



**AGENDA ITEM EXECUTIVE SUMMARY**

Title:	Recommendation to Approve a Downtown Business Economic Incentive Award for 320 W. Main Street (Two Wild Seeds Bakery)
Presenter:	Matthew O'Rourke, Economic Development Division Manager

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (3/14/16)		City Council
	Public Hearing		

Estimated Cost:	\$14,223.00	Budgeted:	YES	X	NO
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If NO, please explain how item will be funded:

**Executive Summary:**

Background:

In February of 2015, the City Council approved the Downtown Business Economic Incentive Program to provide build-out assistance for new or existing/expanding businesses that are renovating the inside of retail spaces located on the first floor of downtown properties. Subsequently, this program received its first funding allocation on May 1, 2015 for FY 2015-2016. When the program was created, it included two different tiers for approval. Tier 1 (awards in the amount of \$10,000 or less) are approved administratively by staff. Tier 2 awards (over \$10,000 up to the maximum allowed of \$25,000) require City Council approval.

During this first year, the program has been well received and utilized by both new and existing business owners. Four grants for Isacco, Bombshell 56, The Finery & Blacksmith Bar, and Magnolia Bridal have been approved, and an award for Charlestowne on the River is currently under review. All of these previous awards were at or under \$10,000.

Two Wild Seeds Downtown Business Economic Incentive Award:

Staff is presenting the first Downtown Business Economic Incentive Program Award that exceeds the \$10,000 Tier 1 limit. Susan and Katie Kritzberg are locating a new bakery at 320 W. Main Street (formerly The Bend). There are a number of upgrades required including: new ceiling tiles (kitchen), new flooring (per the Kane County Health Department), and demising walls to separate the kitchen from customer areas.

Staff has reviewed the grant eligible improvements and recommends approval of the grant. The total cost of the improvements is \$28,445 and the City's share will be a maximum of \$14,223.

**Attachments:** *(please list)*

Draft Downtown Business Economic Incentive Award Agreement.  
Downtown Business Economic Incentive Program Application

**Recommendation / Suggested Action** *(briefly explain):*

Recommendation to approve a Downtown Business Economic Incentive Award for 320 W. Main Street (Two Wild Seeds Bakery).

<i>For office use only:</i>	<i>Agenda Item Number: 3d</i>
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**City of St. Charles**  
**Downtown Business Economic Incentive Award Agreement**

320 W. Main Street  
Two Wild Seeds Baking Company, LLC. (Susan and Katie Kritzberg)

**THIS AGREEMENT**, entered into this 21st day of March, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Susan and Katie Kritzberg**

Address of Property to be Improved: **320 W. Main Street**

PIN Number(s): **09-27-361-006**

Property Owner's Name: **CHOICE COMMERCIAL PROPERTIES, LTD.**

**WITNESSETH:**

**WHEREAS**, the CITY has established a **Downtown Business Economic Incentive Award Program** to provide matching grants for permanent Building Improvements within the Downtown Business Economic Incentive Program Boundary Area of the CITY as described in Exhibit I; and

**WHEREAS**, Susan and Katie Kritzberg, APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Downtown Business Economic Incentive Award; and

**WHEREAS**, said Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the building stock in the downtown area of the CITY and preventing blight and deterioration; and

**WHEREAS**, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Downtown Business Economic Incentive Award Program.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

**SECTION 1:** The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-27-361-006, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “II” (the “Eligible Building Improvements Cost Estimate”), but in no event more than the maximum amounts as defined below:

Building Improvements cost: \$28,447.00      City’s Share @ 50% up to a maximum of \$14,223.00

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’s control.

**SECTION 2:** The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

**SECTION 3:** Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement,

proof of payment and lien waivers, and “before” and “after” pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

**SECTION 4:** All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

**SECTION 5:** If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

**SECTION 6:** Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the



construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

**SECTION 7:** The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Downtown Business Economic Incentive Award(s) which are the subject of this Agreement. The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

**SECTION 8:** Nothing herein is intended to limit, restrict or prohibit the APPLICANT from

undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

**SECTION 9:** This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

**APPLICANT**

**PROPERTY OWNER**  
(if different from APPLICANT)

\_\_\_\_\_

\_\_\_\_\_

**CITY OF ST. CHARLES:** \_\_\_\_\_

**Mayor or Director of Community & Economic Development**

**ATTEST:** \_\_\_\_\_

**City Clerk**

Applicant contact information:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner's information, if different than applicant:

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**Exhibit I**

Map of the Downtown Business Economic Incentive Program Eligible Properties Boundary



# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

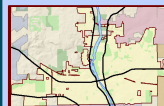
## Precision GIS

RAYMOND REGINA Mayor  
MARK KOENEN City Administrator



**Legend**

- Downtown Business Economic Incentive Program Boundary —
- Downtown Overlay District —



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: January 20, 2015 08:49 AM



0 322 643 Feet

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Powered by Precision GIS

**Exhibit II**

Eligible Building Improvements Cost Estimate

# TITONI GROUP INC

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P.O. Box 147, South Elgin, IL 60177 | 847-347-4260 | titonigroup@att.net

**February 1, 2016**

**Susan Kritzberg**

**Blackberry Bakery**

**420 Main St.**

**St Charles, IL 60174**

**Skritz54@yahoo.com**

Proposal for work being done for the above address,

Demo flooring and ceiling as needed, demo all shelves

Frame walls as per print, drywall new walls, and finish tape

Supply and install white FRP full height around sink area and 60" height in the remainder of the kitchen area

Labor and materials ...\$12725.00

Add hand wash sink as per print and install new sink (supplied by others) Labor and materials ...\$1940.00

All electrical as per print Labor and materials ...\$8100.00

Supply and install new vinyl, fire rates ceiling tiles Labor and materials ... \$1920.00

Supply and install commercial grade sheet goods, Labor for install of sheet goods and underlayment and all rubber base and transitions stripes ...\$2450.00 ... materials ... \$1550.00. sheet good are from \$45 or \$60 per yard plus sales tax. you will need a total of 100 yards. \$4500.00 to \$6000.00 plus tax

Paint all one color in exist retail, new hall, bathroom Labor and materials ... \$2200.00

Paint kitchen labor and materials ...\$880.00

Dumpster is \$450 per 20, yard box

WAINSCOT TBD, COUNTER TOP TBD,

All equipment supplied and installed by others

All lighting fixtures supplied by others

All plumbing fixtures supplied by others

No fire alarm included in above work and no low voltage/data included

All permits and fees by others

All pricing is based upon drawings dated 01-19-16 any changed will be subjected to additional cost or possible credit

50% deposit is required and balance due upon completion of the above work

Any addition work will be quoted

If you have any questions, please contact me at any time

Thank you

Titoni Group Inc



LEASE

Date of Lease: December 11, 2015  
 Term of Lease: Beginning: December 11, 2015 Ending: November 30, 2018  
 Location of Premises: 320 W Main Street, St. Charles, IL 60174  
 Purpose of Lease: A Bakery where bread, cakes, cookies, and other baked foods are made and sold  
 Lessee: Blackberry Baking Company, LLC an Illinois Limited Liability Company and Kaitlin Kritzberg and Susan Kritzberg, personally, 1217 Game Farm Road, Yorkville, IL - 60560  
 Lessor: Choice Commercial Properties - PO Box 348, Geneva, Illinois 60134

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

1. RENT. It is hereby agreed by the Lessee that Lessee shall pay in advance to Lessor or Lessor's agent, at Lessor's address stated above or such other address as Lessor may designate in writing, the sum of:

- Zero dollars (\$0.00) per month for the period of December 11, 2015 to January 31, 2016
- One thousand dollars (\$1,000.00) per month for the period of February 1, 2016 to February 29, 2016
- Two thousand dollars (\$2,000.00) per month for the period of March 1, 2016 to November 30, 2016
- Two thousand, sixty dollars (\$2,060.00) per month for the period of December 1, 2016 to November 30, 2017
- Two thousand, one hundred, sixty dollars (\$2,122.00) per month for the period of December 1, 2017 to November 30, 2018

Rent is due on or before the first day of each month and any payments received after the first day of each month shall bear a late charge equal to five percent of the overdue payment. Any payments received after the fifth day of each month shall bear an additional late charge of twenty five dollars (\$25.00) per day for each and every day rent is not received.

2. UTILITIES. Lessee will pay, in addition to the rent above specified, all water rents, gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this Lease is granted and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amount so paid, together with any sums paid by Lessor to keep the Premises in clean and healthy condition, as herein specified, are declared to be so much additional rent plus 5% and payable with the installment of rent next due thereafter. Lessee is responsible for all phone charges and/or charges for fax, modem or phone line, garbage and refuse pickup.

3. REAL ESTATE TAXES AND OTHER PASS THROUGHES. In addition to the rent and utility charges designated in Paragraphs One and Two above, the Lessee will pay its proportionate share of the real estate taxes and the common area expenses (as defined below) incurred by Lessor throughout the term of this Lease. These charges may be billed to Lessee monthly as such charges are incurred or annually, as determined by Lessor. The Lessee's proportionate share will be deemed to be 35% of the monies owed.

Real Estate Taxes: Lessee shall pay all general real estate taxes on the Premises for the period of the leasehold, in the following manner: Lessee shall pay one-twelfth of their proportionate share of the estimated annual real estate tax bill for the Premises to the Lessor on the same day as rent is due the Lessor, said funds to be held by Lessor for the payment of the taxes due. The initial monthly amount due for real estate taxes from Lessee shall be four hundred sixty one dollars (\$461.00) per month. The actual amount of one-twelfth of the annual real estate taxes due from the Lessee to Lessor shall be adjusted on June 1st of each year of the leasehold. For the original term of this Lease, Lessor agrees to cap any increase to the real estate taxes to 5% of the previous year.

Common Area Expenses: Lessor will operate, manage, maintain and repair the common areas of the building and pay the costs of such operation. These costs shall mean all costs of operating and maintaining the common areas in a manner deemed by Lessor appropriate for the best interests of Lessee and other occupants of the building. Included among the costs and expenses which constitute Lessor's common area expenses, but not limited thereto, shall be all costs and expenses of protecting, managing, repairing, lighting, cleaning, painting, striping, insuring, removing of snow, ice and debris, security, fire protection, inspecting, repair and maintenance of equipment used in the operation of the Common Areas, repairing and replacing electrical, gas, water and telephone systems, costs of landscaping and expenses of utilities use in common areas. Lessee shall pay all Common Area Expenses on the Premises for the period of the leasehold, in the following manner: Lessee shall pay one-twelfth of their proportionate share of the estimated Common Area Expenses for the Premises to the Lessor on the same day as rent is due the Lessor, said funds to be held by Lessor for the payment of Common Area Expenses as such charges are incurred. The initial monthly amount due from Lessee shall be two hundred thirty nine dollars (\$239.00) per month. The actual amount of one-twelfth of the annual Common Area Expenses due from the Lessee to Lessor shall be adjusted on June 1st of each year of the leasehold. For the original term of this Lease, Lessor agrees to cap any increase to the Common Area Expenses to 5% of the previous year.

4. SECURITY DEPOSIT. Lessee shall at the time this Lease is executed deposit with Lessor the sum of two thousand, five hundred dollars (\$2,500.00) which shall be held by Lessor (without interest) as a Security Deposit to partially secure faithful performance by Lessee of all of the covenants, conditions, and agreements in this Lease set forth and contained herein on the part of Lessee. Lessee agrees that the Security Deposit may be applied by the Lessor to cure any default without prejudice to any other remedy which Lessor may have on account thereof, and upon such application Lessee shall pay to Lessor on demand that amount so applied which shall then be added to the Security Deposit so that same may be restored to its original amount. Lessor agrees that if Lessee shall faithfully perform and observe all of the covenants, conditions, and agreements in this Lease, then within thirty days of the Termination Date, the remaining balance of the sum deposited, less any portion previously applied, shall be returned to Lessee when Lessee vacates the Premises and surrenders possession thereof to Lessor in satisfactory condition. In the event of bankruptcy or other creditor debt proceedings against Lessee which result in a third party claim on the Security Deposit, the Security Deposit shall be deemed to be first applied to the payment of rents and other sums due Lessor for all periods prior to the filing of such proceedings. Lessor may deliver the Security Deposit to a purchaser or transferee of Lessor's interest in the building in the event that such

## Revised Cost Estimate - Flooring

**Subject:** Re: Flooring Bid  
**From:** Michael Titone (titonigroup@att.net)  
**To:** skritz54@yahoo.com;  
**Date:** Friday, March 4, 2016 5:28 AM

Susan Kritzberg  
Blackberry Bakery  
420 Main St.  
St Charles, IL 60174  
Skritz54@yahoo.com

March 4, 2016

Proposal for work being done for the above address,  
Demo flooring and ceiling as needed, demo all shelves  
Frame walls as per print, drywall new walls, and finish tape  
Supply and install white FRP full height around sink area and 60" height in the remainder of the kitchen area

Labor and materials ...\$12725.00

Add hand wash sink as per print and install new sing (supplied by others) Labor and materials ...\$1940.00

All electrical as per print Labor and materials ...\$8100.00

Supply and install new vinyl, fire rates ceiling tiles Labor and materials ... \$1920.00

Supply and install Congoleum VCT -14 Light Pebble Beige, along wit color matching vinyl base in kitchen area and brown vinyl in retail area. Also supply and install all under layment and skim to smooth finish. Labor and materials . \$3762.00

Paint all one color in exist retail, new hall, bathroom Labor and materials ... \$2200.00

Paint kitchen labor and materials ...\$880.00

Dumpster is \$450 per 20, yard box

WAINSCOT TBD, COUNTER TOP TBD,

All equipment supplied and installed by others

All lighting fixtures supplied by others

All plumbing fixtures supplied by others

No fire alarm included in above work and no low voltage/data included

All permits and fees by others

All pricing is based upon drawings dated 01-19-16 any changed will be subjected to additional cost or possible credit

50% deposit is required and balance due upon completion of the above work

Any addition work will be quoted

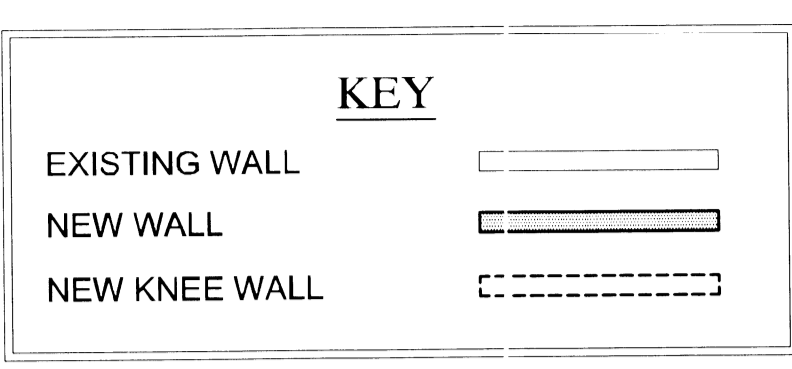
If you have any questions, please contact me at any time

Revised quote as of March 4, 2016

Thank you  
Titoni Group Inc

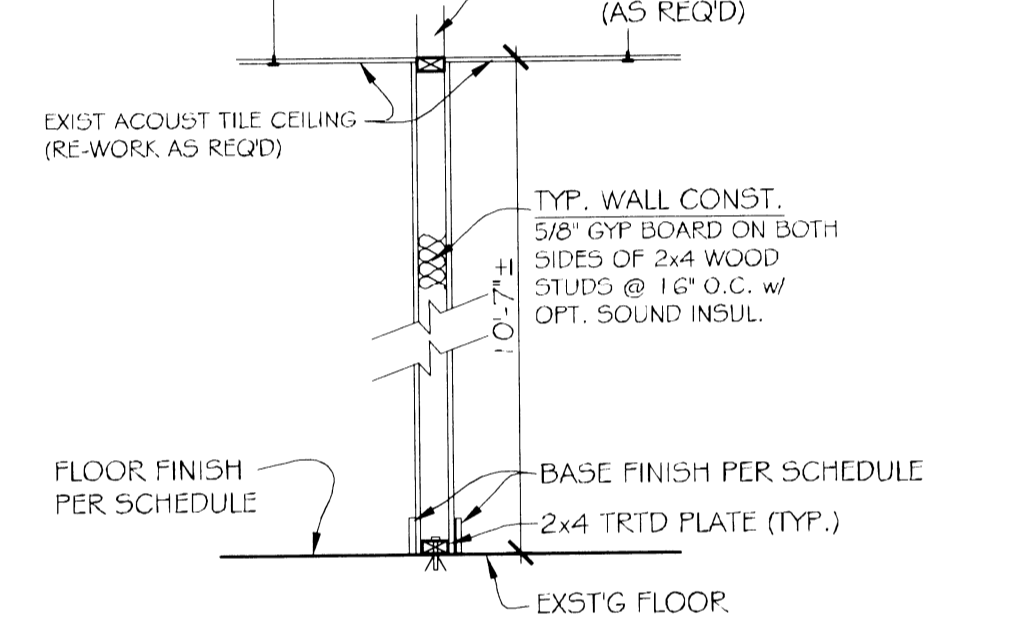
ROOM FINISH SCHEDULE																	
NO.	NAME	SQ.FT.	FLOOR MAT.	FIN.	BASE	NORTH WALL MAT.	FIN.	EAST WALL MAT.	FIN.	SOUTH WALL MAT.	FIN.	WEST WALL MAT.	FIN.	CEILING MAT.	FIN.	CEILING HEIGHT	REMARKS
1	EXIST. RETAIL	425 sq.ft.	EXISTG VINYL	---	EXISTG VINYL	EXISTG VINYL	PAINTED	EXISTG DRYWALL	PAINTED	EXISTG DRYWALL	PAINTED	EXISTG DRYWALL	PAINTED	EXISTG AC TILE	---	9'-6"	NEW AC TILE AS REQD
2	NEW HALL	66 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	9'-6"	NEW AC TILE AS REQD
3	NEW SALES AREA	100 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	9'-6"	NEW AC TILE AS REQD
4	EXIST UTENSIL WASHINGS	74 sq.ft.	EXISTG TILE	---	---	---	---	---	---	---	---	---	---	---	---	9'-6"	"WHITE" FFP
5	NEW KITCHEN	419 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	9'-6"	"WHITE" FFP
6	EXIST TOILET	55 sq.ft.	EXISTG VINYL	---	---	---	---	---	---	---	---	---	---	---	---	8'-2"	---
7	EXIST UTILITY	74 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	8'-2"	---
8	EXIST. OFFICE / DRY STORAGE	100 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	9'-6"	---
9	EXIST. BASEMENT STORAGE	123 sq.ft.	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

NOTE:  
ALL PAINT FINISHES IN FOOD STORAGE, FOOD PREP, FOOD SERVICE AREAS, AND RESTROOMS SHALL BE A LIGHT COLOR, AND SEMI-GLOSS OR GLOSS FINISH.

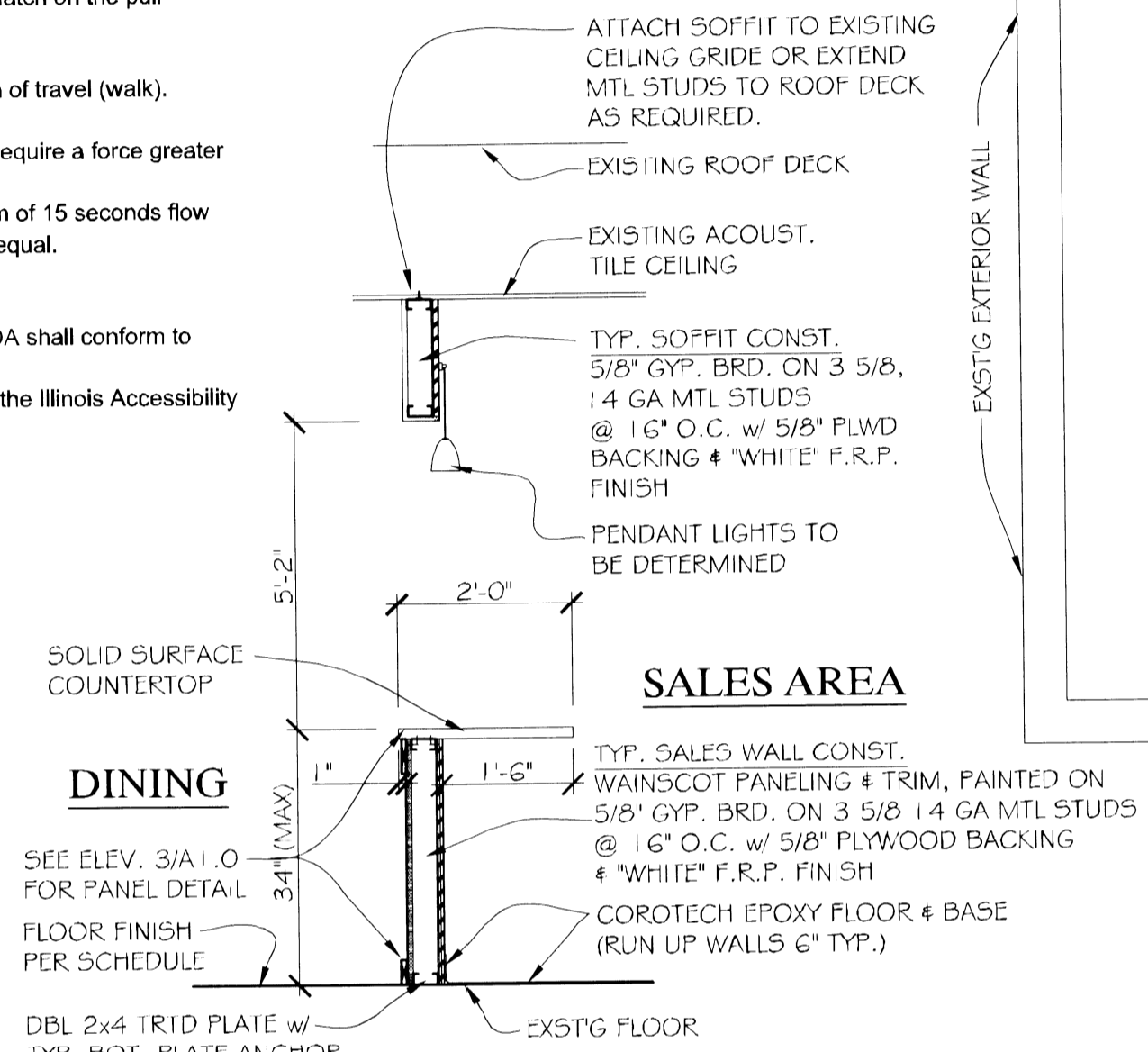


**HOLD HARMLESS STATEMENT**  
The Architect is not overseeing the construction of this building. The use of these drawings by any Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Worker shall instigate a Hold Harmless Agreement between the drawing User and the Architect. The User shall in fact agree to hold the Architect harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Architect harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanic, Tradesmen or Workers. The use of these Drawings also implies that the Architect shall take no responsibility for the plan Users failure to carry out the work in accordance with the Drawing or Contract Documents.

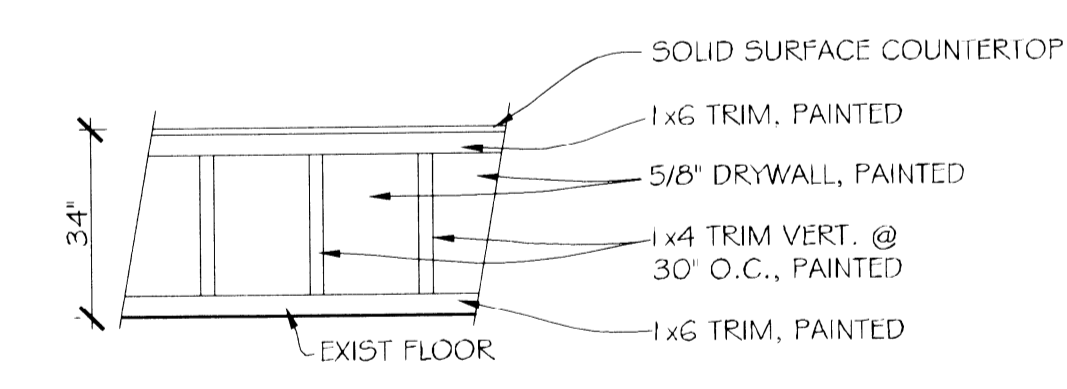
- A.D.A. ACCESSIBILITY NOTES**
- All exit doors shall be 3'-0" x 6'-8" x 1 3/4" FPHM door and frame, providing a minimum of 32" clear opening width, with Lever type exit hardware allowing free exiting (egress) at all times.
  - Change in level at door, including sill or threshold, shall not exceed 1/2". Changes in level between 1/4" and 1/2" shall be beveled.
  - There shall be no change in level between the outside paving or stoop and the exterior discharge path of travel, i.e. paving.
  - There shall be a minimum of 18" x 60" clear and level space to the side of the latch on the pull side of all doors.
  - All stoops shall extend 80" min. perpendicular to the door.
  - There will be no change in elevation between stoop and exterior discharge path of travel (walk).
  - There shall be a 6' x 5' x 4" concrete stoop at all exits.
  - All doors shall have lever type hardware that is ADA compliant and does not require a force greater than 8.5 lbs to open them.
  - All lavatory faucets shall be self-closing type with lever handles and a minimum of 15 seconds flow time. Faucets shall also have a one-half GPM flow restrictor. Moen 8810 or equal.
  - Electrical outlets shall be mounted 15" above finished floor.
  - Electric switches, light, etc., shall be mounted 48" finished floor.
  - All toilet rooms required to meet the Illinois Accessibility Standards and the ADA shall conform to the plans and details indicated on the drawings.
  - The Emergency Warning System shall comply with all requirements listed in the Illinois Accessibility Code section 400.310(s).
  - The unlatching or unlocking of doors shall not require a twisting motion.



**1 TYP. NEW INT. WALL**  
SCALE: 1/2" = 1'-0"



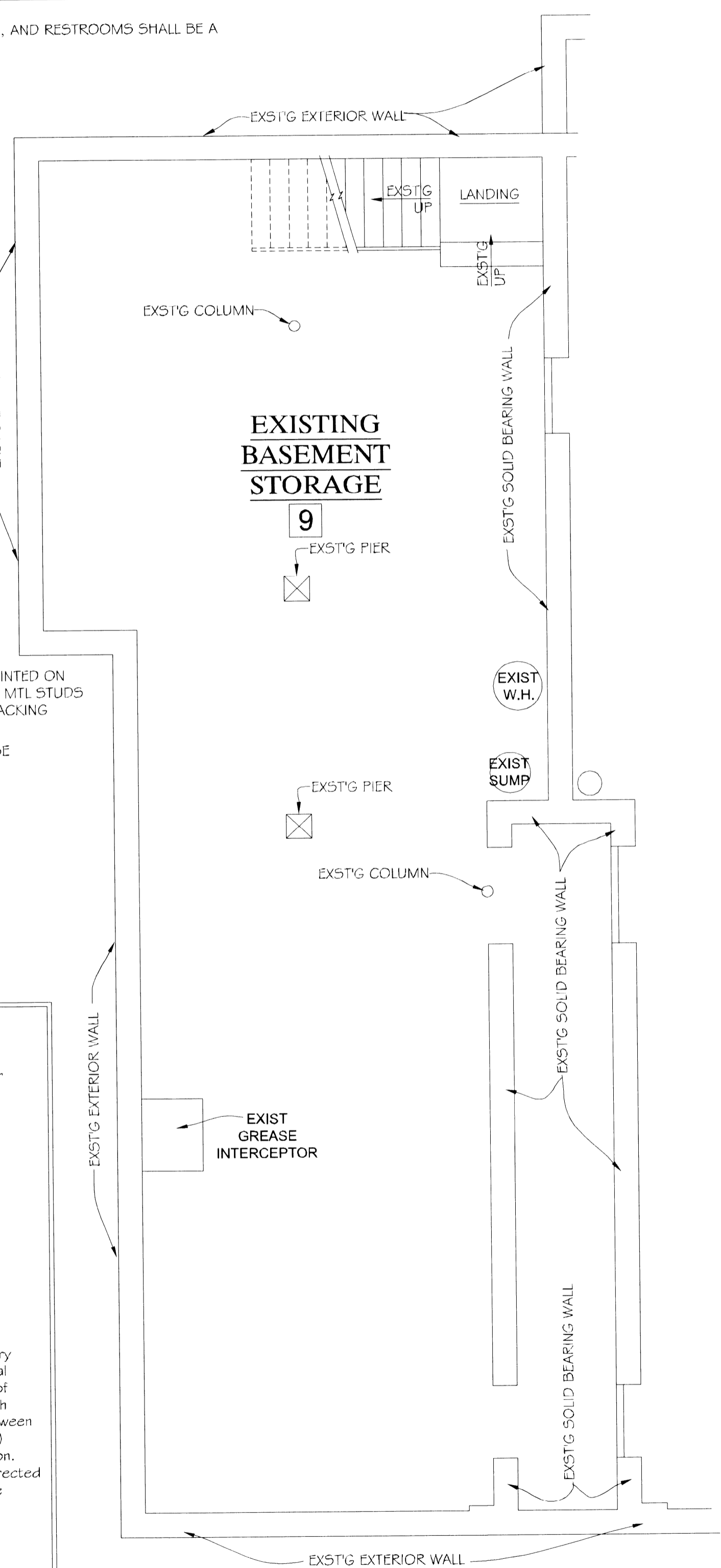
**2 TYP. SALES WALL**  
SCALE: 1/2" = 1'-0"



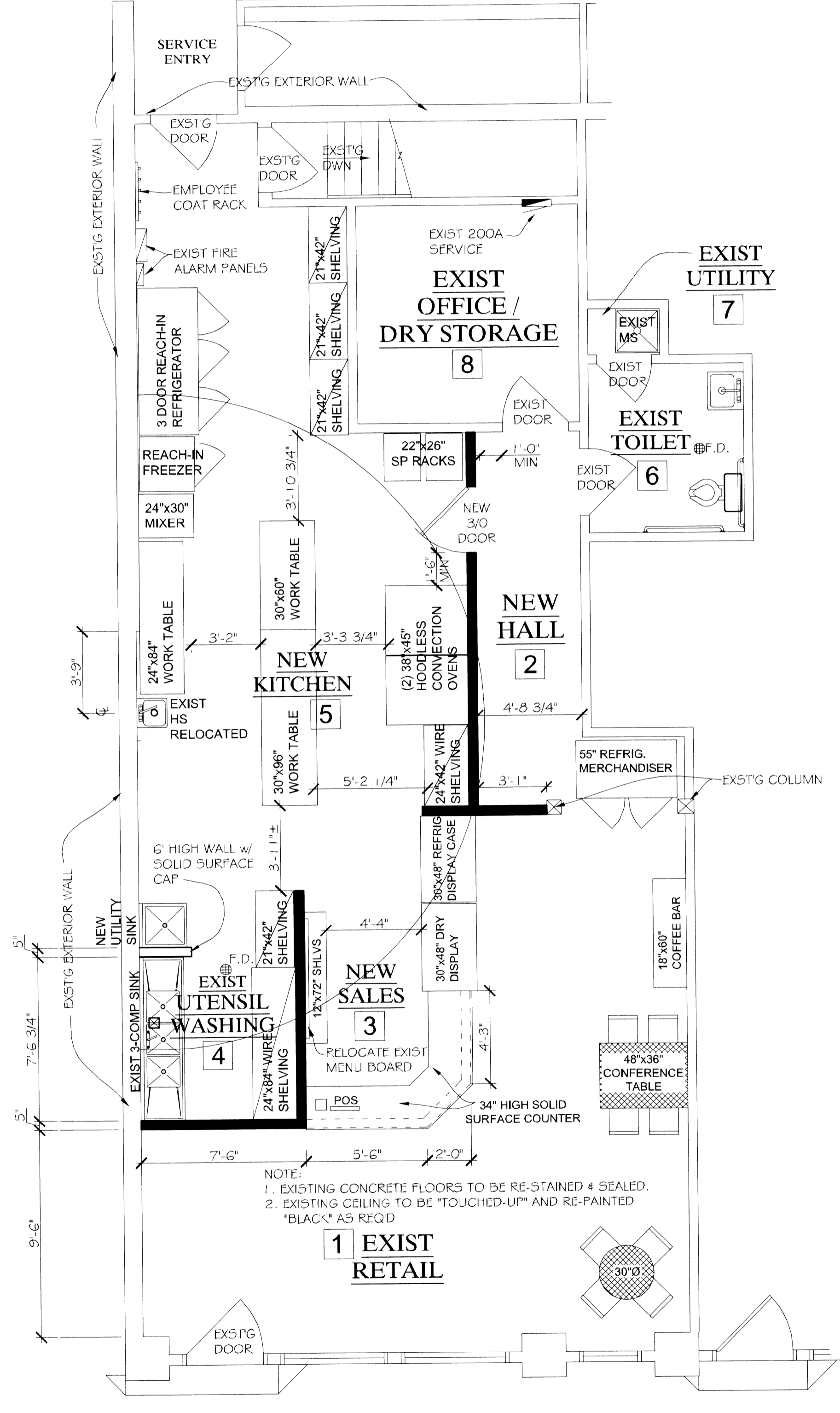
**3 TYP. PREP WALL ELEV.**  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- All work shall conform to all local codes and ordinances and all applicable state and federal codes and ordinances.
  - All permit fees shall be included in the base bid. The General Contractor shall be responsible for all permits and fees, whether local or state, not covered by sub-contractors.
  - All Contractors and their sub-contractors shall inspect the site and verify all conditions and data pertaining to the new structures, and their relationship to the work.
  - All utility locations shall be verified by the trade, or trades, doing the work with them or around them.
  - All dimensions, details and conditions shall be verified in the field. Do not scale the drawings.
  - Any discrepancies, conflicts, or ambiguities between the various drawings, or between the various drawings and actual conditions, shall be brought to the attention of the Architect, or Owner. Failure to do so will not relieve the Contractor or his sub-contractors of any additional costs that might be incurred as a result of discrepancies, conflicts or ambiguities.
  - Structural, mechanical, plumbing and electrical drawings are supplementary to the architectural drawings. It shall be the responsibility of the General contractor to check with the architectural drawings prior to installation of structural, mechanical, plumbing or electrical work and to coordinate such installations with the architectural work. Any discrepancy or conflict between the architectural drawings and the drawings of the consulting engineer(s) drawings shall be brought to the attention of the architect for clarification. Any work installed in conflict with the architectural drawings shall be corrected by the General Contractor at his own expense, and at no expense to the Owner or Architect.
  - Abbreviations used throughout the drawings are those in common use. The Architect will define the intent of any in question.
  - The Owner will select and approve upon submission final color and materials as required during construction.
  - Glass supplier and installer shall conform to all requirements for the safety standard for glazing materials, "16 CFR 1201" latest edition.
  - Unless noted otherwise, interior partition dimensions are as follows: 5/8" drywall both sides 2x4 metal studs, 24 gauge @ 16" O.C.
  - Unless noted otherwise, all plan dimensions of wood or steel stud partitions are dimensioned to rough stud face.
  - All exit doors shall be equipped with either keyless turn piece or panic type hardware.
  - All door hardware shall be lever type meeting the 1997 Illinois Accessibility Code and the ADA, latest editions, unless noted otherwise.

- FIRE ALARM SYSTEM NOTES:**
- Existing fire alarm system to remain. Verify w/ St. Charles F.D. that no changes are required.
  - Approved manual pull stations shall be installed in approved locations, and tied to an approved monitoring system service per local code.
  - Approved audio and visual alarm devices shall be installed in approved locations so all occupants may effectively hear them.



**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**ARCHITECTURAL RESOURCES**  
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Expires: 11/30/16

**FLOOR PLANS**  
Tenant Build-out for  
**BLACKBERRY BAKERY**  
320 W. Main Street  
St. Charles, Illinois 60174

Date 01/19/16  
Scale AS NOTED  
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Of 1 Sheet



ELECTRICAL SYMBOLS	
⊞	SINGLE POLE SWITCH
⊞	DUPLEX RECEPTACLE
⊞	FLOOR MOUNTED DUPLEX RECEPTACLE
⊞	SPECIAL OUTLET - 208V 1Ø OR 3Ø
⊞	SAFETY DISCOUNT SWITCH
E.C.	ELECTRICAL CONTRACTOR
O.S.	OCCUPANCY SENSOR
WP.	WEATHER PROOF
⊞	MOTOR OUTLET
⊞	DUPLEX RECEPTACLE w/ GROUND FAULT
⊞	JUNCTION BOX
⊞	LIGHTING FIXTURE (NIGHT LIGHT)
▽	DATA CONNECTION
▽	PHONE CONNECTION
⊞	LED CANS
⊞	SMALL DECORATIVE PENDANTS
⊞	LARGE DECORATIVE PENDANTS
⊞	EMERGENCY LIGHT
⊞	EMERGENCY LIGHT w/ REMOTE HEAD
⊞	EXIT LIGHT
⊞	EM. PULL STATION
⊞	STROBE/HORN
⊞	ELECTRICAL PANEL
ETR	EXISTING TO REMAIN

KEY	
a	EXISTING 2x4 RECESSED
b	EXISTING EXIT LIGHT / EMERGENCY LIGHT
c	DROPPED PENDANTS (FROM TRACK) 12W LED LAMPS (REPLACES 90W) BY OWNER
d	NEW BLACK TRACK w/ BLACK HEADS ECONOLIGHT# E-KXA 423UIK OR EQUAL BY E.C.
e	NEW / EXISTING EXIT LIGHT BY E.C.
f	NEW / EXISTING EMERGENCY LIGHT BY E.C.
g	2x4 SURFACE MNT. LED FIXTURE ECONOLIGHT# E-TR24L504U 50W NEUTRAL WHITE (4000K) - BY E.C.
h	EXISTING 4' FLUORESCENT

**ELECTRICAL NOTES**

1. ELECTRICAL CONTRACTOR TO PROVIDE / INSTALL ALL CONDUIT / WIRING FOR A COMPLETE ELECTRICAL LIGHTING AND POWER SYSTEMS
2. ELECTRICAL CONTRACTOR TO FOLLOW N.E.C. 2008 AND LOCAL ST. CHARLES AMENDMENTS PER CITY
3. VOID
4. MIN. 3/4" CONDUIT, MIN WIRE #12 COPPER
5. COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL ROOF TOP UNITS. VERIFY FINAL CIRCUIT BREAKER / WIRE SIZES BEFORE INSTALLATION.
6. VOID
7. ALL 120V OUTLETS IN KITCHEN AREA TO BE G.F.C.I.
8. ALL OUTLETS TO BE SPEC GRADE 20AMP 120V
9. ALL WORK / MATERIAL AND SYSTEMS GUARANTEE FOR (1) YEAR
10. FIRE ALARM SYSTEMS FURNISH / INSTALLED BY OTHERS
11. ELECTRICAL CONTRACTOR TO PROVIDE ALL NEW PANEL SCHEDULES
12. VOID
13. ELECTRICAL CONTRACTOR TO COORDINATE LIGHTING LAYOUT, ETC... WITH ARCHITECT.
14. NEW DIMMERS MANUFACTURER LUTRON NOVA SERIES. ELECTRICAL CONTRACTOR TO SIZE DIMMERS, TYPES, ETC... MAX. 80% LOAD.
15. VOID
16. VOID

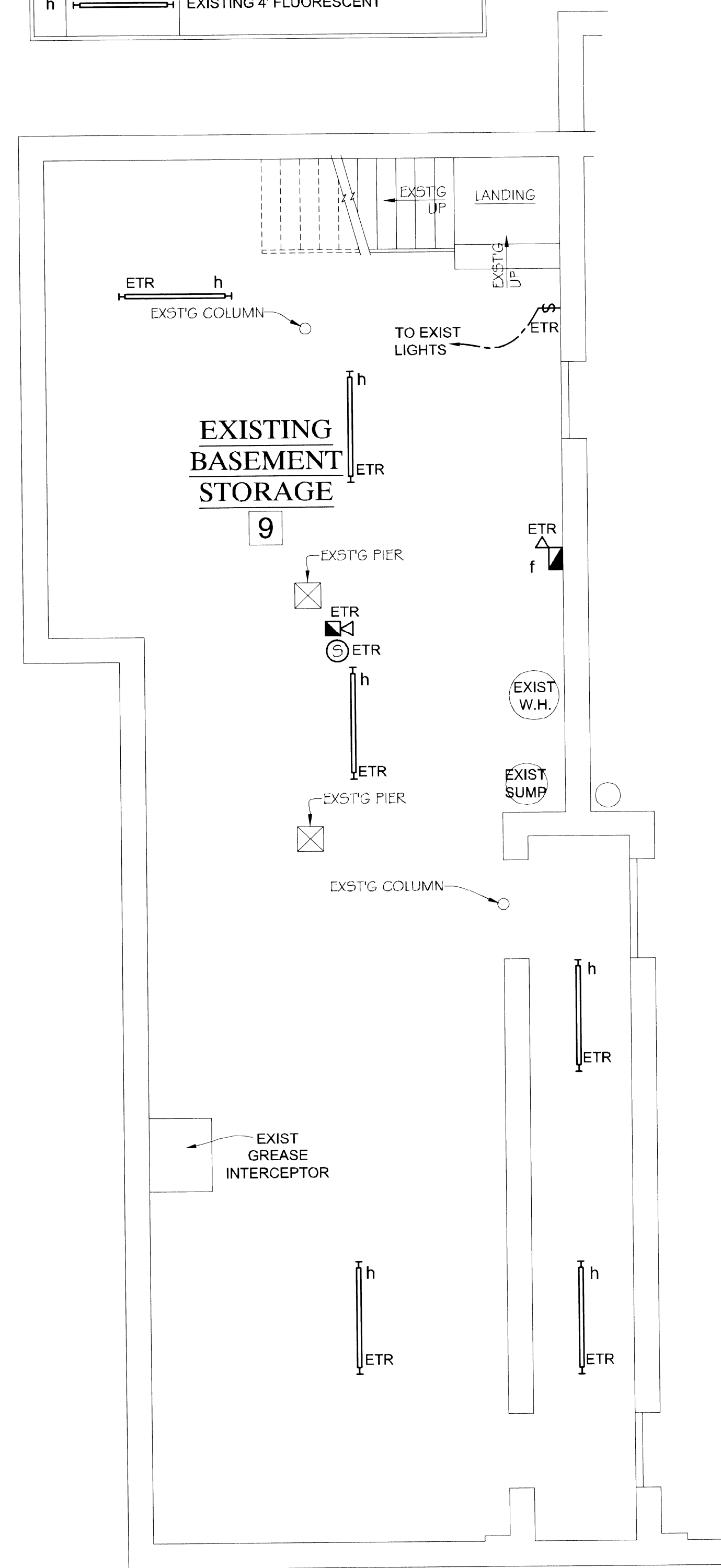
**ELECTRICAL NOTES**

17. ELECTRICAL CONTRACTOR TO VERIFY FINAL SHOP DRAWINGS FROM FOOD EQUIPMENT SUPPLIER FOR FINAL OUTLET SIZE, VOLTAGES AND LOCATIONS.
18. EXISTING ROOFTOP UNITS & MUA WIRED TO EXISTING ELEC. PANEL
19. EMERGENCY BATTERY UNITS WIRED TO LOCAL LIGHTING CIRCUIT "HOT" AHEAD OF LIGHT SWITCH.
20. EXIT SIGNS WIRED TO LOCK MIN #12. PAINTED RED.
21. PROVIDE GROUND WIRE MIN #12 ON ALL CIRCUITS OR PER N.E.C.

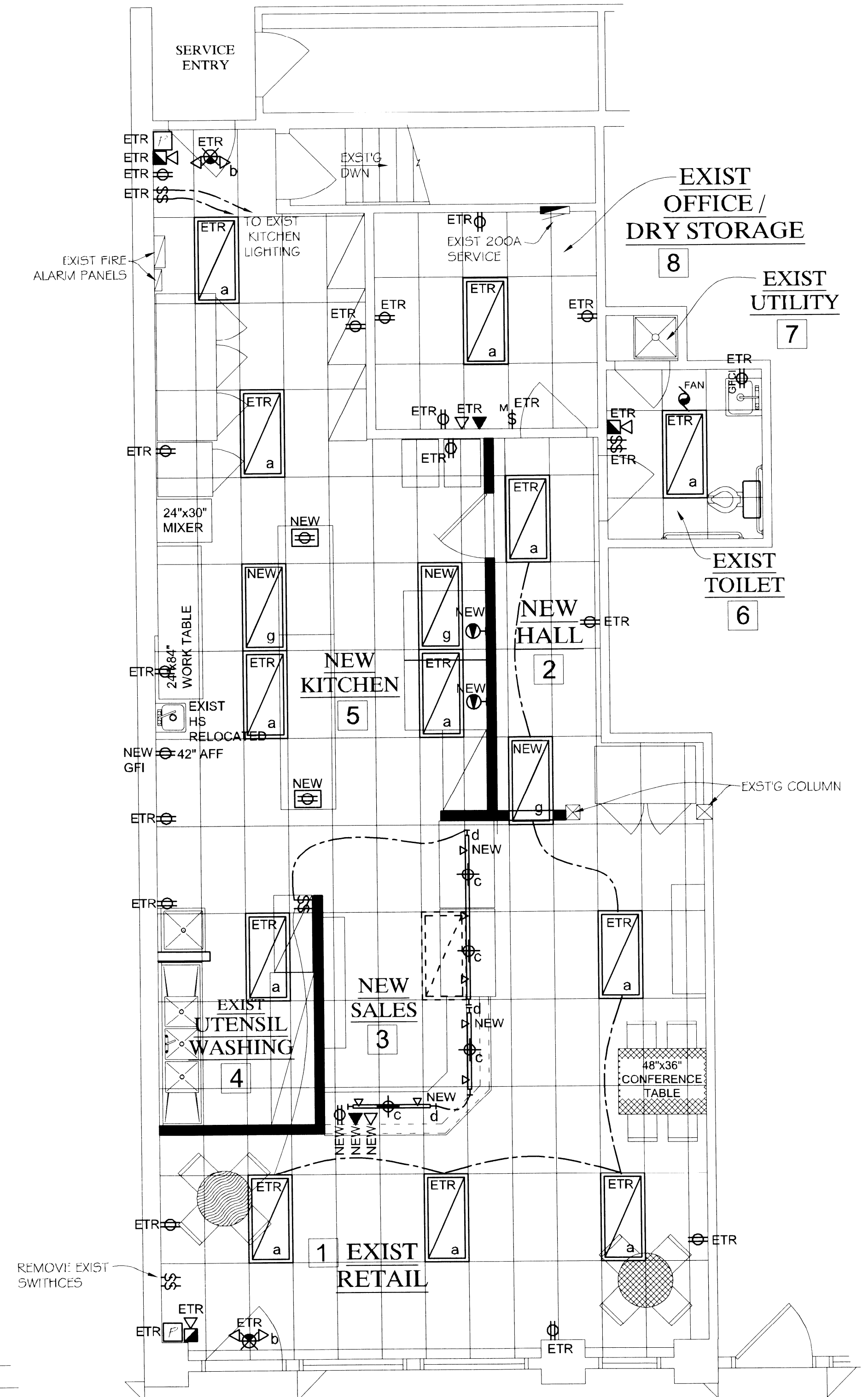
**Lighting notes:**

1. Existing lighting to remain active, rewire to new switch locations (SEE TENANT).
2. New exit signs connect into existing exit sign cct., to lock C.B. paint red.

NOTE :  
All Lighting Wired to "MDP"  
Min : #12 Wire  
Min: 3/4" Conduit  
Max: (9) Wires per Homerun



**BASEMENT ELECT. PLAN**  
SCALE: 1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS BY:


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**ELECTRICAL PLANS & PLUMB. RISER DIA.'s**  
Tenant Build-out for  
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# GENERAL NOTES

THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. THE WORK ALSO INCLUDES ROUGH-IN AND FINAL CONNECTIONS TO FOOD SERVICE EQUIPMENT AND BEVERAGE DISPENSING EQUIPMENT PROVIDED BY OTHERS. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF THE COMPLETED PROJECT. PROVIDE A SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT THE OWNER'S OPTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGNOSTIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS. COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

PIPING SYSTEMS - GENERAL. ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING, PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEMS FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, AIR, SUPPLIES, WASTE OUTLET, TRAPS, ECT. AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, FOOD SERVICE CONTRACTOR, EQUIPMENT SUPPLIER, ETC. INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND FITTINGS FOR 1-1/4" AND LARGER SIZES.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW.

PIPE INSULATION: INSULATE ALL LISTED SERVICE PIPING AS FOLLOWS: DOMESTIC COLD/HOT WATER, HOT WATER RETURN, STORM WATER PIPING, PROVIDE 1" PREFORMED FIBERGLASS, AS/55-11, FLAME SPREAD 25 SMOKE DEVELOPED 50, ASTM C-547, FOR CONDENSATE PIPING PROVIDE 1/2" ABOVE WHERE PERMITTED BY LOCAL CODES, PROVIDE 1/2" SELF-ADHESIVE UNICELLULAR FOAM PIPE INSULATION WITH FIRE-FORMED PVC FITTING COVERS - EQUAL TO SELF-ADHESIVE ARMSTRONG 2000 WITH K-FACTOR OF 0.21 AT 75 DEGREES MEAN TEMPERATURE. INSULATE ANY EXPOSED CONDENSATE PIPING WITH WASTE TEMPERATURE BELOW 60 DEGREES F.

SHUTOFF VALVES, WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, FOOD SERVICE EQUIPMENT ITEM OR OTHER EQUIPMENT ITEM TO FACILITATE ISOLATION FOR REPAIR, OR REPLACEMENT. VALVES SHALL BE EQUAL TO JENKINS #102-1 BALL VALVE, CHROME-FINISHED BRONZE, TEFLON SEATS AND PACKING, 400 LB. W.G. SOLDER END.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS, WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

### NATURAL GAS PIPING SYSTEM

PROVIDE A COMPLETE GAS PIPING SYSTEM TO SERVE GAS FIRED HVAC EQUIPMENT, DOMESTIC WATER HEATERS AND EQUIPMENT FURNISHED BY OTHERS, AS NOTED ON THE DRAWINGS. PROVIDE EITHER THREADED STEEL OR MALLEABLE IRON PIPE WITH MALLEABLE FITTINGS OR WELDED STEEL. PROVIDE ALL UNIONS, SHUTOFF VALVES AND DIRT LEGS REQUIRED BY NFPA 54 AND GOVERNING LOCAL CODES AND AT EACH GAS APPLIANCE CONNECTION, PROVIDE ALL TESTS, METERS, INSPECTIONS, HANGERS AND EQUIPMENT CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM.

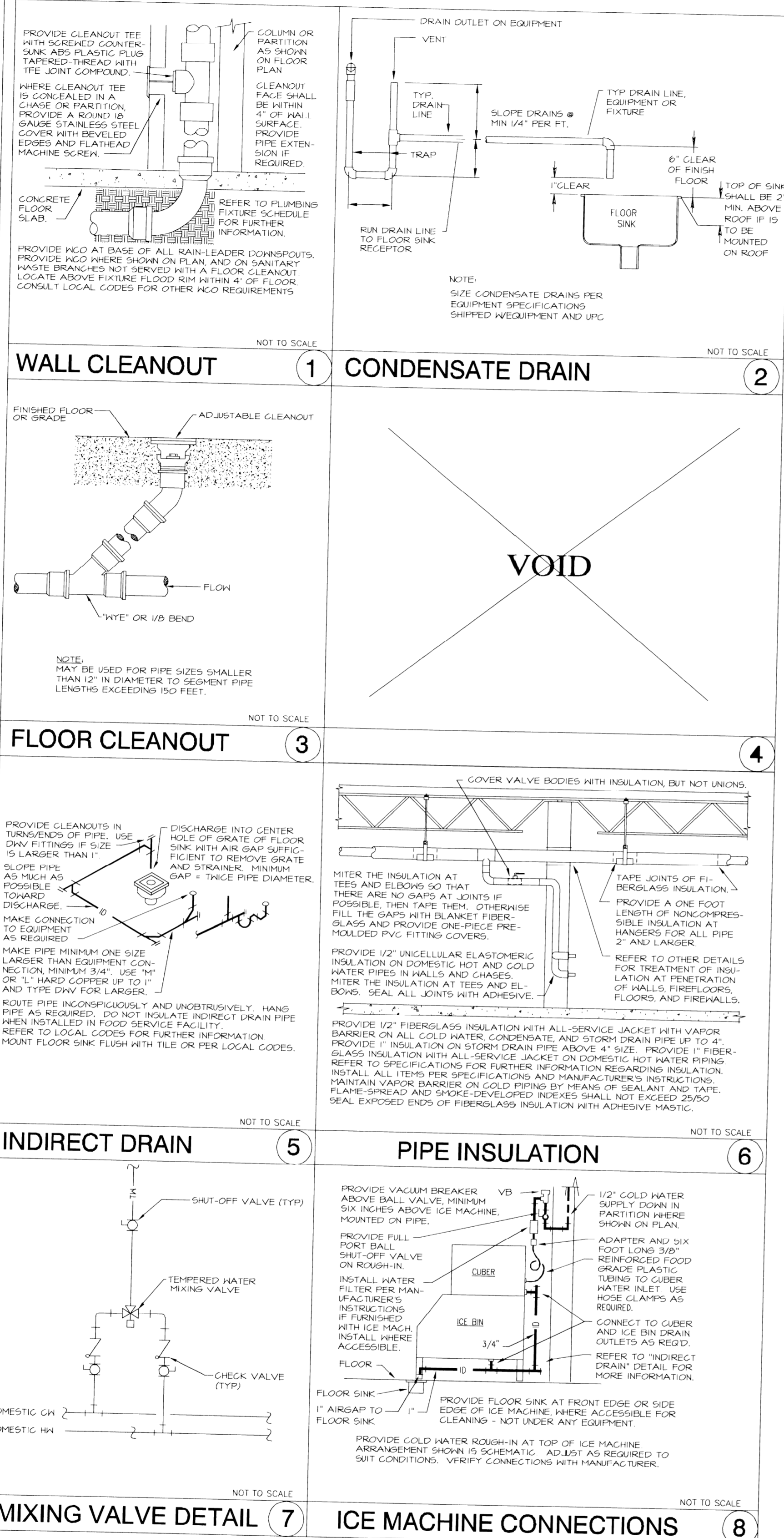
### PLUMBING SPECIFICATIONS:

- CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING PLUMBING FIXTURE, EQUIPMENT AND PIPING PRIOR TO SUBMISSION OF BIDS.
- CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS, FEES, LICENSES AND ALL OTHER ARRANGEMENTS FOR WORK.
- SUBMIT CATALOGS CUTS OF ALL ITEM TO BE INSTALLED AND SHOP DRAWINGS FOR REVIEW.
- CONTRACTOR SHALL VERIFY AND REMOVE ALL FIXTURES, EQUIPMENT AND PIPING TO PREPARE FOR NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- CONTRACTOR SHALL COORDINATE ALL FIXTURES, EQUIPMENT AND PIPING LOCATIONS WITH ALL TRADES IN FIELD. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES.
- PROVIDE ACCESS PANELS FOR ALL VALVES OR EQUIPMENT LOCATED ABOVE NON-ACCESSIBLE CEILING OR HALL.
- CONTRACTOR SHALL INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN ACCORDANCE WITH THE CHICAGO PLUMBING CODE.
- CONTRACTOR SHALL PERFORM ALL THE NECESSARY ACCEPTANCE TEST AS REQUIRED BY THE CHICAGO PLUMBING CODE.
- CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AGAINST ALL DEFECTS ON MATERIAL, EQUIPMENT AND WORKMANSHIP.
- PROVIDE A COMPETENT OPERATING TECHNICIAN TO INSTRUCT THE OWNER IN THE OPERATION AND MAINTENANCE OF ALL EQUIPMENTS.
- INSULATION: DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK FIBER GLASS PREFORMED, AVERAGE THERMAL CONDUCTIVITY OF 0.25 BTU/HR/FT/IN/DEG AT 100 DEGREE FAHRENHEIT MEAN TEMP PER INCH OF THICKNESS SPECIFIED. ALL PURPOSE FLAME RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER.

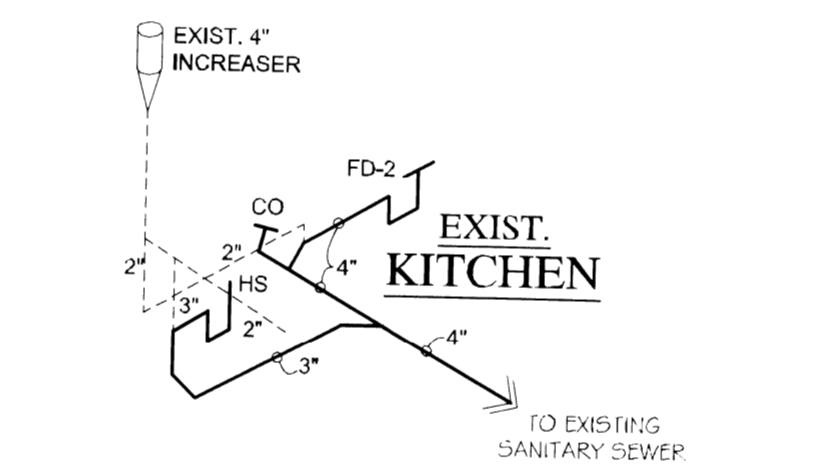
- PLUMBING PIPING AND ACCESSORIES:
  - SUSPENDED WASTE AND VENT PIPING, PIPES 3" AND LARGER SHALL BE HUB AND SPIGOT SERVICE WEIGHT CAST IRON PIPE, 2-1/2" AND SMALLER SHALL BE TYPE "M" COPPER
  - UNDERGROUND WASTE PIPING; PIPING SHALL BE 2-1/2" AND SMALLER SERVICE WEIGHT CAST IRON PIPE, 4" MINIMUM
  - INTERIOR HOT AND COLD WATER PIPING; PIPES 2-1/2" AND SMALLER SHALL BE COPPER TYPE "L" WITH NO LEAD SOLDER.
  - FLOOR CLEANOUTS SHALL BE ROUND NICKEL BRONZE EQUAL TO ZURN ZB-1400.
  - VALVES SHALL BE BY MILWAUKEE, NIBCO OR WATTS.
  - ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH EITHER THERMOSTATIC, PRESSURE BALANCING OR COMBINATION CONTROLLED AUTOMATIC SAFETY WATER MIXING DEVICE. ADJUSTED TO A MAXIMUM SETTING OF 100 DEGREES FAHRENHEIT.
  - PROVIDE DIELECTRIC FITTING FOR CONNECTION OF DISSIMILAR METAL.

### NOTE:

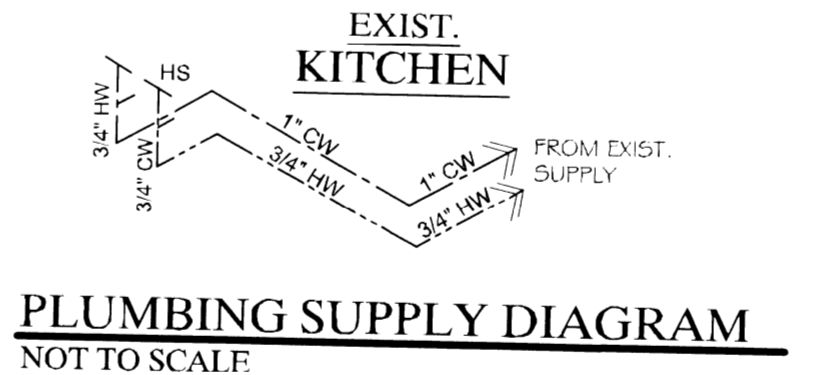
- BACKFLOW PROTECTION SHALL BE PROVIDED FOR ALL SOIDA COFFEE, BEVERAGE AND ICE MACHINES. A STAINLESS STEEL DOUBLE CHECK WITH AN ATMOSPHERIC VENT FOR THE WATER SUPPLY AND CARBONATER WHEN APPLICABLE.
- REMOVE EXISTING FIXTURE PIPING AND ACCESSORIES, PLUG/CAP WASTE, VENT AND WATER PIPING TO THE NEAREST ACTIVE MAIN/RISER TO AVOID DEAD-END RUNS.
- SCHEDULE 40 PVC PIPING MAY BE USED IF ALLOWED BY APPLICABLE CODE
- PROVIDE SEPARATE DESIGNATED WATERLINES WITH TESTABLE RPZ (REDUCED PRESSURE ZONE BACKFLOW DEVICE) FOR ANY CHEMICAL SYSTEMS AT JANITORIAL SINK OR 3-COMPARTMENT SINK.



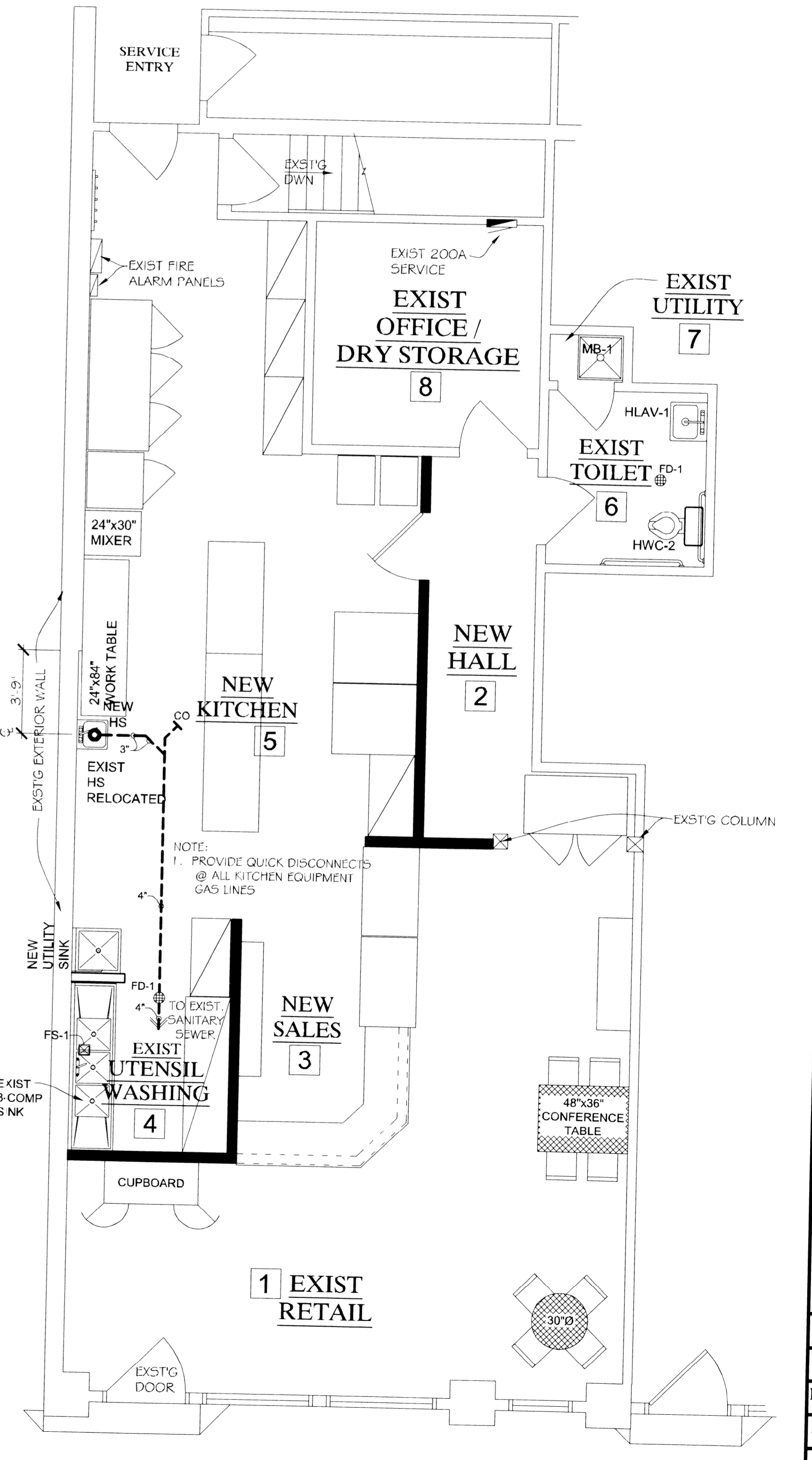
PLUMBING FIXTURE LIST	
WH-1	EXISTING 40 GAL WATER HEATER
NOTE: FINAL COLOR SELECTION OF ALL - FIXTURES SHALL BE COORDINATED WITH THE TENANT	
WC-1	EXISTING TO REMAIN. NO CHANGES
HWC-2	EXISTING TO REMAIN. NO CHANGES
UR-1	EXISTING TO REMAIN. NO CHANGES
HLAV-1	EXISTING TO REMAIN. NO CHANGES
MB-1	EXISTING MOP BASIN. NO CHANGES
FD-1	EXISTING FLOOR DRAIN. NO CHANGES
FD-2	FINISHED FLOOR DRAIN BASED ON ZURN MODEL Z 415 DURA-COATED CAST IRON BODY w/ BOTTOM OUTLET, TYPE IV POLISHED NICKEL BRONZE STRAINER
FS-1	EXISTING FLOOR SINK. NO CHANGES
FS-2	FLOOR SINK BASED ON ZURN MODEL 1900 SINK/FLOOR RECEPTOR 12" x 12" x 6" DEEP CAST IRON BODY AND SQUARE SLOTTED METAL BODY GRATE WITH INTERIOR BOTTOM DOME STRAINER. REFER TO KITCHEN DRAWINGS FOR GRATE TOP
CO	CLEANOUTS BASED ON ZURN
RCP-1	EXISTING LARGE CAPACITY GREASE INTERCEPTOR (SIZED FOR ENTIRE BUILDING) - NO CHANGES



PLUMBING WASTE DIAGRAM  
NOT TO SCALE



PLUMBING SUPPLY DIAGRAM  
NOT TO SCALE



PLUMBING PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS	BY

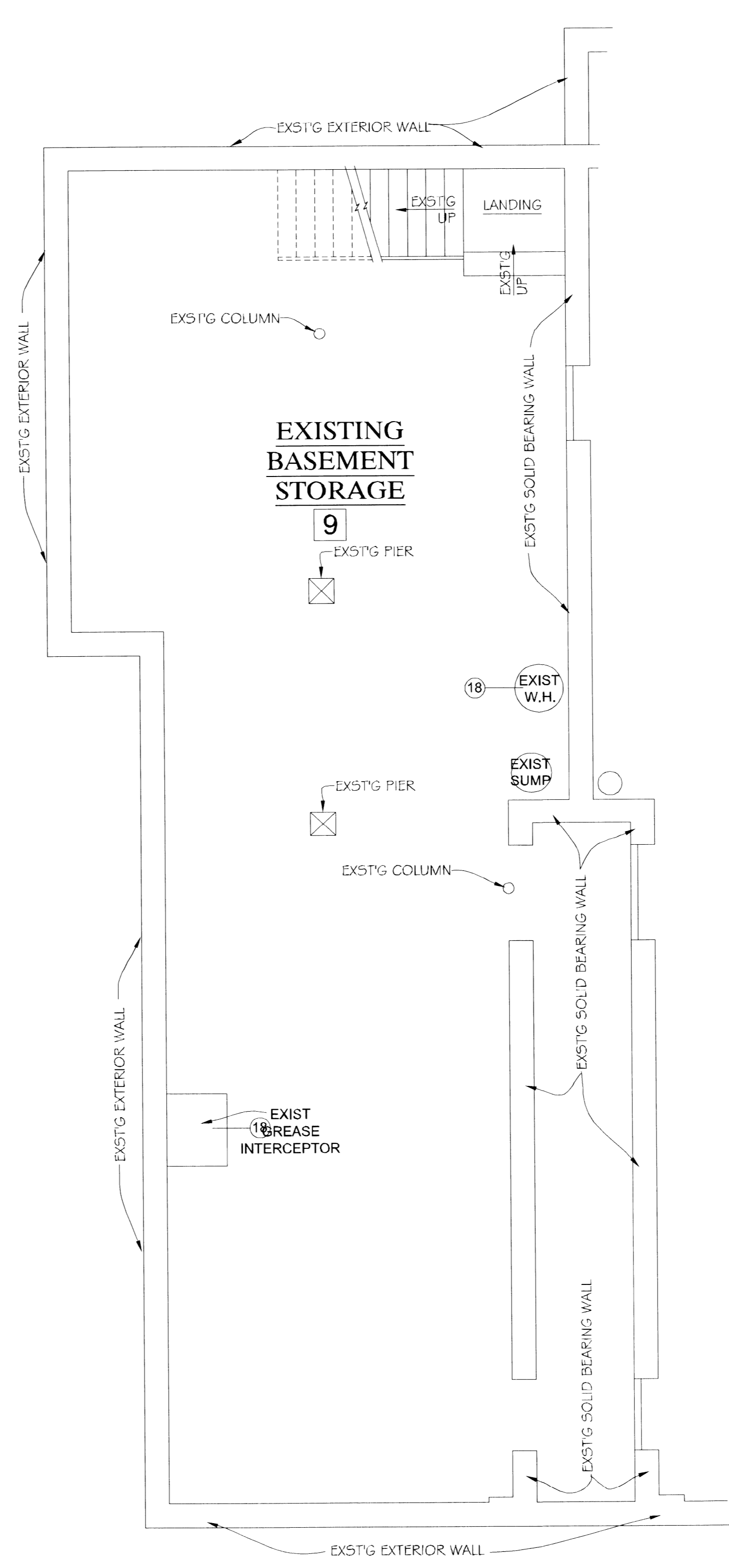
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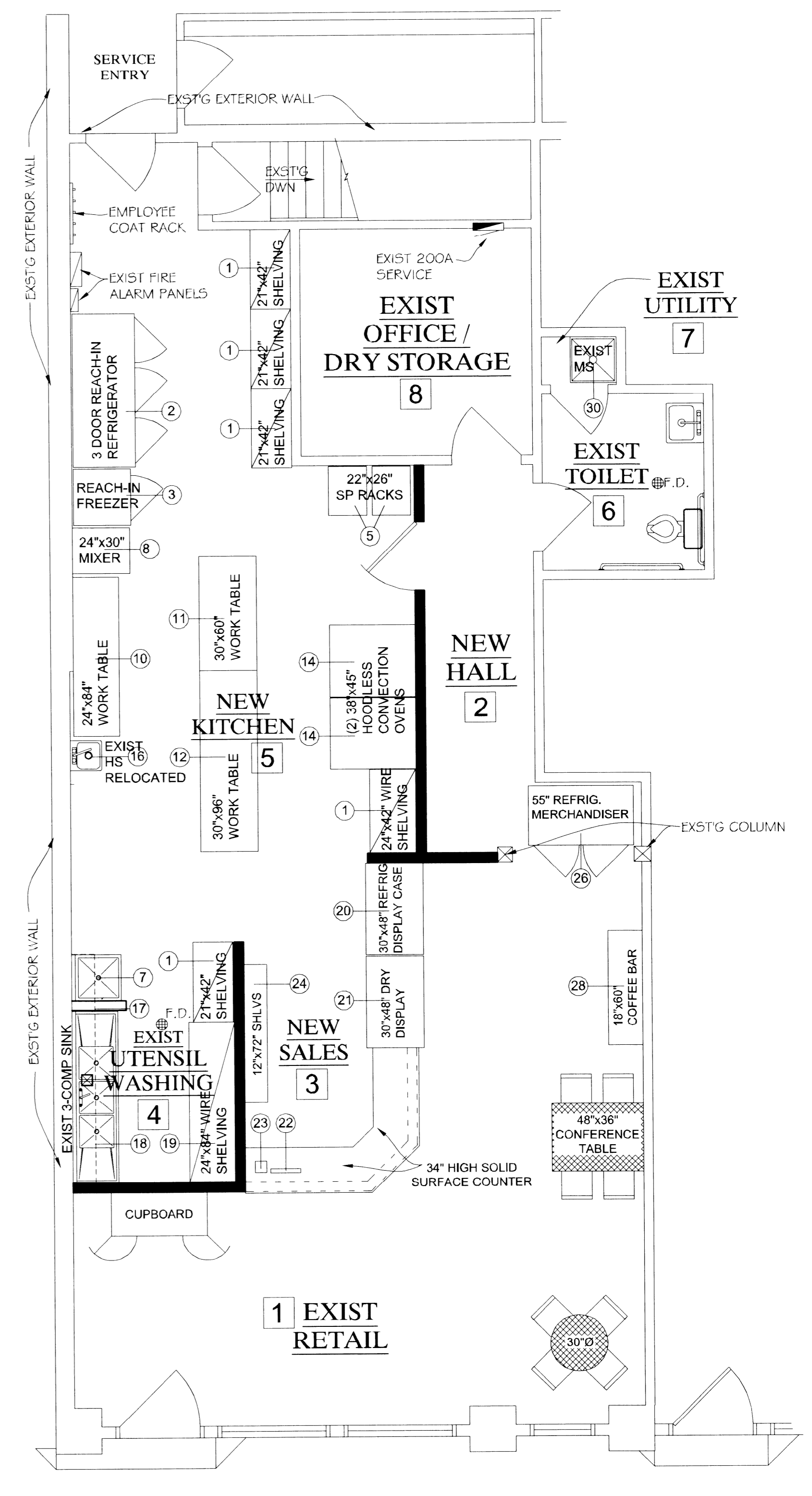
PLUMBING PLAN  
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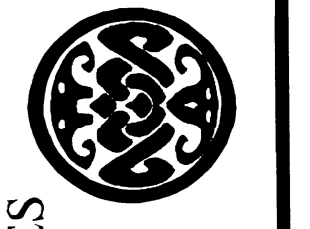


**BASEMENT PLAN**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY



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**FOOD SERVICE FLOOR PLANS**  
Tenant Build-out for  
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320 W. Main Street  
St. Charles, Illinois 60174

Date 01/19/16  
Scale AS NOTED  
Drawn R.M.A.  
Job 16-2482

Sheet  
**FS.1**  
Of 2 Sheets

FOOD SERVICE NOTES

- ALL FOOD SERVICE EQUIPMENT IS TO BE PROVIDED BY THE KITCHEN EQUIPMENT CONTRACTOR, AND MUST BE INSTALLED BY THE APPROPRIATE TRADES FOLLOWING STATE AND LOCAL CODES.
- ALL DIMENSIONS SHOWN ARE FROM FINISHED WALLS, FLOORS, CEILINGS AND/OR FROM CENTER LINE OF STRUCTURAL COLUMNS. DIMENSIONS ARE TO BE VERIFIED BY KITCHEN EQUIPMENT CONTRACTOR AND ALL TRADES UTILIZING THESE PLANS. THESE DIMENSIONS ARE THE APPROXIMATE LOCATIONS REQUIRED FOR THE FOOD SERVICE EQUIPMENT AND ALLOWANCES MUST BE MADE TO EXTEND TO THE FINAL CONNECTION.
- UTILITIES SHOWN HERE ARE FOR ITEMS OF FOOD SERVICE EQUIPMENT ONLY AND ARE THE MINIMUM REQUIRED TO OPERATE THE EQUIPMENT. LOCATIONS OF ANY ADDITIONAL UTILITIES MAY BE REQUIRED SHALL BE DETERMINED BY THE ARCHITECT/ENGINEER.
- TRADES ARE TO ADHERE TO MANUFACTURERS, SHOP DRAWINGS, SPECIFICATIONS AND BROCHURE BOOKS TO DETERMINE THE PROPER CONNECTION REQUIREMENTS FOR THE KITCHEN EQUIPMENT.
- TRADES ARE TO PROVIDE ALL FINAL CONNECTIONS FOR KITCHEN EQUIPMENT.
- COMPONENTS PROVIDED BY TRADES IN THE INSTALLATION OF KITCHEN EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF ITEMS OF FOOD SERVICE EQUIPMENT.
- FLOOR SINKS SHALL BE INSTALLED FLUSH WITH FINISHED FLOOR WITH OR WITHOUT GRATE COVER AS INDICATED ON PLAN, OR AS PER LOCAL CODES.
- GREASE TRAPS SHALL BE PROVIDED BY PLUMBING CONTRACTOR AND SHALL BE RECESS MOUNTED, FLUSH WITH TOP OF FINISHED FLOOR. GREASE TRAPS SHALL NOT BE LOCATED BENEATH ANY ITEM OF FOOD SERVICE EQUIPMENT AND REMOVAL OF COVER SHALL NOT INTERFERE WITH THE OPERATION OF EQUIPMENT ITEMS.
- ALL DRAIN LINES FOR DISPOSERS SHALL BY-PASS GREASE TRAPS.
- DRAIN LINES FROM EVAPORATOR COILS SHALL BE TRAPPED OUTSIDE OF WALK-IN COOLER/FREEZER AND EXTENDED OVER BUILDING DRAIN BY PLUMBING CONTRACTOR.
- TRENCH TYPE DRAIN TROUGH SHALL BE FURNISHED BY THE KITCHEN EQUIPMENT CONTRACTOR AND INSTALLED BY THE APPROPRIATE TRADE IN ACCORDANCE TO STATE AND LOCAL CODES.
- TRADES ARE TO COORDINATE WITH FIRE PROTECTION CONTRACTOR AND INSTALL SHUNT TRIPS IN ELECTRICAL PANELS TO SHUT OFF COOKING EQUIPMENT ITEMS IN CONJUNCTION WITH FIRE SYSTEMS AND RUN TO FIRE ALARM AND VALVES.
- TRADES ARE TO COORDINATE WITH FIRE PIPE PROTECTION CONTROL AND INSTALL AUTOMATIC FIRE GAS SHUT OFF VALVE IN LINE AND WIRE VALVE TO CONTROL PANEL IF REQUIRED.
- GAS MAIN SHOULD BE PROVIDED WITH A READILY ACCESSIBLE MANUAL SHUT OFF VALVE BY PLUMBING CONTRACTOR. A LOOPED GAS SERVICE IS RECOMMENDED. SIZE OF GAS MAIN TO BE DETERMINED BY ARCHITECT/ENGINEER.
- PLUMBING CONTRACTOR SHALL PROVIDE MANUAL GAS SHUT OFF DEVICES AT EACH INDIVIDUAL PIECE OF FOOD SERVICE EQUIPMENT. PLUMBING CONTRACTOR IS TO PROVIDE AND INSTALL GAS PRESSURE REGULATOR VALVE TO INSURE EQUIPMENT TO OPERATE AT PROPER GAS PRESSURE.
- ALL LIGHT FIXTURES IN FOOD STORAGE, PREPARATION, SERVICE OR DISPLAY FACILITIES, AS WELL AS UTENSIL CLEANING AND STORAGE AREAS SHALL HAVE SHIELDING OVER BULBS.
- KITCHEN EQUIPMENT CONTRACTOR SHALL PROVIDE WALK-IN COOLER/FREEZER ASSEMBLIES COMPLETE WITH OUTLET BOXES, DOOR HEATERS AND ALL SYSTEM COMPONENTS WIRE TO A SINGLE POINT OF CONNECTION.
- DRAIN LINE FROM FREEZER COIL SHALL BE WRAPPED WITH HEATER CABLE TAPED AND INSULATED TO PREVENT FREEZING OF CONDENSATE IN THE LINE. BY PLUMBING CONTRACTOR.
- ALL PENETRATIONS INTO WALK-IN COOLER/FREEZER ASSEMBLIES SHALL BE MADE BY THE KITCHEN EQUIPMENT CONTRACTOR.
- TRADES SHALL SEAL ALL PENETRATIONS MADE INTO WALK-IN COOLER/FREEZER ASSEMBLIES, REFRIGERATORS AND EXHAUST VENTILATORS WITH METHODS AND MATERIALS AS APPROVED BY EQUIPMENT MANUFACTURER.
- ELECTRICAL OUTLETS AND PIPING ROUGHED UP UNDER ISLAND EQUIPMENT TO BE STUBBED UP A MAXIMUM OF 6" OR LESS AS NOT TO INTERFERE WITH INSTALL EQUIPMENT WITH ALL FLOOR OPENINGS SEALED WATER TIGHT OR 1" MIN. A.F.F. OR FLUSH WITH CURB.
- ELECTRICAL CONTRACTOR SHALL PROVIDE EMPTY CONDUIT WITH J-BOXES FOR INSTALLATION OF OWNER SUPPLIED CASH REGISTER SYSTEM. AS WELL AS TO PROVIDE COMPUTER GRADE, ISOLATED GROUND ELECTRICAL SERVICE FOR ELECTRONIC CASH REGISTER EQUIPMENT. VERIFY EXACT REQUIREMENTS WITH EQUIPMENT SUPPLIER.
- ELECTRONIC CONTRACTOR SHALL PROVIDE EMPTY CONDUIT RACEWAY SYSTEM FOR BEVERAGE LINES AS INDICATED ON THE SPECIAL CONDITIONS PLAN AND DETAILS. CONDUIT SHALL HAVE 24" MIN. RADIUS BEND.
- CEILINGS SHALL BE SMOOTH, NON-ABSORBENT, WASHABLE AND LIGHT COLORED. BY CONTRACTOR.
- CONCRETE AND/OR MASONRY BASES AND CURBS SHALL BE SMOOTH AND LEVEL. ALL EXPOSED SURFACES SHALL BE FINISHED SAME AS FINISHED FLOOR. SEE PLANS FOR SIZES AND ADDITIONAL INFORMATION.
- WALL BACKING MATERIALS SUITABLE FOR WALL MOUNTED EQUIPMENT SHALL BE PROVIDED BY CONTRACTOR. WALL BACKING CAN BE 3/4" PLYWOOD BETWEEN STUDS OR #20 GA. SHEET METAL MOUNTED ON FACE STUDS.
- DUNNAGE AND/OR PLATFORMS FOR ROOF MOUNTED EQUIPMENT SHALL BE PROVIDED BY CONTRACTOR.
- WALL, FLOOR AND/OR FLOOR SLEEVES SHALL BE PROVIDED BY CONTRACTOR.
- KITCHEN EQUIPMENT CONTRACTOR SHALL UNDER NO CONDITIONS SET IN PLACE OR INSTALL ANY PIECE OF EQUIPMENT PRIOR TO TILE FLOORS BEING ACID WASHED AND RINSED.
- CONTRACTOR SHALL PROVIDE WALL OPENINGS TO ACCOMMODATE ITEMS OF PASS-THRU AND CONVEYOR EQUIPMENT. OPENING OR RECESS AS REQUIRED FOR VENTILATION CONTROL AND/OR WASH DOWN PANELS, DISPOSER AND/OR PULPER CONTROL PANELS.
- EXHAUST SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH EXHAUST DESIGNER SHOP DRAWINGS.
- 16 G.A. STAINLESS STEEL CORNER GUARD SHALL BE PROVIDED AND INSTALLED BY KITCHEN EQUIPMENT CONTRACTOR AS PER PLANS AND DETAILS.
- KITCHEN EQUIPMENT CONTRACTOR AND PULPER/FITTER CONTRACTOR TO COORDINATE SIZE AND LOCATION OF GAS SHUT OFF VALVE. GAS SHUT OFF VALVE TO BE LOCATED ABOVE CEILING.
- SPRINKLER CONTRACTOR TO PROVIDE SPRINKLERS IN WALK-IN COOLER/FREEZER. FREEZER HEADS SHALL BE FOAM SEALED. PROVIDE A STAINLESS STEEL ESCUTCHEON PLATE WHERE EXPOSED - BY SPRINKLER CONTRACTOR.

EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	HOT WATER SIZE (IN)	HOT WATER AFF. (IN)	COLD WATER SIZE (IN)	COLD WATER AFF. (IN)	INDIR. DRAIN SIZE (IN)	DIRECT DRAIN SIZE (IN)	GAS SIZE (IN)	GAS AFF. (IN)	MBTUH	HVAC EXHAUST CFM	PLUMBING REMARKS	HP	KW	AMPS	DIRECT PLUG	VOLTS	PHASE ELECTRICAL AFF. (IN)	ELEC RT. MARKS	EQUIPMENT REMARKS
1	5	SHELVING, WIRE 42" x 21"D																			
2	1	REFRIGERATOR, 3 DOOR REACH-IN												1/2		7.6	X	115	1	1B	
3	1	FREEZER, 1 DOOR REACH-IN												3/4		10.1	X	120	1	1B	
4	—	BLANK																			
5	2	SP RACKS, S/S																			w/ CASTORS
6	—	BLANK																			
7	1	24"x 24" UTILITY SINK	1/2	33	1/2	33		1-1/2													
8	1	MIXER												1/2		8.0	X	120	1		
9	—	BLANK																			
10	1	84" WIDE x 24"D S/S WORK TABLE																			S/S UNDERSHELVS
11	1	60" WIDE x 30"D S/S WORK TABLE																			S/S UNDERSHELVS
12	1	96" WIDE x 30"D S/S WORK TABLE																			S/S UNDERSHELVS
13	—	BLANK																			
14	2	OVEN, CONVECTION, ELECTRIC, HOODLESS			1/4									3/4	21.5	103	X	208	1	1B	w/ CASTORS
15	—	BLANK																			
16	1	EXISTING SINK, HAND w/ SOAP DISPENSER																			
17	1	EXISTING 120" x 12"D SHELF																			
18	1	EXISTING SINK, SCULLERY, 3-COMPARTMENT																			w/ DRAIN BOARDS
19	1	SHELVING, WIRE 84" x 24"D																			
20	1	DISPLAY, REFRIGERATED 48" x 30"D																			
21	1	DISPLAY, DRY 48" x 30"D																			
22	1	P.O.S.													2.0	8.4	X	120	1	1B	VERIFY w/ SUPPLIER
23	1	PRINTER														1.8	X	120	1	1B	
24	1	SHELVING, DISPLAY 72" x 12"D																			
25	—	BLANK																			
26	1	55" REFRIGERATOR, MERCHANDISER												3/4	0.6	7.9	X	115	1	1B	
27	—	BLANK																			
28	1	60" COFFEE SERVICE BAR																			
29	—	BLANK																			
30	1	EXISTING SINK, MOP																			w/ NSF RACK FOR MOP, BROOM, & CHEMICAL STORAGE
31	1	EXISTING WATER HEATER																			
32	1	EXIST GREASE INTERCEPTOR																			

- NOTE:
- VOID
  - ALL UNDER SHELVES ON WORK TABLES AND EQUIPMENT STANDS SHALL BE STAINLESS STEEL
  - THE FOLLOWING MISC ITEMS SHALL BE PROVIDED:
    - COVERED GARBAGE CANS WITH LIDS FOR THE RESTROOM
    - SANITARY BOX IN EXIST. UNISEX RESTROOM
    - OPEN FRONT TOILET SEATS WITH NO LIDS FOR RESTROOMS
  - MILLWORK / CABINERY IN THE RESTROOMS, BEVERAGE STATION, AND BAR SHALL HAVE STAINLESS STEEL OR SOLID SURFACE COUNTER TOPS (NO PLASTIC LAMINATE), AND 6" STAINLESS STEEL LEGS OR OPEN-TO-THE FLOOR DESIGN (TO KICKS THAT CAN BE EASILY REMOVED WITH THE USE OF A TOOL).



ARCHITECTURAL RESOURCES  
 W. Alex Teipel - Architect  
 Robert M. Akers - Architect  
 427 West State St. Geneva, Illinois 60134  
 (630) 232-1774  
 wateipel3@gmail.com / robert-akers@shglohal.net

I hereby certify that these plans were prepared under my supervision and to the best of my knowledge they comply with the building ordinances, zoning ordinances and all other applicable codes and ordinances including the Illinois Accessibility Code and ANSI A117.1-1986.  
 Expires: 11/30/16

FOOD SERVICE EQUIPMENT SCHEDULE & NOTES  
 Tenant Build-out for  
**BLACKBERRY BAKERY**  
 320 W. Main Street  
 St. Charles, Illinois 60174

Date 01/19/16  
 Scale AS NOTED  
 Drawn R.M.A.  
 Job 16-2482  
 Sheet  
**FS.2**  
 Of 2 Sheets

**DOWNTOWN BUSINESS ECONOMIC INCENTIVE PROGRAM  
AWARD APPLICATION FORM**

**1. Applicant Information:**

Name: Susan & Katie Kritzberg

Home Address: 1217 Game Farm Road, Yorkville, IL 60560

Phone/email: (630) 669-1430 / twowildseeds@gmail.com

Name of Business: Two Wild Seeds Baking Company, LLC

Business Address: 320 W. Main St., St. Charles, IL 60174

Federal Tax ID Number: 46-2808544

(All awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer ID number or social security number as part of the Downtown Business Economic Incentive Award Agreement. Property owners and tenants should consult their tax advisor for tax liability information.)

**2. Property Information:**

Address: 320 W. Main St., St. Charles, IL 60174

Property Identification Number: 09-27-361-006  
(parcel #)

**3. Architect/Design Professional:**

Name: Architectural Resources (Alex Teipel)

Address: 427 W. State St., Geneva, IL 60134

Phone/email: (630) 232-1774 / wateipel.3@gmail.com

**4. Contractor(s):**

Name: Mike Titone

Address: P.O. Box 147, <sup>South</sup> Elgin, IL 60177

Phone/email: (847) 347-4260 / titonigroup@att.net



**5. Scope of Project (Include the following with your submittal):**

- A. Building Plans accurately drawn to scale, showing proposed improvements.
- B. Cost estimates for materials and labor. (There should be two cost estimates submitted, one for the estimated costs of all improvements to the building and one that highlights only the costs for eligible improvements).

**6. Statement of Understanding:**

- A. I agree to comply with the guidelines and procedures of the St. Charles Downtown Business Economic Incentive Program.
- C. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.
- D. I understand that work done before a Downtown Incentive Award Agreement is approved by staff or the City Council is not eligible for an award.
- E. I understand that Downtown Business Economic Incentive reimbursement awards are subject to taxation and that the City is required to report the amount and the recipient of said awards to the Internal Revenue Service.

**Signature of Applicant:**

*Susan Keitzberg / Peter Kuf*

***If the applicant is someone other than the owner of the property, the owner(s) must complete the following certificate:***

I/We certify that I/we own the property identified on this application and that I/we hereby authorize the applicant to apply for a reimbursement award under the City of St. Charles Downtown Business Economic Incentive Program and undertake the approved improvements.

Signature of Owner(s):

*J. W. McBray*

Date:

*2/11/16*

# **City of St. Charles**

## **Downtown Business Economic Incentive Program**

### **1. Program Purpose**

The purpose of the St. Charles Downtown Business Economic Incentive Program is to encourage the rehabilitation and investment of properties located in downtown St. Charles. This program will meet this purpose by providing the following benefits:

1. The enhancement of the overall economic vitality and character of downtown St. Charles by attracting tenants to fill vacant commercial spaces.
2. Assist the expansion and/or relocation of existing businesses within downtown St. Charles.
3. Promoting the continued success of downtown St. Charles through the improvement and repair of historic and older buildings that require maintenance and building/fire code updates.
4. The protection of the general welfare by enhancing property and vitality of downtown St. Charles.

### **2. Program Guidelines:**

All Downtown Business Economic Incentive Program awards will match applicant expenditures on a 50/50 basis for eligible improvements. There shall be a funding amount of \$10,000 available for individual businesses. Multiple businesses located in multi-tenant buildings shall all be eligible for individual awards. All businesses must meet the following criteria:

- The property must be located in the Downtown Area (See Attached Map for program limits).
- The business must be considered one of the following uses as defined in Section 17.030.020 of Title 17 the Zoning Ordinance:
  - Art Studio
  - Cultural Facility
  - Indoor Recreation & Amusement
  - Live Entertainment
  - Hotel/Motel
  - Outdoor Sales, Permanent
  - Personal Services
  - Coffee Shop or Tea Room
  - Restaurant
  - Retail Sales
  - Tavern/Bar
  - Theater
- The leasable space must be located on the first floor/street level of the eligible building.
- Primary point of sale for merchandise/services in the store must be the location of the physical business.
- Businesses are eligible for an additional \$15,000 provided the property/business meets one of the following criteria: (Total grant amount for any business shall not exceed \$25,000)
  - The additional awards are used to update building code or fire code deficiencies required by change of use such as but not limited to: ADA accessibility improvements, fire sprinkler installation, fire alarms installation, repair, or updates, accessibility ramps/elevators.

- The building or leasable space has been vacant for more than 6 months.
- The proposed business is located in the Downtown Retail Overlay District.
- Large retail spaces that need to be demised to make leasing the space more feasible.
- Extraordinary costs based on a unique physical condition or alterations of the building can be considered on a case by case basis.

**4. Approval of a Downtown Business Economic Incentive Program Award Procedure:**

The Community & Economic Development Department shall accept and process all applications for Downtown Business Economic Incentive Program awards.

- All applicants must request a “Chapter 34” review by the Building & Code Enforcement Division and Fire Department to determine any necessary code upgrades required due to change in use or life safety issues.
- Awards of **\$10,000** or less are approved administratively by Director of Community & Economic Development Department or designee.
- Awards in **excess of \$10,000 up to \$25,000** are required to receive City Council approval.

**5. Eligible Improvements**

The following improvements shall be considered eligible to receive the Downtown Business Economic Incentive Award:

- Accessibility improvements for handicapped persons.
- Creation of new exterior doors for access into new leasable commercial spaces.
- Demising walls for the purposes of creating individual leasable commercial spaces.
- Energy conservation improvements.
- Electrical work, including service upgrades.
- Fire alarm systems.
- Fire sprinkler system installation or upgrade, including any needed water service improvements.
- Heating, ventilation and air conditioning.
- Lighting.
- Plumbing.
- Restoration of historic interior architectural features, including ceilings, light fixtures, floors and architectural detailing.
- Utility service upgrades, including water and sewer.
- Improvements not specifically listed as eligible or ineligible are subject to review on a case by case basis.
- Façade improvements (*only if the Façade Improvement Program has committed all budgeted funding for the current fiscal year*).

**6. Ineligible Improvements**

The following items are **NOT** eligible for awards under the Downtown Business Economic Incentive Award Program:

- Acquisition of land or buildings.
- Product inventory.

- Interior signage.
- Lighting fixtures.
- Hard surface materials for non-retail exterior space (parking lots, sidewalks, etc.).
- Display window enhancements (hanging grid system, lighting, display shelf, etc.).
- Media marketing and advertising.
- Ongoing business expenses such as rent, payroll, consulting work, moving expenses, etc.
- Day-to-day operational costs (e.g. utilities, taxes, maintenance, refuse).
- Exterminator services.
- Landscaping (see the City of St. Charles' Corridor Improvement Grant Program).
- Paint, tile, or other design elements.
- Furniture, cabinetry, carpets, office equipment, or similar interior finishes.
- Building permit fees and related costs.
- Sweat equity.
- Signs.

**7. Commencement of Work:**

Only after the Downtown Business Economic Incentive Program Agreement is approved by the City, can work commence. **DO NOT START BEFORE -- YOU WILL NOT BE REIMBURSED FOR WORK DONE PRIOR TO CITY APPROVAL OF THE DOWNTOWN ECONOMIC INCENTIVE PROGRAM AGREEMENT.**

**8. Completion of Work:**

All improvements must be completed within 270 calendar days of Downtown Business Economic Incentive Program Agreement approval, unless otherwise authorized by City staff for a maximum of a one (270) day extension. If the work is not complete by the end of the extension the City's remaining obligation to reimburse the owner or tenant for the project terminates.

**9. Reimbursement Payments:**

Upon completion of the work, the owner or tenant must submit copies of all design invoices, contractor's statements, other invoices, proof of payment and notarized final lien waivers to the Director of Community & Economic Development, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the attached forms for the contractor's statement and final lien waivers. Payment will be authorized upon completion of all work items as originally approved and receipt of all of the required documents.

The Applicant will only be reimbursed for the amount of the award once all approved work has been completed and a Certificate of Occupancy is issued by the Building & Code Enforcement Division.

The Director of Community & Economic Development may authorize reimbursement to be made in two payments, if all of the following conditions are present: 1) The first partial payment may be made upon completion of work representing at least forty percent (40%) of the amount specified in the Downtown Business Economic Incentive Program Agreement; 2) The architect's invoices, contractor's statements, invoices, notarized final lien waivers and proof of payment for the completed work have been submitted; 3) The remaining work is expected to be delayed for thirty

days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the owner or tenant.

In the case that the award covers multiple leasable spaces in one building, partial award funding can be disbursed as each individual leasable space is issued a Certificate of Occupancy. The amount of the partial disbursement shall be based on the proportion of square footage.

All Improvements shall be installed in accordance with the approved plan. Minor revisions as may be approved by a representative of the City Staff due to field conditions not known at the time of design, and similar circumstances beyond the Applicant's control. **THIS IS A REIMBURSEMENT PROGRAM -- YOU MUST PAY YOUR ARCHITECT, CONTRACTORS AND SUPPLIERS BEFORE YOU RECEIVE PAYMENT FROM THE CITY.**

Reimbursement awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Downtown Business Economic Incentive Program Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

**10. Maintenance Period:**

The property owner and tenant shall be responsible for maintaining the improvements without alteration for five (5) years. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Downtown Business Economic Incentive Program Agreement. A waiver from this requirement may be awarded by the City Council following a recommendation the by Director of Community & Economic Development, upon submittal of evidence of hardship or unusual circumstances.



# City of St. Charles, Illinois

Two East Main Street St. Charles, IL 60174-1984  
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

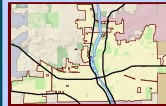
## Precision GIS

RAYMOND REGINA Mayor  
MARK KOENEN City Administrator



**Legend**

- Downtown Business Economic Incentive Program Boundary —
- Downtown Overlay District —



Data Source:  
City of St. Charles, Illinois  
Kane County, Illinois  
DuPage County, Illinois  
Projection: Transverse Mercator  
Coordinate System: Illinois State Plane East  
North American Datum 1983  
Printed on: January 20, 2015 08:49 AM



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