



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4a

Title:

Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 104 E. Main Street (Crazy Fox)

Presenter:

Matthew O'Rourke

Meeting: Planning & Development Committee

Date: October 10, 2016

Proposed Cost: \$20,250.45

Budgeted Amount: \$20,250.45

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Peter Zilkowski, owner of the building located at 104 E. Main Street, has applied for a Tier 2 Commercial Corridor and Downtown Business Economic Incentive Program Award that exceeds the \$10,000 Tier 1 limit. Peter is installing these modifications to this building to facilitate the build-out of a new restaurant named the Crazy Fox. The grant funds will be applied to necessary repairs and updates to the following:

- New rough plumbing to supply water and sewer to the kitchen and equipment - \$13,830.00.
- Required upgrades to the fire alarm and fire sprinkler systems - \$3,570.87.
- New duct work to properly vent basement refrigeration and water heater - \$7,600.00.
- Installation of and repair of outdated electrical systems and emergency exit lighting - \$3,500.00.
- New vent/duct work for required hood in the remodeled kitchen - \$12,000.00.

Staff has reviewed the grant eligible improvements and recommends approval of the award. The total cost of the improvements is \$40,500 and the City's share will be a maximum of \$20,250.44.

Attachments *(please list):*

Draft Commercial Corridor and Downtown Business Incentive Award Agreement

Recommendation/Suggested Action *(briefly explain):*

Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 104 E. Main Street (Crazy Fox)

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Award Agreement

104 E. Main Street

Peter Zilkowski (Crazy Fox Restaurant)

THIS AGREEMENT, entered into this 17th day of October, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Peter Zilkowski**

Address of Property to be Improved: **104 E. Main Street**

PIN Number(s): **09-27-386-004**

Property Owner's Name: **Peter Zilkowski**

WITNESSETH:

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

WHEREAS, Peter Zilkowski, APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

WHEREAS, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and 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 Commercial Corridor and 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) 09-27-386-004, 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: \$40,500.87 City’s Share @ 50% up to a maximum of \$20,250.44

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.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

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 Commercial Corridor and 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:

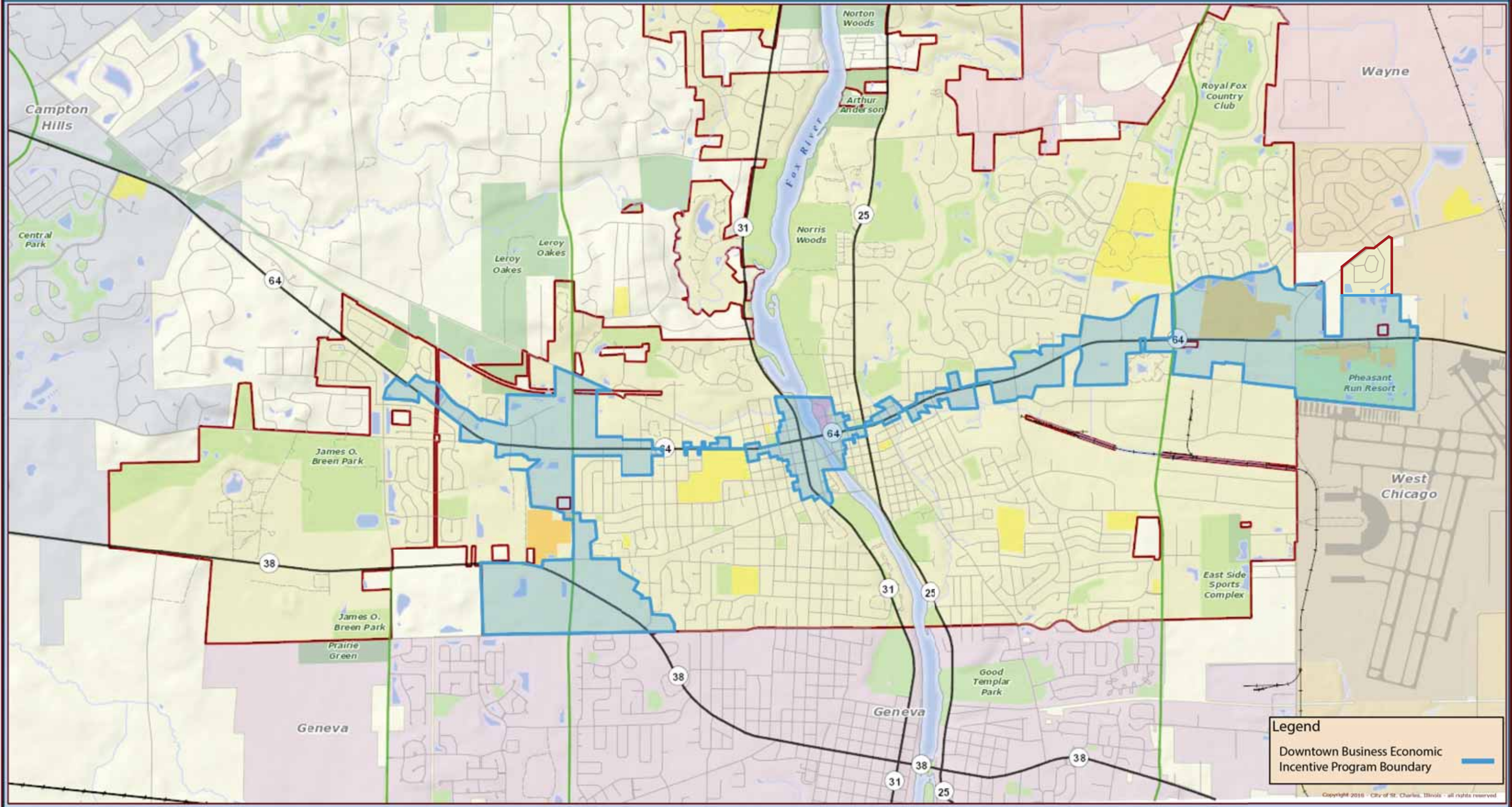
Phone: _____

Fax: _____

Email: _____

Exhibit I

Map of the Downtown Economic Incentive Program Eligible Properties Boundary



Legend

Downtown Business Economic Incentive Program Boundary —

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Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

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Exhibit II

Eligible Building Improvements Cost Estimate

JL Wagner Plumbing	13,830.00
Fox Vally	3,570.87
Deluxe HVAC	7,600.00
RC Electrical	3,500.00
Construction by Tony	12,000.00
Total	40,500.87

PROPOSAL

JL Wagner Plumbing and Piping, Inc.
920 Cedar Ave Suite 4b
P.O. Box 3117
St. Charles, IL 60174-9098
P:630-584-1181 F:630-584-2783

No. 080916-01
Date: 8/9/2016
Sheet No.

Proposal Submitted To:

Name Pete Szaikowski
Street 104 E Main Street
City St. Charles **State:** IL
Phone 630.513.7312

Work to be Performed at:

Street 104 E Main Street
City: St. Charles **State** IL
Date of Plans **Arch**

NO
equipment
rough
plumbing
only

We hereby propose to furnish the materials and perform the labor necessary for the completion of plumbing work per jobsite and visit and discussion with tenant. (Budget Only)

Phase 1

Cap existing lines at old 3 compartment sink
Replace missing stops at bar
Check for leaks on lines and repair as needed
Check 3 toilets and urinal and repair valves as needed Budget \$750.00

Phase 2

Install owner supplied 3 compartment sink
Install owner supplied sink behind bar
Install owner supplied ice machine with filter
Install owner supplied 2 lavatories Budget \$4,075.00

Phase 3

New Sump pump and check valve
Filter for existing housing
Furnish and Install AO Smith BTR – 197 commercial water heater (\$7,550 included in Budget below)
Budget \$8,225.00

Phase 4

Furnish and Install new water softener complete No price – need more info

Sewer Jetting Budget \$780.00 (2 hours
of service – each additional hour \$250.00)

Notes: There are no backflow preventers onsite at this time – City May require some

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum **Base Bid Dollars \$See Above**

with payments as follows:

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 your control. Owner to carry fire, tornado, and other necessary insurance upon above work. Work-Men Compensation and Public Liability Insurance on above work to be taken out by:

Respectfully submitted: **J.L. Wagner Plumbing and Piping, Inc**

Per: _____

Note-This proposal may be withdrawn by us if not accepted within 30 days _____

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 outlined above.

Signature _____

Date _____

Signature _____

total 13,830



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

July 21st, 2016

Attn: Peter Zaikowski
104 E Main Street
St. Charles, Illinois
Via Email: peterz@westchicago.org

Dear Peter,

Fox Valley Fire & Safety is please to submit our proposal for the installation of a 4.5 gallon Ansul R-102 wet chemical fire suppression system for the protection of your kitchen hood and appliances. Based on the information that you have provided me, please find below what Fox Valley Fire & Safety proposes.

Fox Valley Fire & Safety will supply all Ansul R-102 equipment including, control automan, tanks, wet chemical agent, expellant cartridge, nozzles, detectors, fusible links, remote pull station, mechanical gas valve of 2" or smaller, alarm initiating switch, microswitch, pipe/fittings, and non-union labor to install a 4.5-gallon Ansul R-102 wet chemical fire suppression system to protect the exhaust hood and cooking appliances.

Investment Required	\$ 3,193.67
Test with Fire Department	\$ 185.00
Sales Tax	\$ 192.20
Total	\$ 3,570.87

Exclusions: union labor, fire alarm labor, electrical labor, installation of exhaust hood/ductwork, installation of gas valve

Please sign, date and return this proposal to my attention at your earliest opportunity. Upon receipt of your approval we can begin to engineer drawings for submittal into the Village of Sandwich.

Pete, we appreciate the opportunity to quote the above mentioned work. I look forward to partnering with you on this project and appreciate your careful consideration. Please contact me if you have any questions or if I may be of further assistance.



Deluxe HVAC/R Business and Home Services

1133 South Second St, St Charles IL 60174 (630) 377-2257

Service Ticket: DR-0008512
Sep 23,2016

Customer: Pete Z
New Restaurant
104 East Main Street
Saint Charles , IL 60174
630-512-7312

Bill to: Pete Z
New Restaurant
104 East Main Street
Saint Charles , IL 60174
630-512-7312

Technicians: Tony Passaglia

Notes:

We propose to install new Trenton, Pre-assembled Evaporator assembly including new thermostat, solenoid valve and expansion valve and new Tenton roof-mounted condensing unit.

We will install evaporator in basement cooler on the ceiling near the South-West corner of the cooler blowing Eastward We will pipe the refrigeration line-set from the evaporator, through the cooler's West wall, to a point North and West of the cooler, to a point along the South side of existing chimney, penetrating 1st floor, 2nd floor and roof remaining along the South side of the chimney, ending at the new condensing unit. We will mount the condensing unit on equipment rails on the South side of the chimney on the roof. All of the described work we be completed according to industry common practices and local codes.. After installing equipment we will run, check and adjust to ensure reliability and efficiency.

DeLuxe HVAC/R, Inc. will provide all Manufacturer warranty descriptions and instructions for registration.

All above described work to be completed by DeLuxe HVAC/R Inc. for the amount of \$5700.00. The customer will remit the total amount in 2 payments. The deposit (\$4200.00) is due when accepting this estimate. The remaining balance (\$1500.00) is due as soon as the equipment is installed and ready to be run. If some condition exists that prevents us from starting the equipment at that point a 5% hold-out of the remaining balance will be allowed until the conditions have been remedied and the final run-and-check can be performed.

DeLuxe HVAC/R Inc. has and will maintain at least \$1,000,000.00 liability insurance and workman's compensation.

Respectfully Submitted: Anthony W. Passaglia Accepted: _____ date _____

_____ Initial for Option #1: Full Ke2Therm monitoring and control package: \$850.00, Prepaid with deposit

Initial for Option #2: Electrical supply to evaporator and Condensing unit: \$1900.00, Prepaid with deposit

Base Charge represents initial travel and first hour diagnosis/repair labor

Make checks payable to: Deluxe HVAC/R, 1133 South Second St, St Charles IL 60174 (630) 377-2257

*Misc: Any specific part pricing includes Parts, Parts Warranty, Handling, Sourcing, and all related charges. Sales tax does not apply as above described work has been offered as an all inclusive Parts and Labor service and as such is not subject to any additional retail sales tax. Parts/Labor breakdown does not represent any actual parts sale but is provided only as a convenience to the customer for the sole purpose of justifying the final total dollar amount.

90 DAYS PARTS GUARANTEE - 30 DAY LABOR GUARANTEE * NO GUARANTEE ON CUSTOMER PURCHASED PART * TERMS - C.O.D. 2% MONTHLY FINANCE CHARGE WILL BE ADDED TO BALANCE AFTER 60 DAYS. * CUSTOMER SHALL ASSUME ALL LEGAL FEES DUE TO FAILURE OF PAYMENT.

Conditions of Repair Order:

Add to secure payment of the amount aforesaid and interest, the undersigned and each of them does hereby, jointly, generally and irrevocably, authorized any attorney of any Court of Record to appear for the undersigned, or any of them, if any such court in term time or vacation, at any time after maturity and confess judgment without process against a undersigned, or any of them, in favor of the payee or the holder of this note, for such amount as may appear to be paid or owing hereon, together with costs and reasonable attorney fees and to waive the release all errors which may intervene in any such proceeding, and to consent to immediate execution upon any such judgment and at any execution that may be issued on any such judgment may be immediately levied upon and satisfied out of any personal property of the undersigned, or any of them, and to waive all right to the undersigned, or any of them, to have personal property also taken levied upon to satisfy and such execution, hereby ratifying and confirming all that said attorney may do by virtue hereof. If this note is signed by more than one person, they shall be liable jointly and generally hereunder, but the words "jointly" and "severally" as used in this note shall be disregarded in case it is used by a corporation or by only one person.

Authorized Signature _____

Date

9-20-16

Copyright 2014 Deluxe HVAC/R, Inc.

5,700
1,900

7,600 total

Initial Here _____

RC ELECTRICAL LLC

RC Electrical LLC

The only choice for all your electrical needs



Roy Cantu Jr
Owner
224-239-6443

rcelectrical.llc@gmail.com

Proposal Submitted To:

Work To Be Performed At:

Peter Zaikowski
1-630-512-7312
peterzaikowski@gmail.com

Crazy Fox Bar & Grill
104 E. Main St
St. Charles, ILL 60174

We hereby propose to furnish all materials and labor to complete the following:

Service Electrical as follows:

Repair exit signs and emergency lighting

Add two outdoor emergency lighting on sidewalk (per fire department)

Add filler plates to existing electrical panel in back room

Fix lights hanging in back room

Cap all exposed electrical outlets

Verify and tag all kitchen area outlets as needed

Verify and tag all bar area outlets as needed

Connect basement lights and walk-in cooler lights

Exclusions: Any permits, bonds or fee's that may be charged by the City of St. Charles

Any changes in specifications that alter the cost of labor and materials, must be approved in writing by

Roy Cantu

Peter Zaikowski agrees to pay the sum of 3,500 for the above-described work.

Payment shall be made according to the following schedule:

\$1,500.00 down payment - balance due on completion

Acceptance of Proposal

Peter Zaikowski

9-20-16

CONSTRUCTION BY TONY

PROPOSAL

1450 Plymouth Lane #602
 Elgin, IL. 60123
 Office: 847-323-6173
 jtonybarajas@yahoo.com

Proposal NO. 160806
 DATE August 6, 2016
 CUSTOMER ID
 EXPIRATION DATE

TO PETER
PETEZ@WESTCHICAGO.ORG

Job CRAZY FOX BAR & GRILL
 ST CHARLES, IL

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	RESTAURANT BAR		

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	EXHAUST		
	HOOD/MOTOR/ CONDUIT		12,000.00
	CHAIR RAIL- MASONRY PANELING		1,400.00
	RESTROOM		
	RESTROOM TILE		3,500.00
	RESTROOM VANITIES (INSTALL ONLY)		175.00
	RESTROOM MIRRORS		175.00
	RESTROOM WALL DIVIDERS		4,000.00
	FRP - PREPARATION ROOM		4,275.00
	BAR - TOP SURFACE		1,200.00
	CROWN MOLDING		1,400.00

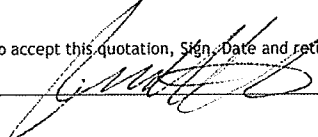
ventilation
 only/not
 @equipment
 for grant
 only
 not
 included
 in grant

Prepared by: *SB*

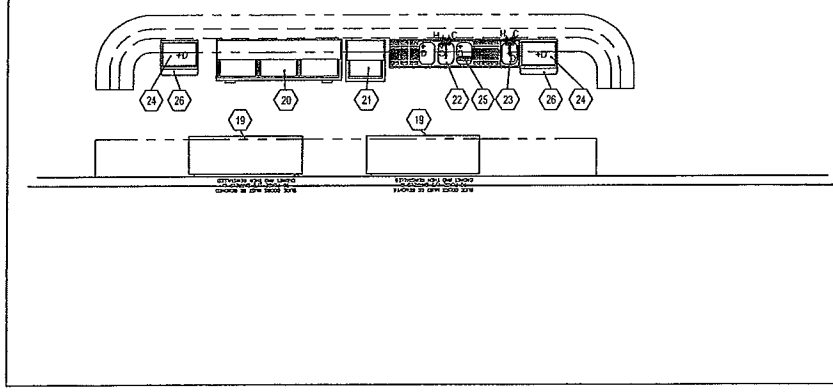
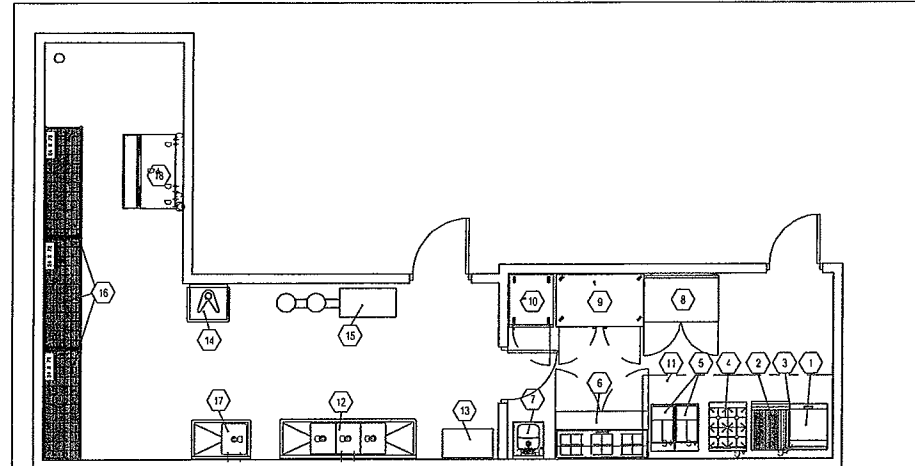
This is a quotation on the goods and services named above only, and is subject to change in the case of unforeseen circumstances.

SUBTOTAL	
Arch./Admin. Fees	
TOTAL \$	28,125.00

To accept this quotation, Sign, Date and return:

 8-8-2016

THANK YOU FOR YOUR BUSINESS!



FOOD SERVICE EQUIPMENT				
ITEM NUMBER	QUANTITY	ITEM DESCRIPTION	MODEL NUMBER	MANUFACTURER
1	1	FLAT GRIDDLE	62MF	STAR
2	1	UNDERSHED GAS BROILER	617RCBF	STAR
3	1	EQUIPMENT STAND	ES304S	STORREC
4	1	4-BURNER RANGE	RR-4	ROYAL RANGE
5	2	FRYERS	35CS	PICO
6	1	SANDWICH REFRIGERATOR	ESS1601S	TRIE
7	1	HAND SINK	EXISTING TO REMAIN	EXISTING TO REMAIN
8	1	REFRIGERATED WORKTABLE	1W1-48FC	TRIE
9	1	REACH-IN REFRIGERATOR	74	CONTINENTAL
10	1	REACH-IN FREEZER	7F	CONTINENTAL
11	1	EXHAUST HOOD	OTHERS	OTHERS
12	1	3-COMPARTMENT SINK	SR160C-D1E-X	JOHN BOOS
13	1	GRASS TRAP	EXISTING	EXISTING
14	1	MOP SINK	EXISTING	EXISTING
15	1	HEATER	EXIST.	EXIST.
16	3	WIRE SHELVING	SR172FC	JOHN BOOS
17	1	SINGLE COMPARTMENT SINK	TR160C-D1E-F	JOHN BOOS
18	1	KFC DRAIN WRENCH	BY OTHERS	BY OTHERS
19	2	BACKBAR COOLERS	TR160C-D1E-F	JOHN BOOS
20	1	BOTTLE COOLER	TR160C-D1E-F	JOHN BOOS
21	1	GLASS AND PLATE CHILLER	12TC-CC	TRIE
22	1	3-COMP SINK	OTHERS	OTHERS
23	1	HAND SINK	OTHERS	OTHERS
24	2	KFC BINS	OTHERS	OTHERS
25	1	GLASSWASHER	SR174	JOHN BOOS
26	2	SPEED RAILS	S-21	KNOWLE

FOOD SERVICE EQUIPMENT		MECHANICAL SCHEDULE												
ITEM NUMBER	QUANTITY	ITEM DESCRIPTION	WATER CONNECTIONS			DRAINS		GAS		STEAM		REMARKS		
			HOT WATER SIZE	COLD WATER SIZE	STAMP HEIGHT	EQUIP. HEIGHT	NO. CONNECTIONS	DIRECT WASTE SIZE	WASTE HEIGHT	GAS LINE SIZE	GAS HEIGHT FROM FLOOR TO TOP OF VALVE		WATER COLUMN	STEAM SUPPLY SIZE
1	1	FLAT GRIDDLE							3/4"	18"	56.6			
2	1	UNDERSHED GAS BROILER							3/4"	18"	48			REC TO PROVIDE QUICK DISCONN HOSE
3	1	EQUIPMENT STAND												
4	1	4-BURNER RANGE							3/4"	18"	147			REC TO PROVIDE QUICK DISCONN. HOSE
5	2	FRYERS							3/4"	18"	50			REC TO PROVIDE QUICK DISCONN. HOSE
6	1	SANDWICH REFRIGERATOR												*EXIST. COMB TO REMAIN
7	1	HAND SINK												
8	1	REFRIGERATED WORKTABLE												
9	1	REACH-IN REFRIGERATOR												
10	1	REACH-IN FREEZER												
11	1	EXHAUST HOOD												
12	1	3-COMPARTMENT SINK	1 1/2"	1 1/2"	14"				ES					MANIFOLD DRAINS
13	1	GRASS TRAP												
14	1	MOP SINK												*EXISTING TO REMAIN AS IT
15	1	HEATER												
16	3	WIRE SHELVING												
17	1	SINGLE COMPARTMENT SINK	1 1/2"	1 1/2"	14"				ES					*VERIFY REQUIREMENTS BY OTHERS
18	2	BACKBAR COOLERS												
19	2	BACKBAR COOLERS												
20	1	BOTTLE COOLER												
21	1	GLASS AND PLATE CHILLER												
22	1	3-COMP SINK	1 1/2"	1 1/2"	14"				ES					
23	1	HAND SINK	1 1/2"	1 1/2"	14"				ES					
24	2	KFC BINS												
25	1	GLASSWASHER												
26	2	SPEED RAILS												

FOOD SERVICE EQUIPMENT		ELECTRICAL SCHEDULE														
ITEM NUMBER	QUANTITY	ITEM DESCRIPTION	ELECTRICAL CONNECTIONS										SYMBOLS		REMARKS	
			VOLTAJE	PHASE	AMP/CIRCUIT	NEUTRAL	GROUNDING	TYPE OF CONN.	HEIGHT A.F.F.	EQUIP. HEIGHT	⊙ JUNCTION BOX (JB)	⊞ IN DT EQUIPMENT				
1	1	FLAT GRIDDLE														
2	1	UNDERSHED GAS BROILER														
3	1	EQUIPMENT STAND	120	1	20				DER	2'						CONVENIENCE OUTLET
4	1	4-BURNER RANGE	240	1	15				DER	24"						CONVENIENCE OUTLET
5	2	FRYERS	120	1	20				DER	24"						CONVENIENCE OUTLET
6	1	SANDWICH REFRIGERATOR	120	1	7.8				DER	24"						
7	1	HAND SINK	120	1	3				DER	24"						
8	1	REFRIGERATED WORKTABLE	120	1	3				DER	24"						
9	1	REACH-IN REFRIGERATOR	120	1	6.5				DER	50"						
10	1	REACH-IN FREEZER	120	1	6.3				DER	50"						
11	1	EXHAUST HOOD														
12	1	3-COMPARTMENT SINK														
13	1	GRASS TRAP														
14	1	MOP SINK														
15	1	HEATER														
16	3	WIRE SHELVING														
17	1	SINGLE COMPARTMENT SINK														
18	2	KFC DRAIN WRENCH														*VERIFY REQUIREMENTS BY OTHERS
19	2	BACKBAR COOLERS	120	1	3.2				DER	24"						
20	1	BOTTLE COOLER	120	1	8.7				DER	12"						
21	1	GLASS AND PLATE CHILLER	120	1	2.6				DER	12"						
22	1	3-COMP SINK														
23	1	HAND SINK														
24	2	KFC BINS														
25	1	GLASSWASHER	120	1	15				DER	12"						
26	2	SPEED RAILS														



Foodservice Equipment, Design, Furnishings, and Supplies
 3215 S. 99th Avenue, Chicago, Illinois 60644
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www.scapplesupply.com

CRAZY FOX
 ST. CHARLES, IL
 FOODSERVICE EQUIPMENT
 KITCHEN & BAR REMODEL

DATE: 01/08/16
 DRAWN: -
 SCALE: 1/4"=1'-0"
 PROJECT NUMBER: -
 SHEET NUMBER: FS-1

No Modifications to Electric

No Modifications to Plumbing

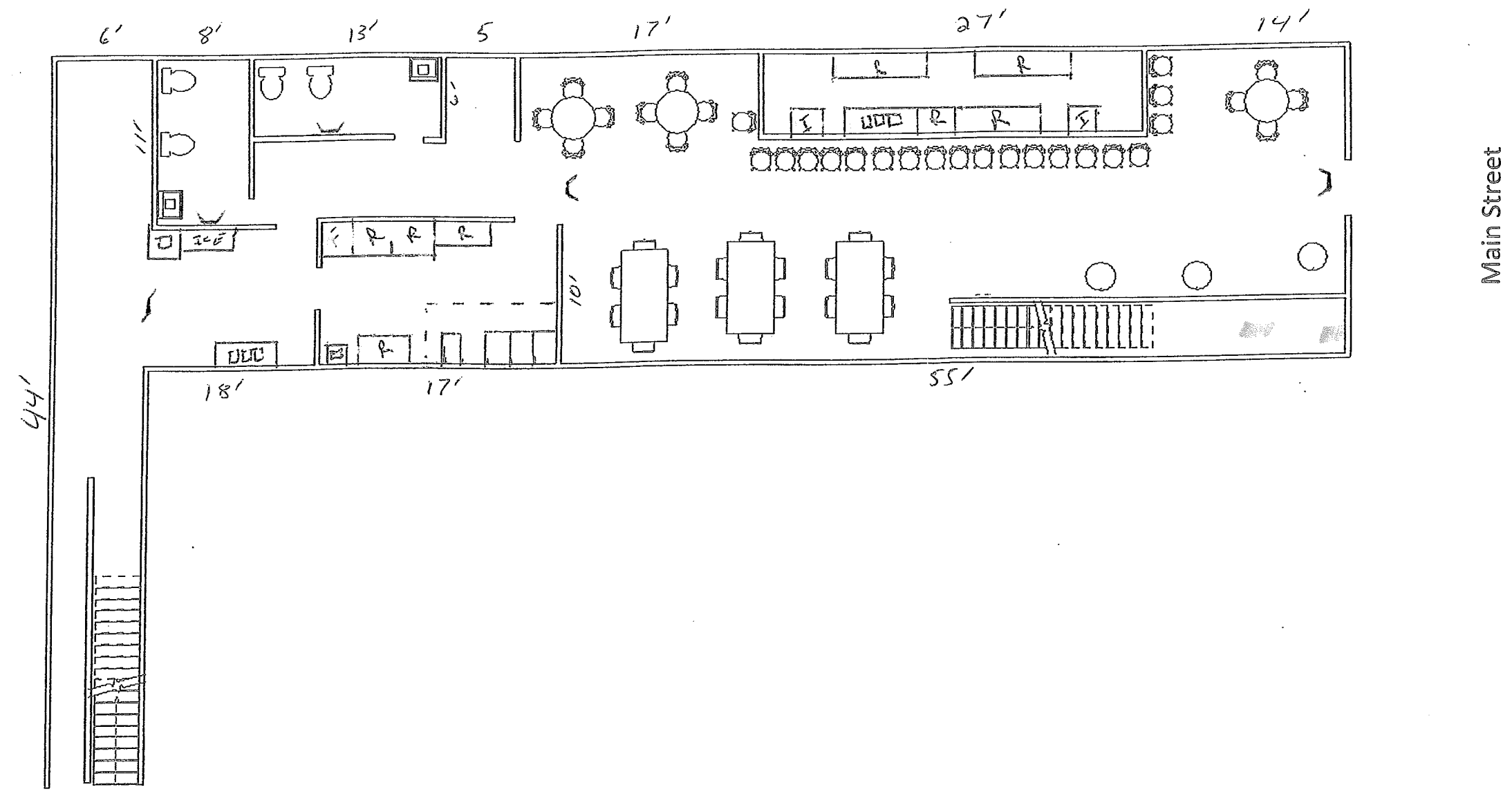
Furniture and equipment added

Exit lights with emergency lights

Emergency lights

Replace old Hood

Install new fire ansil system



Main Street

North River Side Road

Replace Sump Pump

Replace Hot water heater