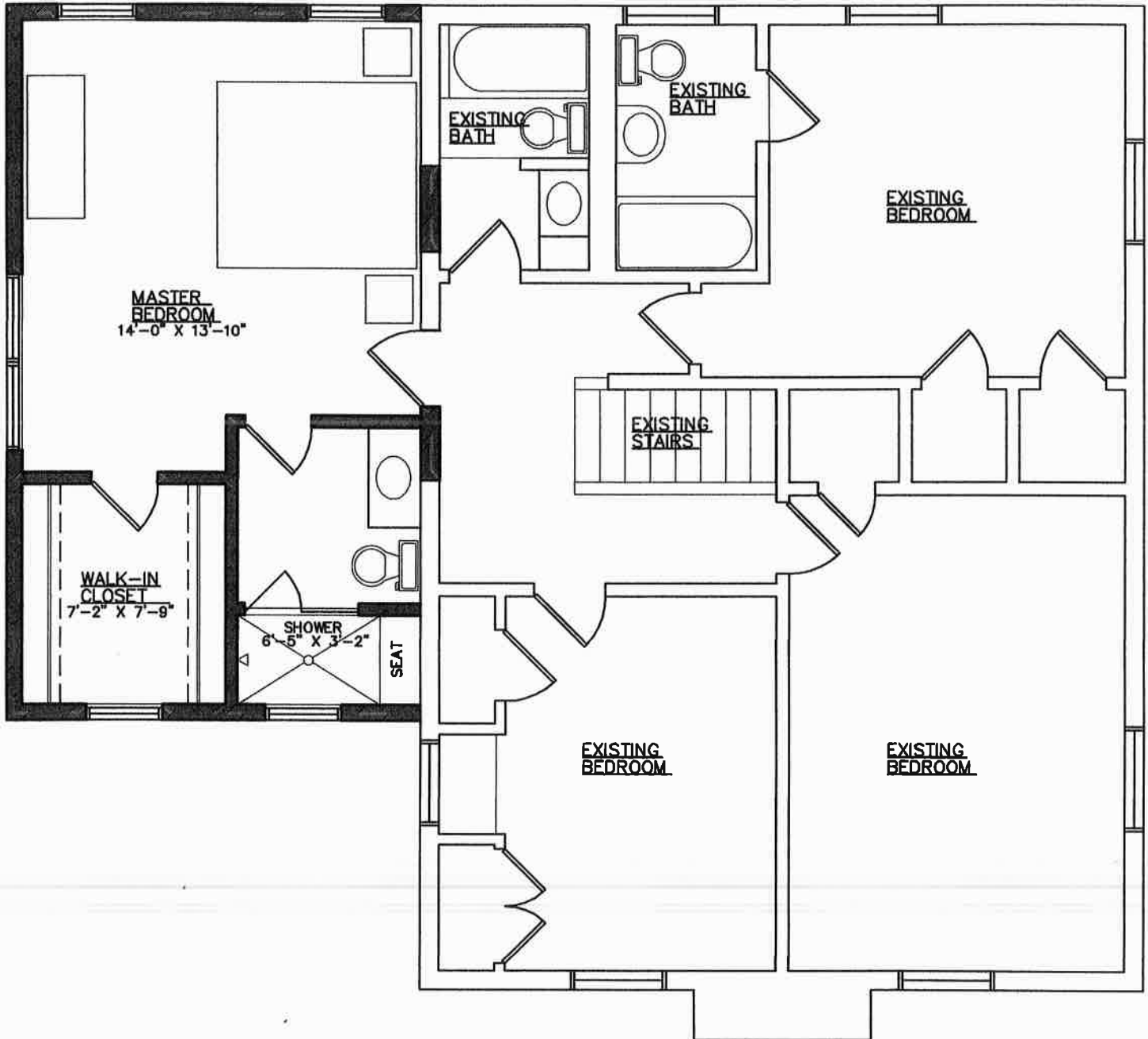
EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH





SCALE: 3/16" = 1'-0"

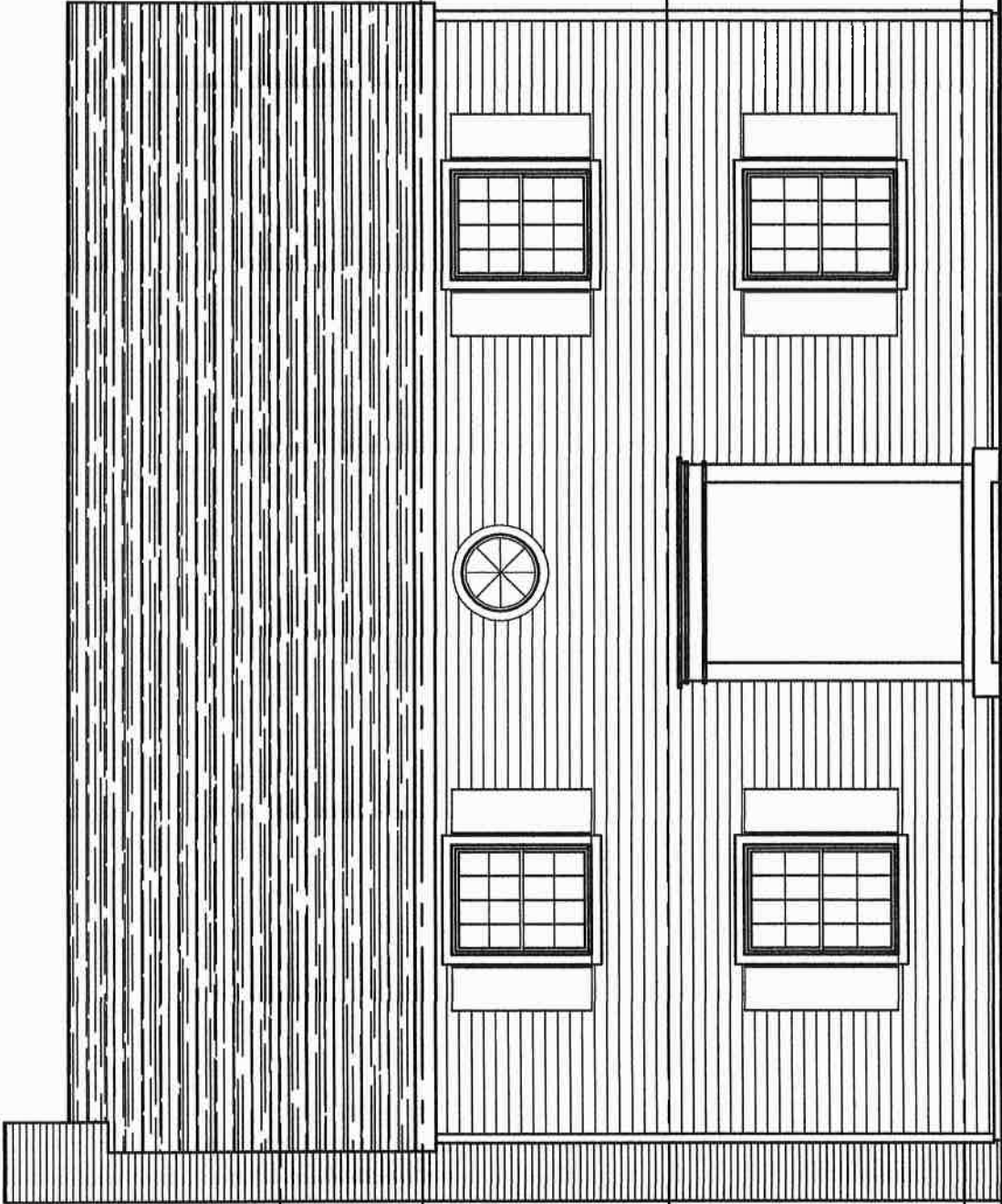


PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

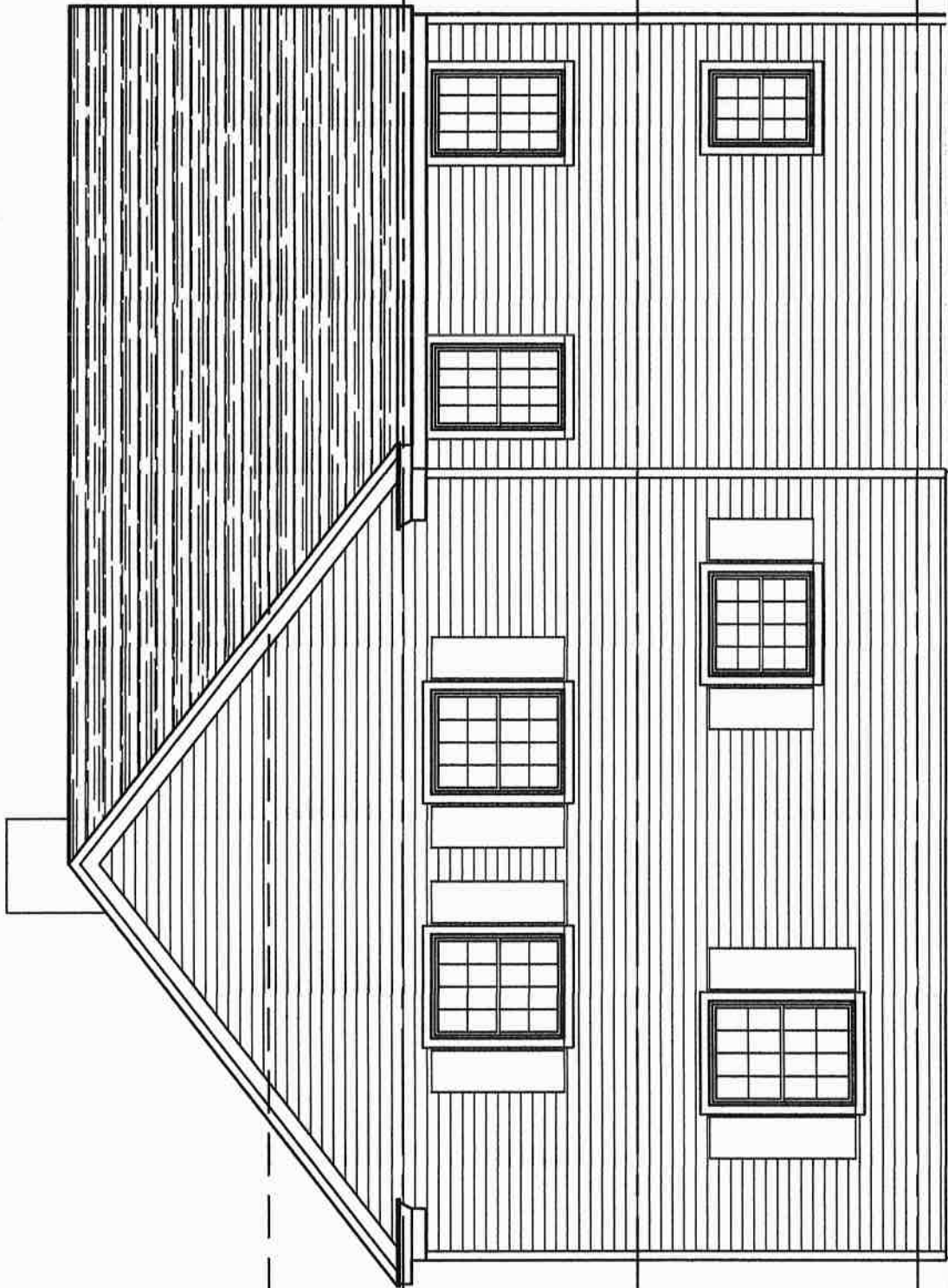
NORTH



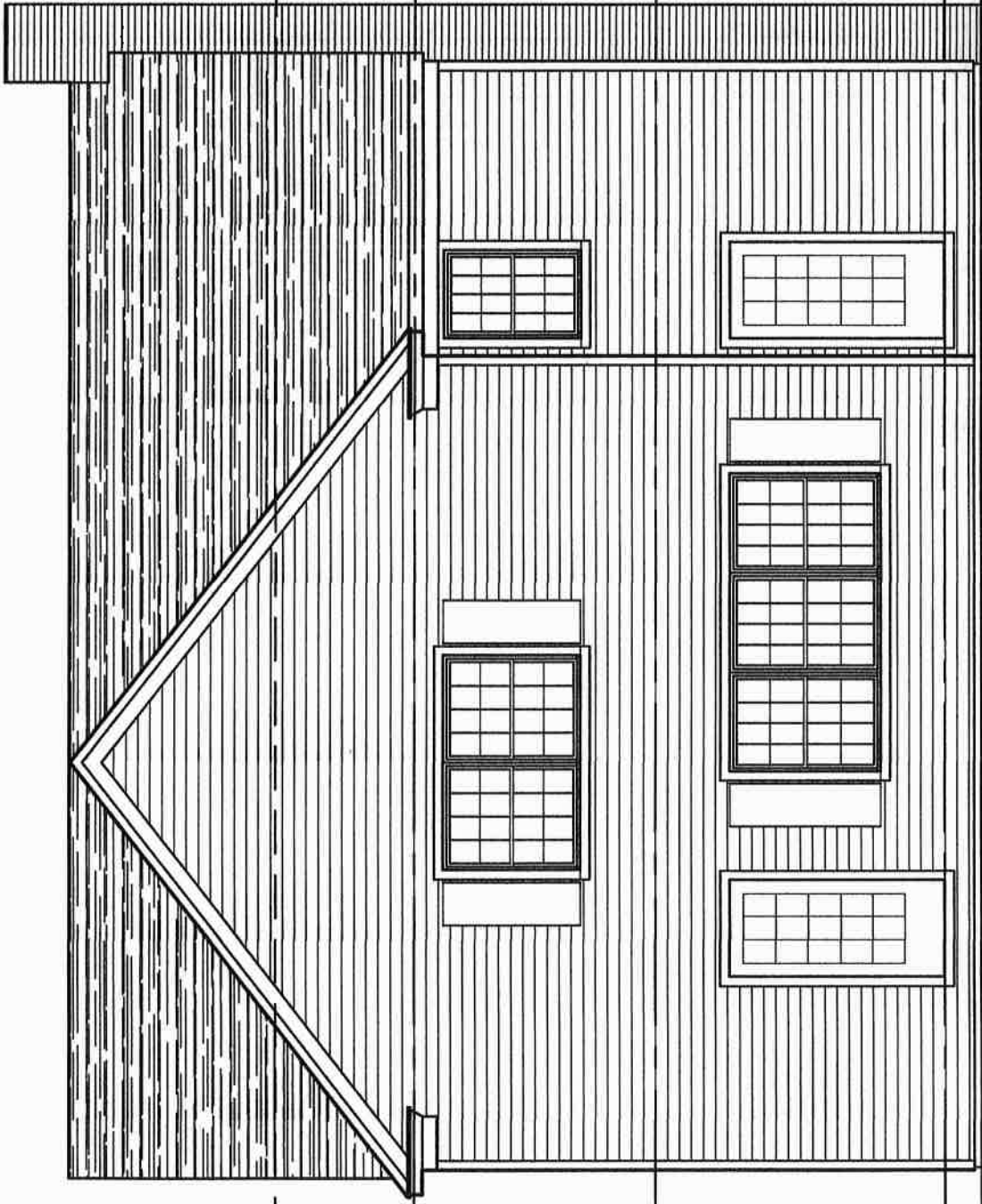


PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"