

Village of Hampshire  
Village Board Meeting  
Thursday February 21, 2019 – 7:00 PM  
Hampshire Village Hall – 234 S. State Street

## AGENDA

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1. Call to Order
2. Establish Quorum (Physical and Electronic)
3. Pledge of Allegiance
4. Citizen Comments
5. Approval of Minutes February 7, 2019
6. Village President's Report
  - a) Ordinance-granting a special use in the HC Highway Commercial Zoning District to allow for an automobile service station including sales of gasoline at retail, and an automobile/ truck stop, on the property located at 19N479 US Highway 20 in the Village (BSTP- Thorntons Development)
  - b) Ordinance-granting certain variances of the requirements of the village code to allow for i) smaller front yard setback; ii) greater height of accessory structures; and iii) parking facilities in a front yard, on certain property at 19N479 US Highway 20 in the HC Highway commercial zoning district in the village. (BSTP – Thorntons Development)
  - c) Ordinance amending the Village's Liquor regulations to create an additional license in the B-1 license category in the Village.
  - d) Resolution approving the acquisition of certain land, to wit: Lot 6 of Ketchum Road Estates subdivision, as and for the site of a new public works facility, or for other public purpose.
  - e) Resolution approving an amendment to tower lease with option with Voicestream (now T-Mobile) for space on the Elm Street elevated water storage tank premises.
7. Village Board Committee Reports
  - a) Finance
    1. Accounts Payable
    2. Committee recommends approval of releasing the mortgage on the real property following receipt of \$4,500.00 from the proceeds of the sale of the property at 509 LaMoille Road, Sublette, IL and approval for the Village Finance Director to work with the Village Attorney on the loan documents necessary effectuate the amortization modification recommended.
  - b) Public Works
    1. EEI to present the 5-year Comprehensive Plan
  - c) Planning/Zoning
  - d) Public Safety
  - e) Fields & Trails
  - f) Village Services
  - g) Business Development Commission
    1. Discussion- Façade applications
  - h) Economic Development

8. New Business

9. Announcements

10. Executive Session

11. Any items to be reported and acted upon by the Village Board after returning to open session

12. Adjournment

The Village of Hampshire, in compliance with the Americans With Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons

**VILLAGE OF HAMPSHIRE  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
MINUTES  
February 7, 2019**

The regular meeting of the Village Board of Hampshire was called to order by Village President Jeffrey Magnussen at 7:00 p.m. in the Village of Hampshire Village Board Room, 234 S. State Street, on Thursday, February 7, 2019.

Present: Ryan Krajecki, Christine Klein, Janet Kraus, Toby Koth, Erik Robinson, Michael Reid.

Absent: None

Also Present: Village Clerk Linda Vasquez, Village Finance Director Lori Lyons; Village Police Chief Brian Thompson, and Village Attorney Mark Schuster.

A quorum was established.

President Magnussen led the Pledge of Allegiance.

Trustee Krajecki moved to authorize Trustee Reid present via telephonic connection.

Seconded by Trustee Robinson

Motion carried by voice vote

Ayes: Klein, Robinson, Krajecki, Kraus, Reid

Nays: None

Absent: None

7:01 p.m. Present via telephonic connection: Mike Reid

**MINUTES**

Trustee Robinson moved to approve the minutes of January 17, 2019.

Seconded by Trustee Kraus

Motion carried by voice vote.

Ayes: Klein, Koth, Robinson, Krajecki, Kraus, Reid

Nays: None

Absent: None

**CITIZEN COMMENTS**

Mr. Ruth brought up a concern that he noticed that not all of the fire hydrants have been tagged. The board reported that we only take so many fire hydrants at a time and this will continue into the spring. Mr. Ruth noticed construction by Gast Road where Pet Ag is relocating and wondered if the Village received any money from them yet for cutting down the trees yet. Village President Magnussen mentioned they are aware of the trees and Pet Ag isn't sure yet what and how many trees will be cut down. Mr. Ruth also discussed the modified transition fees. He was informed that they are based on the CPI increase of 1.9%.

**VILLAGE PRESIDENT REPORT**

Trustee Krajecki moved to approve Resolution 19-02; approving a master pole attachment agreement for use of the public rights-of-way for wireless communication equipment sites in the village (New Cingular Wireless)

Seconded by Trustee Kraus  
Motion carried by voice vote.  
Ayes: Klein, Koth, Robinson, Krajecki, Kraus, Reid  
Nays: None  
Absent: None

Trustee Koth moved to approve Resolution 19-03; adopting a cell phone stipend policy in the Village of Hampshire with the change to \$40 per month for reimbursement from \$30 per month for reimbursement in exhibit A.

Seconded by Trustee Klein  
Motion carried by roll call vote  
Ayes: Klein, Kraus, Koth, Krajecki, Robinson, and Reid  
Nays: None  
Absent: None

Trustee Krajecki moved to approve Resolution 19-04; authorizing application for Kane County Riverboat funds and execution of all necessary documents.

Seconded by Trustee Kraus  
Motion carried by roll call vote  
Ayes: Klein, Koth, Kraus, Krajecki, Robinson, and Reid  
Nays: None  
Absent: None

Trustee Robinson moved to approve Resolution 19-05; modifying the transition fees from \$5,506.40 to \$5,611.02 to be paid by and collected from applicants for any development which includes residential dwelling units in the Village of Hampshire.

Seconded by Trustee Klein  
Motion carried by roll call vote  
Ayes: Klein, Kraus, Krajecki, Robinson, and Reid  
Nays: Koth  
Absent: None

## **VILLAGE BOARD COMMITTEE REPORTS**

a. **Economic Development** – No Report

b. **Accounts Payable**

Trustee Klein moved to approve the Accounts Payable in the sum of \$242.90 to the employees James Reece & Lori Lyons to be paid on or before January 13, 2019.

Seconded by Trustee Kraus  
Motion carried by roll call vote  
Ayes: Klein, Kraus, Krajecki, Koth, Robinson, and Reid  
Nays: None  
Absent: None

Trustee Klein moved to approve the Accounts Payable in the sum of \$221,685.28

to be paid on or before January 13, 2019.

Seconded by Trustee Robinson  
Motion carried by roll call vote  
Ayes: Klein, Kraus, Krajecki, Koth, Robinson, and Reid  
Nays: None  
Absent: None

Trustee Klein discussed the food tax. The entire board was in agreement with the tax but the Village President mentioned we should talk to all the business owners first before we implement this tax.

Trustee Klein reported that a finance committee meeting will be on February 26, at 6:30 p.m.

**c. Public Works –**

Trustee Koth will be having a Public Works committee meeting at 4 p.m. February 13, 2019 at the Hampshire Police Station to discuss a leasing program for the village trucks. Enterprise will be doing a presentation. The EEI Comprehensive plan will also be on the agenda.

**d. Planning/Zoning-** Trustee Robinson reported ZBA will have a meeting on February 12 for the Thornton's Gas Station concept plan. The Planning Commission approved the special use permit on January 14. The plans are to change the gas pumps and put a strip mall on the side where Wendy's is located.

ZBA will also be deciding on issuing a sign variance for Lucky Energy Service, who took over Elburn CO-OP at 261 Mill Street.

**e. Public Safety-** No report.

**f. Fields & Trails –** No report

**g. Village Services –** Trustee Kraus reported that Verizon should be up & running by June first in Lakewood Crossing.

Trustee Kraus reported that a Village Service committee meeting will be on February 13, at 5:30 p.m. at Village Hall

**h. Business Development Commission -** Trustee Krajecki reported that a BDC committee meeting will be on February 13, at 6:30 p.m. The Beautification Committee will be meeting on Tuesday, February 12 at Resource Bank.

## **ANNOUNCEMENTS**

Trustee Reid reported the new signage at the Hampshire Industrial Park is leaning and will be fixed when the weather breaks. We have one applicant that paid to have his company on the sign: Electro-Max.

This Saturday, there will be an event in which both elected and non-elected village officials will be discussing issues and resident concerns at the Lakewood Clubhouse

from 9 am to noon. All village residents and members of the public are welcome to attend.

Trustee Reid reported that he was on the Metro-West agenda to talk about WM and charging more for recycling.

**ADJOURNMENT**

Trustee Koth moved to adjourn the Village Board meeting at 7:54 p.m.

Seconded by Trustee Kraus  
Motion carried by voice vote  
Ayes: Klein, Kraus, Krajecki, Robinson, and Reid  
Nays: None  
Absent: None

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Linda Vasquez Village Clerk

No. 19 -

**AN ORDINANCE  
GRANTING A SPECIAL USE IN THE HC HIGHWAY COMMERCIAL  
ZONING DISTRICT TO ALLOW FOR AN AUTOMOBILE SERVICE  
STATION INCLUDING SALES OF GASOLINE AT RETAIL, AND AN  
AUTOMOBILE/ TRUCK STOP, ON THE PROPERTY LOCATED AT  
19N479 US HIGHWAY 20 IN THE VILLAGE  
(BSTP – Thorntons Development)**

WHEREAS, the property at 19N479 US Highway 20 and as legally described on the attached Exhibit "A" in the Village (the "Subject Property") is currently classified in the HC Highway Commercial Zoning District; and

WHEREAS, BSTP Midwest, LLC as prospective purchaser of the Subject Property has filed a Petition for Special Use in regard to the Subject Property, to allow for an automobile service station, including sales of gasoline at retail, and an automobile/truck stop on the premises; and

WHEREAS, a public hearing regarding the Petition for Special Use was conducted by the Hampshire Zoning Board of Appeals on February 12, 2019, pursuant to Notice published in the Daily Herald newspaper on January 25, 2019, and

WHEREAS, the Zoning Board of Appeals, after considering the testimony and exhibits presented, the public comment, and the prior recommendation of the Village's Plan Commission in regard to the Petition, has made certain Findings of Fact and has recommended to the Village Board that the requested special use be granted; and

WHEREAS, the Corporate Authorities have determined it to be in the best interests of the Village that such petition for special use be approved..

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The petition of BSTP Midwest, LLC, for a special use, to allow for an automobile service station, including sales of gasoline at retail, and an automobile/truck stop, on the property at 19N479 US Highway 20 in the Village, shall be and is approved.

Section 2. The property for which this special use is granted (the "Subject Property") is legally described on the attached Exhibit "A."

Section 3. This grant of variation shall be subject to the following conditions:

- a. Owner shall construct any and all improvements on the Subject Property in accordance with a final Site Plan approved pursuant to

§6-16-5 of the Village Code.

- b. Owner shall comply with all other applicable codes and ordinances.
- c. The grant of a special use shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Section 4. This Ordinance shall take effect upon its passage and approval as provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk



**EXHIBIT "A"****LEGAL DESCRIPTION  
(BSTP / Thorntons Property)**

PARCEL 1: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois; and

PARCEL 2: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.

PINs: 01-02-100-005; and 01-02-100-013.  
Common Address: 19N479 U.S. Highway 20, Hampshire, IL 60140

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

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**IN RE:**

**PETITION OF BSTP MIDWEST, LLC FOR A SPECIAL USE IN THE HC HIGHWAY COMMERCIAL ZONING DISTRICT TO ALLOW FOR AN AUTOMOBILE SERVICE STATION INCLUDING SALES OF GASOLINE AT RETAIL, AND AN AUTOMOBILE/TRUCK STOP, ON THE PROPERTY LOCATED AT 19N479 US HIGHWAY 20 IN THE VILLAGE.**

**FINDINGS OF FACT**

In regard to the Petition of BSTP Midwest, LLC. requesting a special use in the HC Highway Commercial Zoning District to allow for an automobile service station, including sales of gasoline at retail, and an automobile/truck stop, on the property at 19N479 US Highway 20 in the Village, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. A Petition requesting a special use in the HC Highway Commercial Zoning District to allow for an automobile service station, including sales of gasoline at retail, and an automobile/truck stop, on the property at 19N479 US Highway 20 in the Village has been filed with the Village Clerk by BSTP Midwest, LLC for the following legally described property:

PARCEL 1: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois; and

PARCEL 2: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection

of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.

PINs: 01-02-100-005; and 01-02-100-013.  
Common Address: 19N479 U.S. Highway 20, Hampshire, IL 60140

2. A Public Hearing on the Petition was conducted by the Zoning Board of Appeals at its regular meeting on February 12, 2019.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on January 25, 2019.

4. Notice of the Public Hearing was also posted on the property not less than fifteen days prior to the public hearing.

5. At the public hearing, Mr. Troy Paionk of BSTP Midwest, LLC and Mr. Drew Zazofsky of Thonrtons, Inc. addressed the Zoning Board regarding the request for special use. One member of the public attended the public hearing and asked questions of the Petitioner (regarding the truck wash facility on the site).

6. An automobile gasoline station and/or automobile/truck stop is a special use allowed in the HC Highway Commercial Zoning District pursuant to §8-8-7.

7. The Subject Property is currently located within the Facilities Planning Area (“FPA”) of the Village, and would be served by Village utilities for sewer and water.

8. Access to the Subject Property currently exists from both US Highway 20 and from Dietrich Road, and the petitioner proposes to maintain access from each roadway.

9. The existing zoning in the area of the proposed development is mixed:

North M-2 General Industrial Zoning District and OR Office-Research Zoning District to county line.

East Kane County – PUD (undeveloped to date).

South Village HC Highway Commercial Zoning District (Travel America truck stop).

West Village HC Highway Commercial Zoning District (Arrowhead Business Park – various uses) and Road Ranger truck stop.

10. The proposed zoning is generally consistent with the 2004 Comprehensive Plan of the Village. This area is planned for regional commercial development.

11. The Zoning Board of Appeals also considered the following standards in regard to the request for a special use:

- a. The establishment, maintenance or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
- b. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish and impair property values within the neighborhood.
- c. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees pursuant to the recommendations of the Zoning Board of Appeals.

12. Additional Findings by the ZBA:

- a) The Plan Commission recommended approval of the Application for Special Use after consideration of the application at its meeting held on January 14, 2019.
- b) The conditions on this property were instituted at a time prior to its annexation to the Village, when it was located outside the Village limits and was subject to the development jurisdiction of Kane County.

c) Approval of the Petition would allow for re-development of the Subject Property for a Thornton's, Inc. fuel station and truck stop, together with a convenience store and restaurant in accordance with the proposed Site Plan.

**ACTION**

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Special Use to allow for an automobile service station, including sale of gasoline at retail, and an automobile/truck stop, at 19N479 US Highway 20 in the HC Highway Commercial Zoning District, the vote was 5 ayes, 0 nays. Motion x passed /      failed.

|                | Aye          | Nay         |
|----------------|--------------|-------------|
| C. Christensen | <u>  x  </u> | <u>    </u> |
| W. Albert      | <u>  x  </u> | <u>    </u> |
| R. Frillman    | <u>  x  </u> | <u>    </u> |
| H. Hoffman     | <u>  x  </u> | <u>    </u> |
| J. Schaul      | <u>  x  </u> | <u>    </u> |

RECOMMENDATION: It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Special Use be   X   approved /      denied.

Dated: February 12, 2019.

Respectfully submitted,

VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS

By: Carl Christensen  
Carl Christensen  
Chair  
(6/RV)

No. 19 -

**AN ORDINANCE**

**GRANTING CERTAIN VARIANCES OF THE REQUIREMENTS OF THE VILLAGE CODE TO ALLOW FOR i) SMALLER FRONT YARD SETBACK; ii) GREATER HEIGHT OF ACCESSORY STRUCTURES; AND iii) PARKING FACILITIES IN A FRONT YARD, ON CERTAIN PROPERTY AT 19N479 US HIGHWAY 20 IN THE HC HIGHWAY COMMERCIAL ZONING DISTRICT IN THE VILLAGE.**

**(BSTP – Thorntons Development)**

WHEREAS, the property at 19N479 US Highway 20 in the Village (the “Subject Property”) is currently classified in the HC Highway Commercial Zoning District; and

WHEREAS, BSTP Midwest, LLC as prospective purchaser of the Subject Property has petitioned for a variance of the following:

- i) §6-8-7(F)(4), regarding minimum front yard setbacks, to allow for a front yard setback of 32.68 feet;
- ii) §6-8-7(F)(13), regarding height of accessory uses, to allow for a canopy over the gasoline fuel pumps of 19 feet; and over the diesel fuel pumps of 22 feet;
- iv) §6 -11-2(H), regarding parking in yards, to allow for a drive aisle and parking spaces to be located in the front yards along US Highway 20 and Dietrich Road

WHEREAS, a public hearing regarding the Petition for Variance was conducted by the Hampshire Zoning Board of Appeals on February 12, 2019, pursuant to Notice published in the Daily Herald newspaper on January 25, 2019, and

WHEREAS, the Zoning Board of Appeals has made certain Findings of Fact and has recommended to the Village Board that the requested variances be granted; and

WHEREAS, the Corporate Authorities have determined it to be in the best interests of the Village that such petition be approved..

NOW THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: The petition of BSTP Midwest, LLC, for variation of the following regulations

- i) §6-8-7(F)(4), regarding minimum front yard setbacks, to allow for a front yard setback of 32.68 feet;
- ii) §6-8-7(F)(13), regarding height of accessory uses, to allow for a canopy over the gasoline fuel pumps of 19 feet; and over the diesel fuel pumps of 22 feet;
- iv) §6-11-2(H), regarding parking in yards, to allow for a drive aisle and parking spaces to be located in the front yards along US Highway 20 and Dietrich Road

for the property located at 19N479 U.S. Highway 20, in the HC Highway Commercial Zoning District in the Village, shall be and is granted.

Section 2. The property for which this variance is granted (the "Subject Property") is legally described on the attached Exhibit "A."

Section 3. This grant of variation shall be subject to the following conditions:

- a. Owner shall construct any and all improvements on the Subject Property in accordance with a final Site Plan approved pursuant to §6-16-5 of the Village Code.
- b. Owner shall comply with all other applicable codes and ordinances.
- c. The grant of variance shall expire if not commenced by Owner within one year of the date of passage of this Ordinance; provided, said use will be deemed to have commenced as of the date a building permit has been issued by the Village.

Section 4. This Ordinance shall take effect upon its passage and approval as provided by law.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk



**EXHIBIT "A"****LEGAL DESCRIPTION  
(BSTP / Thorntons Property)**

PARCEL 1: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois; and

PARCEL 2: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.

PINs: 01-02-100-005; and 01-02-100-013.  
Common Address: 19N479 U.S. Highway 20, Hampshire, IL 60140

**VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS**

---

**IN RE:**

**A PETITION FOR CERTAIN VARIANCES OF THE REQUIREMENTS OF THE VILLAGE CODE TO ALLOW FOR i) SMALLER FRONT YARD SETBACK; ii) GREATER HEIGHT OF ACCESSORY STRUCTURES; iii) VARYING SIZES OF PARKING STALLS; AND iv) PARKING FACILITIES IN A FRONT YARD, ON CERTAIN PROPERTY AT 19N479 US HIGHWAY 20 IN THE HC HIGHWAY COMMERCIAL ZONING DISTRICT IN THE VILLAGE.**

**FINDINGS OF FACT**

In regard to the Petition for Variances filed with the Clerk of the Village of Hampshire by BSTP Midwest, LLC requesting certain variations of the requirements of the Village Code to allow for a small front yard setback; greater height of certain accessory structures, to wit: canopies over the fuel stations, front and rear of the building; varying sizes of parking stalls on the premises; and parking facilities within the front yards on the property, the Zoning Board of Appeals having considered the application, and the testimony and evidence submitted at a public hearing, the Zoning Board of Appeals FINDS as follows:

1. The Petition requests a variance of the following requirements of the Village Code:
  - i) §6-8-7(F)(4), regarding minimum front yard setbacks, to allow for a front yard setback of 32.68 feet;
  - ii) §6-8-7(F)(13), regarding height of accessory uses, to allow for a canopy over the gasoline fuel pumps of 19 feet; and over the diesel fuel pumps of 22 feet;
  - iii) §6-11-2(F)(1) and (F)(2), regarding the size of parking stalls in the required parking areas, of varying sizes from width of 9 - 9.5 feet, and length of 18 - 20 feet; and
  - iv) §6 -11-2(H), regarding parking in yards, to allow for a drive aisle and parking spaces to be located in the front yards along US Highway 20 and Dietrich Road.

for the following described property in the Village:

PARCEL 1: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence Northwesterly along the Northeasterly line of U.S. Route 20, for a distance of 98.35 feet; thence Northwesterly along said Northeasterly

right-of-way line; being curved to the left, having a radius of 4467.37 feet, a central angle of 05 degrees 01 minutes 39 seconds, a chord bearing of North 37 degrees 46 minutes 38 seconds West, a chord distance of 391.87 feet (392.06 feet Deeded), and an arc distance of 392.00 feet to the termination of said curve; thence North 40 degrees 17 minutes 28 seconds West along said Northeasterly right-of-way line, a distance of 34.29 feet; thence North 49 degrees 42 minutes 34 seconds East, a distance of 404.51 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 598.23 feet (598.20 feet Deeded) to the Northwesterly right-of-way line of said Dietrich Road; thence South 60 degrees 16 minutes 34 seconds West along said right-of-way line, a distance of 400.0 feet to the Place of Beginning, in Kane County, Illinois; and

PARCEL 2: Part of the Southwest Quarter and part of the Northwest Fractional Quarter of Section 2, Township 42 North, Range 6 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the Northwesterly right-of-way line of Dietrich Road with the Northeasterly right-of-way line of U.S. Route 20; thence North 60 degrees 16 minutes 34 seconds East along the Northwesterly right-of-way line of said Dietrich Road, a distance of 400.00 feet to the Place of Beginning of the hereinafter described parcel of land; thence continuing North 60 degrees 16 minutes 34 seconds East along said Northwesterly right-of-way line, a distance of 202.02 feet; thence North 29 degrees 53 minutes 41 seconds West a distance of 373.40 feet; thence South 71 degrees 14 minutes 08 seconds West, a distance of 262.92 feet; thence South 37 degrees 25 minutes 14 seconds East, a distance of 427.23 feet to the Place of Beginning, in Kane County Illinois.

PINs: 01-02-100-005; and 01-02-100-013.  
Common Address: 19N479 U.S. Highway 20, Hampshire, IL 60140

2. A Public Hearing on the Petition was conducted by the Zoning Board of Appeals on February 12, 2019, commencing at 7:00 PM pursuant to the notices referenced herein.

3. Notice of Public Hearing on said Petition was published in the Daily Herald newspaper on January 25, 2019.

4. Notice of the Public Hearing was also posted on the property, and mailed to adjacent landowners, not less than fifteen (15) days prior to the public hearing.

5. At the public hearing, Mr. Troy Paionk of BSTP Midwest, LLC and Mr. Drew Zazofsky of Thorntons, Inc. appeared for Petitioner and addressed the Zoning Board regarding the request for the variance. One member of the public was present and questioned the Petitioner regarding the truck wash on the premises.

6. At the public hearing, the Petitioner withdrew its request for a variation of the size of parking spaces on the Subject Property.

7. The Zoning Board of Appeals considered the following factors:

I. Variation Standards: The ZBA shall not recommend a variation unless it shall find, based upon the evidence presented to it at the public hearing on the application for variance, the following:

- A. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and
- B. That the plight of the owner is due to unique circumstances; and
- C. The variation, if granted, will not alter the essential character of the locality.

II. Variation Standards: For the purposes of supplementing the above standards, the ZBA shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

- A. That the particular physical surroundings, shape, topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out; and
- B. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification; and
- C. That the purpose of the variation is not based exclusively upon a desire to make a greater economic return from the property; and
- D. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; and
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements to the neighborhood in which the property is located; and
- F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire or otherwise endanger public safety, or substantially diminish or impair property values within the neighborhood.

8. The proceedings at the public hearing were recorded by certified shorthand reporter.

9. Additional Findings:

- a. The conditions on this property were instituted at a time prior to its annexation to the Village, when it was located outside the Village limits and was subject to the development jurisdiction of Kane County.
- b. Approval of the Petition would allow for re-development of the Subject Property for a Thornton's, Inc. fuel station and truck stop, together with a convenience store and restaurant in accordance with the proposed Site Plan.

**ACTION(S)**

A. On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Variance for the following variances on the property at 19N479 US Highway 20 in the Village:

- 1) §6-8-7(F)(4), regarding minimum front yard setbacks, to allow for a front yard setback of 32.68 feet on the Subject Property,
- 2) §6-8-7(F)(13) regarding height of accessory uses, to allow for a canopy over the gasoline fuel pumps of 19 feet; and over the diesel fuel pumps of 22 feet, on the Subject Property;
- 3) §6. -11-2(H), regarding parking in yards, to allow for a drive aisle and parking spaces to be located in the front yards along US Highway 20 and Dietrich Road on the Subject Property

the vote of the Zoning Board of Appeals was 5 aye – 0 nay, as follows:

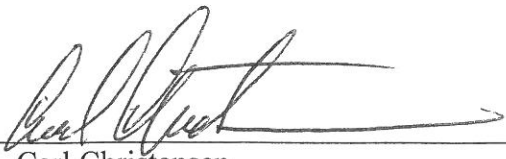
|                | <u>Aye</u> | <u>Nay</u> |
|----------------|------------|------------|
| C. Christensen | x          |            |
| W. Albert      | x          |            |
| R. Frillman    | x          |            |
| H. Hoffman     | x          |            |
| J. Schaul      | x          |            |

It is accordingly the recommendation of the Zoning Board of Appeals that the Petition for Variance to allow for drive aisles and parking spaces to be located within the front yard(s) be  X  approved // \_\_\_ denied.

Dated: February 12, 2019.

Respectfully submitted,

VILLAGE OF HAMPSHIRE  
ZONING BOARD OF APPEALS

By:   
\_\_\_\_\_  
Carl Christensen  
Chair

No. 19 -

**AN ORDINANCE  
AMENDING THE VILLAGE'S LIQUOR REGULATIONS TO CREATE  
AN ADDITIONAL LICENSE IN THE B-1 LICENSE CATEGORY  
IN THE VILLAGE**

WHEREAS, the Village has adopted regulations governing the types and characteristics of various classifications of licenses allowing for the retail sale of alcoholic beverages and package goods in the Village; and

WHEREAS, included in said regulations is a limitation in number for each of the various classifications of license available in the Village; and

WHEREAS, the Village has received an application for a new B-1 category liquor license for package sales, to be located in the Block's grocery and convenience store at 199 Maple Street in the Village; and

WHEREAS, the Liquor Commission has reviewed the application and has considered the creation of a new license in the B-1 category, and recommends creation of the license for issuance to said applicant; and

WHEREAS, the Corporate Authorities find it advisable to create one additional license in the B-1 license classification at this time.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. The Hampshire Municipal Code of 1985, as previously amended, shall be and hereby is further amended to create one new license in the B-1 Liquor License Classification, in words and figures as follows:

|               |  |
|---------------|--|
| CHAPTER 3     | LIQUOR REGULATIONS                                 |
| ARTICLE I     | ALCOHOLIC LIQUOR REGULATIONS                       |
| SECTION 3-1-6 | CLASSIFICATION OF LICENSES;<br>FEES, CLOSING HOURS |

N. Number of licenses: The number of alcoholic liquor licenses to be issued in the Village shall be as follows:

|           |                                     |           |
|-----------|-------------------------------------|-----------|
| Class A-1 | Taverns/Carry Out                   | 3         |
| Class A-2 | Taverns/No Carry Out                | 0         |
| Class B-1 | Package Sales                       | 3         |
| Class B-2 | Package Sales/Convenience Store     | 5         |
| Class C-1 | Restaurant/Retail Sale – beer, wine | 0         |
| Class C-2 | Restaurant/Service with food        | 2         |
| Class C-3 | Restaurant/Outdoor Seating          | 2         |
| Class C-4 | Restaurant/On Premises              | 0         |
| Class D   | Hotels/Motels                       | 0         |
| Class E   | Banquet Halls                       | 0         |
| Class F   | Clubs                               | 0         |
| Class G   | Special Events                      | N/A       |
| Class H   | Beauty Salons/Spas                  | 0         |
| Class I   | Park District                       | 1         |
| Total     |                                     | <u>16</u> |

Section 2. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded and waived.

Section 3. If any section, subdivision, sentence or phrase of this Ordinance is for any reason held to be void, invalid, or unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon passage, approval, and publication in pamphlet form, as provided by law.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 pursuant to roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.



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Jeffrey R. Magnussen  
Village President

ATTEST:

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Linda Vasquez  
Village Clerk

CERTIFICATE

The undersigned hereby certifies:

1. I am the Village Clerk for the Village of Hampshire, Kane County, Illinois.
2. On \_\_\_\_\_, 2018, the Corporate Authorities of the Village enacted this Ordinance No. 16 - \_\_\_\_, which provided by its terms that it shall be published in pamphlet form.
3. The pamphlet form of this Ordinance was duly prepared by me, and a copy of said Ordinance was thereafter posted in the Village Hall at 234 South State Street in the Village, commencing on \_\_\_\_\_, 2018 and continuing thereafter for at least the next following ten (10) days.
4. A copy of this Ordinance was also available for public inspection, after the date of its enactment, and upon request, at the Office of the Village Clerk.

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Linda Vasquez  
Village Clerk

No. 19 -

**A RESOLUTION  
APPROVING THE ACQUISITION OF CERTAIN LAND, TO WIT: LOT 6  
OF KETCHUM ROAD ESTATES SUBDIVISION, AS AND FOR THE SITE  
OF A NEW PUBLIC WORKS FACILITY, OR FOR OTHER PUBLIC PURPOSE.**

WHEREAS, the Village has identified a potential site for a new public works facility in the Village; and

WHEREAS, the Village has made an offer to the Owner, which is acceptable and which is contingent upon approval of the Corporate Authorities; and

WHEREAS, the property would be utilized for construction of a new public works facility, or for other public purpose, by the municipality; and

WHEREAS, the site is located on the west side of the railroad tracks which transect the Village; would be adjacent to land being acquired by the Hampshire Township Fire District for a future fire station; and is across the road from the Hampshire High School and Gary D. Wright Elementary School in the Village, and is well situated for said purpose; and

WHEREAS, the Corporate Authorities deem it necessary and advisable to acquire said land, to wit, Lot 6 of Ketchum Road Estates Subdivision, Ketchum Road, Hampshire for such purposes.

NOW THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. That certain Vacant Lane Sales Contract, dated 2/13/19 by Seller Old Second National Bank, a copy of which is attached hereto and incorporated herein by this reference, shall be and is approved.

Section 2. The Village President has signed the form of said Contract as an offer to purchase at a price equal to \$43,000 for said property and his action is hereby ratified and confirmed.

Section 3. The Village Attorney is hereby authorized to consider and after consultation with the Village President, to accept on the behalf of the Village any modifications to the contract suggested or proposed by him or by Seller's attorney pursuant to Paragraph 12 of said Contract.

Section 4. The Village President shall be and is hereby authorized to execute and deliver to Seller and/or the appointed title insurer, and the Village Clerk to attest, any

and all documents necessary or advisable in order to consummate a closing on said acquisition.

Section 5. This Resolution shall take full force and effect upon its passage and approval as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019, pursuant to roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeffrey Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

## EXHIBIT "A"

### LEGAL DESCRIPTION

Lot 6 of Ketchum Road Estates, Unit 1, being a subdivision of part of the West 1/2 of the Northwest 1/4 of Section 13, Township 42 North, Range 6, East of the Third Principal Meridian, according to the Plat thereof recorded January 10, 2000 as Doc. No. 2000K002302, in the Village of Hampshire, Kane County, Illinois.

PIN: 01-13-103-006

Common Address: Ketchum Road, Hampshire, Illinois.

**CERTIFICATION**

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/

/

/

/

/ / / / / / / /

I, Linda Vasquez, certify that I am the duly appointed and acting Clerk of the Village of Hampshire, Kane County, Illinois.

I further certify that on February 21, 2019, the Village of Hampshire Board of Trustees, by a vote of not less than two-thirds of its members now holding office, enacted, and the Village President approved, Resolution No. 19 - \_\_\_\_, entitled:

**A RESOLUTION  
APPROVING THE ACQUISITION OF CERTAIN LAND, TO WIT: LOT 6  
OF KETCHUM ROAD ESTATES SUBDIVISION, AS AND FOR THE SITE  
OF A NEW PUBLIC WORKS FACILITY, OR FOR OTHER PUBLIC PURPOSE.**

And further, that the attached copy of same is a true and accurate copy of the original such Resolution on file with the Clerk of the Village of Hampshire, Kane County, Illinois; and that said Resolution has not been amended or revoked since said date of enactment, and remains in full force and effect.

This Certification dated this \_\_\_\_ day of February, 2019.

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

Subscribed and Sworn to before me  
this \_\_\_\_ day of February, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

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## AGENDA SUPPLEMENT

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**TO:** President Magnussen and Village Board

**FROM:** Lori Lyons, Finance Director

**FOR:** February 21, 2019 Village Board Meeting

**RE:** Partial Release of Collateral held to Secure the Loan to Prime Time Fitness and Loan Modification

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**Background** Prime Time Fitness, LLC secured funding from the Village's Revolving Loan Fund (RLF) in 2016 to establish a full service multi-sport training and fitness facility in Hampshire. This loan was bought out of the Department of Commerce and Economic Opportunity program and is now held by the Village. The loan was secured by a security agreement including substantially all business assets of the company, the personal guarantees of Colin and Eileen Fleury and mortgages on the Fluery's homes in Hampshire and Sublette, IL.

**Analysis.** The Fluery's first reached out to the Village in November 2018 regarding the sale of the property in Sublette. With the dissolution of the Revolving Loan Fund and the RLF committee, this was taken up by the finance committee. The Fluery's received an offer on their property and have come forward with the formal proposal to pay \$4,500.00 down on the loan in exchange for release of the mortgage on this property. The finance committee recommends release of the mortgage upon receipt of \$4,500 from the sale of the property as well as modification of the loan to re-amortize the outstanding principal and accrued interest balance over twenty years at the original interest rate of 4.5% and requiring a balloon payment at the original mature date of June 1, 2021. Loan payments will be made by Prime Time Fitness on a monthly basis by ACH on the first business day of each month beginning March 1, 2019. All other collateral remains in place and closing on the sale of the Sublette property is expected on February 28.

**Recommendation.** The finance committee recommends approval of a motion releasing the mortgage on the real property following receipt of \$4,500.00 from the proceeds of the sale of the property at 509 LaMoille Road, Sublette, IL 61367 and approval for the Village Finance Director to work with the Village Attorney on the loan documents necessary to effectuate the amortization modification recommended.

**Bazos, Freeman, Schuster & Pope, LLC**  
*Attorneys at Law*

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**MEMORANDUM**

***CONFIDENTIAL / ATTORNEY – CLIENT PRIVILEGE***

**TO:** Village President and Board of Trustees  
**FROM:** Mark Schuster / Village Attorney  
**DATE:** February 21, 2019  
**RE:** T-Mobile proposal to amend Tower Lease

**Background**

T-Mobile has announced an intention to merge its operations with Sprint (subject to FCC approval). As part of its review of operations, T-Mobile engaged an outside company (Pyramid) to review and evaluate its existing leases and to re-negotiate rent structures for those locations.

In Hampshire, T-Mobile is located on the Elm Street EWST. Pyramid is offering to re-negotiate the Elm Street EWST location for a “rent reduction.” Current rent is \$27,969.07 (for 2018), and is subject to an annual 3% escalator.

The offer from Pyramid is for one of two options:

- a) \$21,000 / annual rent – with a guarantee of eight (8) years.
- b) \$23,500 / annual rent – with a guarantee of five (5) years.

Note: Sprint currently leases space on the Klick St. Tower (through U.S. Cellular, which holds the lease and collocation rights there). No action has been proposed in regard to this site.

**Question Presented**

What is the status of the T-Mobile lease at the Elm Street EWST?

Are the terms of the Pyramid proposal for amendment of the Tower Lease acceptable / advisable?

**Discussion**

T-Mobile entered into a Tower Lease with Option Agreement with the Village of Hampshire in 2002, for use of space on the Elm Street EWST for its communications facilities. The option was exercised by T-Mobile; and, it has renewed the Lease from time to time thereafter. The current lease term will run until July 2, 2021.<sup>1</sup> If all lease renewals were taken by T-Mobile, the Lease would run until July 2, 2031.

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<sup>1</sup> T-Mobile shows a lease date of July 26, 2002; and is requesting a new commencement date of August 14, 2019.



Rent under the Tower Lease Agreement was set at \$16,800 annual rent, with a 3% annual escalator. The last rent paid (Aug, 2018) was \$27,959.07.

Pyramid has made the following offer to the Village, in regard to the Elm Street EWST, in each instance to establish i) a new 5 year term, with a right to five (5) renewals (30 years altogether – until 2049)), and ii) a 10% escalator, effective for each 5-year term:

Either     a)     Reduce the rent to \$21,000/year; and  
                          Guarantee the first 8 years

OR

                  b)     Reduce the rent to \$23,500/year, and  
                          Guarantee the first 5 years.

Pyramid states in its request that “these changes will ensure that [the Village] continue to receive monthly compensation from T-Mobile, while allowing T-Mobile to sustain this site for many years to come and to remain competitive in the current environment.”

The Lease (if amended) would run as long as thirty (30) years, until 2049 (if all renewals were taken).

The Village Services Committee recommends acceptance of Option (a) above.

#### Action(s) Needed

- A. Choose between the two rent payment options offered by Pyramid.
- B. Conclude a First Amendment to the Tower Lease with Option Agreement with T-Mobile for use of the Elm Street EWST site for its communications facilities.
- C. Adopt a Resolution approving a First Amendment to Tower Lease with Option.

No. 19 -

**A RESOLUTION  
APPROVING AN AMENDMENT TO TOWER LEASE WITH OPTION  
WITH VOICESTREAM (NOW T-MOBILE) FOR SPACE ON THE  
ELM STREET ELEVATED WATER STORAGE TANK PREMISES**

WHEREAS, in 2002, the Village entered into a certain Tower Lease with Option with Voicestream GSM I Operating Company LLC for a lease of space on the Elm Street Elevated Water Storage Tank premises for certain communications equipment to be installed there by T-Mobile; and

WHEREAS, T-Mobile is now in the process of merging with Sprint Corporation and is reviewing its present lease agreements and locations to determine how each site may support its anticipated future customer base; and

WHEREAS, T-Mobile has proposed an amendment to the existing Tower Lease and Option Agreement with the Village by which it has rights to locate its equipment on the premises of the Elm Street Elevated Water Storage Tank; and

WHEREAS, the Village Services committee of the Board of Trustees has reviewed the proposed amendment, and recommends its approval; and

WHEREAS, the Corporate Authorities has considered the proposed amendment and the recommendation of the Village Services committee and believes it to be necessary and advisable to approve said amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HAMPSHIRE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

1. The proposed First Amendment to Tower Lease with Option between the Village of Hampshire and T-Mobile Central LLC (as successor to Voicestream GSM I Operating Company LLC) for use of space on the premises of the Elm Street Elevated Water Storage Tank for the general purpose of locating therein related facilities, tower and bases, antennas, microwave dishes, equipment shelters and/or cabinets for transmission and reception of radio transmission signals, in words and figures as set forth on the attached Exhibit "A," shall be and is hereby approved.

2. The Village President shall be and is authorized to execute said First Amendment on behalf of the Village, and a Memorandum of Lease concerning same, upon receipt by the Village Clerk of an original of said agreement duly executed by Tenant.

3. This Resolution shall be in full force and effect from and after its passage and

approval as provided by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Jeffrey R. Magnussen  
Village President

ATTEST:

\_\_\_\_\_  
Linda Vasquez  
Village Clerk

## FIRST AMENDMENT TO TOWER LEASE WITH OPTION

This First Amendment to Tower Lease with Option (the "**Amendment**") is effective as of the date of execution by the last party to sign (the "**Effective Date**") by and between Village of Hampshire, Illinois ("**Landlord**") and T-Mobile Central LLC, a Delaware limited liability company ("**Tenant**") (collectively, the "**Parties**").

Landlord and Tenant (or its predecessor-in-interest, to wit: Voicestream GSM I Operating Company) entered into that certain Tower Lease with Option dated July 26, 2002 (the "**Lease**") regarding the premises located at 800 Elm Street, Hampshire, IL 60140 (the "**Premises**"), and

Landlord and Tenant desire to amend the Lease on the terms and conditions set forth herein.

NOW, for good and valuable consideration, Landlord and Tenant agree as follows:

### 1. **Rent.**

a. Starting on the New Commencement Date, Tenant shall pay Landlord rent in the amount of Twenty-One Thousand and 00/100 Dollars (\$21,000.00) on an annual basis, and thereafter on each anniversary of the New Commencement Date (the "**Rent**"). Where duplicate Rent would occur, a credit shall be taken by Tenant for any prepayment of Rent by Tenant.

b. Rent shall be increased on the first day of each Renewal Term, by an amount equal to ten percent (10%) over the Rent for the immediately preceding New Initial Term or Renewal Term. This Rent adjustment shall supersede and replace any prior Rent adjustments

### 2. **Renewal Terms.**

a. The Parties hereby wish to supersede and replace the term and any renewal terms of the Lease. Now, the new initial term of the Lease shall be five (5) years commencing on August 14, 2019 (the "**New Commencement Date**"), and ending on the day immediately preceding the fifth (5<sup>th</sup>) anniversary of the New Commencement Date (the "**New Initial Term**"). The New Initial Term, together with any Renewal Terms, are referred to collectively as the "**Term.**"

b. The New Initial Term shall automatically renew for five (5) successive renewal terms of five (5) years each (each a "**Renewal Term**"), unless Tenant notifies

Landlord in writing of Tenant's intention not to extend the Lease at least one hundred twenty (120) days prior to the expiration of the New Initial Term or any Renewal Term.

**3. Modification of Tenant's Obligation to Pay – Rent Guarantee.** Commencing on August 14, 2019, Tenant's obligation to pay Rent is guaranteed for the period of eight (8) years ("**Rent Guarantee Period**"). Tenant's obligation to pay Rent during the Rent Guarantee Period shall not be subject to offset or cancellation by Tenant unless any of the following exceptions apply: a) local, state or federal laws materially adversely affect Tenant's ability to operate; (b) the Premises or Antenna Facilities are damaged or destroyed by wind, fire or other casualty and the Premises cannot be restored within a six-month time period; c) the Property is foreclosed upon and Tenant is unable to maintain its' tenancy thereon; d) Landlord requires Tenant to relocate its Antenna Facilities which adversely affect Tenant's ability to operate the Antenna Facilities or e) Landlord breaches the Lease and the default issue is not cured within the appropriate cure period. This Rent Guarantee shall not apply to any increases in the Rent after the execution of this Amendment. Tenant shall within thirty (30) days of termination pay to the Village in a lump sum all Rent due for the Rent Guarantee Period under this paragraph.

**4. Permitted Use.** Tenant may in addition to the Permitted Use described in Paragraph 3 of the Lease and subject to the noise levels described therein, install upgrades and additions of new equipment within the leased Premises in compliance with required permits.

**5. Bandwidth.** Subject to Paragraph 6 of the Lease, Tenant shall have the right to transmit and receive on any and all frequencies for which Tenant has been granted a license by the FCC.

**6. Memorandum of Lease.** Consistent with Paragraph 18(d) of the Last, Landlord will execute a Memorandum of Lease concerning this Amendment, at Tenant's request. If the Property is encumbered by a deed, mortgage or other security interest, Landlord will also execute a subordination, non-disturbance and attornment agreement.

**7. Notice.** All notices, requests, demands and other communications shall be in writing and shall be effective three (3) business days after deposit in the U.S. mail, certified, return receipt requested or upon receipt if personally delivered or sent via a nationally recognized courier to the addresses set forth below. Landlord or Tenant may from time to time designate any other address for this purpose by providing written notice to the other party.

If to Tenant:

T-Mobile USA, Inc.  
12920 SE 38th Street  
Bellevue, WA 98006  
Attn: Lease Compliance/CH27797B

If to Landlord:

Village of Hampshire, Illinois  
234 South State St.  
Hampshire, IL 60140

**8. Miscellaneous.**

a. Any charges payable under this Agreement other than Rent shall be billed by Landlord to Tenant within twelve (12) months from the date in which the charges were incurred or due; otherwise the same shall be deemed time-barred and be forever waived and released by Landlord.

b. Landlord and Tenant will reasonably cooperate with each other's requests to approve permit applications and other documents related to the Property.

c. To the extent any provision contained in this Amendment conflicts with the terms of the Lease, the terms and provisions of this Amendment shall control. Unless otherwise defined herein, capitalized terms used in this Amendment have the same meanings they are given in the Lease.

d. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.

e. This Amendment may be executed in duplicate counterparts, each of which will be deemed an original. Signed electronic, scanned, or facsimile copies of this Amendment will legally bind the Parties to the same extent as originals.

f. Each of the Parties represent and warrant that they have the right, power, legal capacity and authority to enter into and perform their respective obligations under this Amendment. Landlord represents and warrants to Tenant that the consent or approval of a third party has either been obtained or is not required with respect to the execution of this Amendment.

g. This Amendment will be binding on and inure to the benefit of the Parties herein, their heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS, the Parties execute this Amendment as of the Effective Date.

**Landlord:**

Village of Hampshire, Illinois  
company By:

Print Name:

Title:

Date:

**Tenant:**

T-Mobile Central LLC, a Delaware limited  
liability

By:

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date:

\_\_\_\_\_  
T-Mobile Contract Attorney  
as to form

Table 1

| Applications        | Invoice/Estimate Date | Description             | Amount      | Multiplier | Village      | Old Work ? |
|---------------------|-----------------------|-------------------------|-------------|------------|--------------|------------|
| Roy Kittingen       | 9/12/2018             | Windows                 | \$2,955.75  | 75%        | \$2,216.81   | yes        |
| Roy Kittingen       | 9/18/2018             | Windows/Door            | \$5,918.00  | 75%        | \$4,438.50   | no         |
| Roy Kittingen       | 12/1/2018             | Redoing North/West Side | \$75,500.00 | 75%        | \$56,625.00  | yes        |
| Roy Kittingen       | 1/28/2019             | Awnings                 | \$3,900.00  | 75%        | \$2,925.00   | no         |
| Roy Kittingen       | 3/30/2018             | Brick Work              | \$2,550.00  | 75%        | \$1,912.50   | yes        |
| Chiro Plus          | 8/15/2018             | Awnings                 | \$2,225.00  | 25%        | \$556.25     | yes        |
| Harvest Real Estate | 1/18/2019             | Windows/paint/roof      | \$9,082.00  | 50.0%      | \$4,541.00   | no         |
| Copper Barrell      | Various               | Full Reconstruction     | \$58,179.00 | 75%        | \$43,634.25  | yes        |
| Peterson Fuels      | 1/28/2019             | Remove Overhang restore | \$4,500.00  | 75%        | \$3,375.00   | no         |
|                     |                       |                         |             |            | \$120,224.31 |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |
|                     |                       |                         |             |            |              |            |



Johnson Seat & Canvas Shop inc.  
PO.Box 548  
Cortland IL 60112

# Estimate

Phone #                      Fax #                      E-mail  
815-756-2037              815-756-8832              fred@johnsoncanvas.com

Roy Kittinger  
151 N State St  
Hampshire, IL 60140

DATE  
1/28/2019

Phone                      Fax

### Description

Labor & Material to Make & Install 3 New Awning Covers on your existing frames, using #4689 Rust Sunbrella® awning fabric. *old res. office.*  
1 Awning frame will be straightened, 1 Awning frame will be remounted to your solid building front in it's previous location.  
All work will be completed within 2 weeks once deposit is received and order confirmed.

50% Deposit Balance Due upon completion

Total \$3,900.00 ←  
Sales Tax

→ TANNISH color

50% Deposit Required Balance Due upon Completion

Proposal Accepted By \_\_\_\_\_

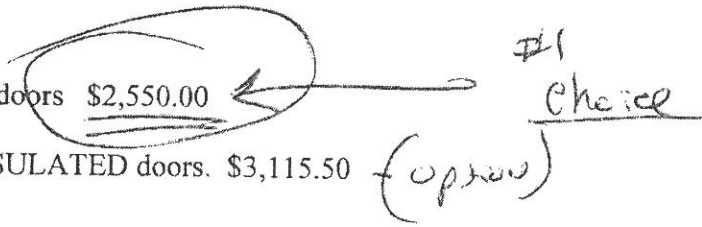
Date: 01/28/2019 [02:01:25 PM CST]  
From: Nick <nick@doormasterco.com>  
To: rk@foxvalley.net  
Subject: Overhead door quote

8'x8' non insulated door. Includes all new tracks, sections, springs, hardware, top, side, and bottom weather seals, keyed lock handle.

Door \$390.00  
Labor \$460.00  
Total \$850.00

Total for all three doors \$2,550.00

*#1*  
*Choice*



Total for three INSULATED doors. \$3,115.50 *(option)*

--

Nick Casares  
Service Tech  
DoorMaster Garage Door., LLC  
Serving WI & IL For 30 Years  
"WE TREAT YOUR DOOR LIKE OUR OWN"

Roys Current App

## VILLAGE OF HAMPSHIRE FACADE PROGRAM -

### Guidelines

#### 1. Purpose

The Village of Hampshire Facade Improvement Assistance Program is designed to promote the revitalization of Downtown and the surrounding business district in accordance with the goals and recommendations found in the Downtown Design Guidelines on file with the Village. The program will provide financial assistance for facade renovations to help property owners and lessees rehabilitate and restore the exterior of existing buildings.

#### Eligible Applicants

Applicants shall be either the owner or lessee of an eligible building within the target area identified in Section III. A lessee's eligibility is subject to written consent of the building owner for all proposed improvements.

#### 2. Eligible Buildings

The Facade Improvement Assistance Program is intended to provide financial assistance to promote the continued use of existing buildings within the downtown business district and includes all businesses

- along State Street, including the intersection of State Street and Oak Knoll, and
- along Washington Street from Elm Street to State Street,
- along Jefferson Street from Elm Street to Park Street and
- along Rinn Avenue from State Street to Park Street.

Eligible buildings must meet the following criteria:

The proposed improvements must be to an existing building within the identified district. The building shall not be used exclusively for residential purposes.

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Brick cleaning

Tuck Pointing

Painting, except for the painting of previously unpainted brick or stone

Wall Facade repair and improvement

Original architectural features repair and replacement

Exterior doors

Windows and window frames

Shutters

Awnings

Exterior lighting

Streetscape elements

Landscaping

Stairs, porches and railings

Roofs when visible from a public right of way

Exterior improvements for ADA compliance

Other improvements that are visible from a public right of way and have a positive impact on the appearance of the building, such as dumpster enclosures

#### 4. Ineligible Projects

The Facade Program will not provide funds for working capital, debt refinancing, equipment/inventory acquisition, application fees, permit fees, legal fees, plumbing repair/improvements, HVAC repair/improvements, parking lot resurfacing, signage or interior remodeling. The program will not pay for the painting of previously unpainted brick or stone, sandblasting brick or stone, or any other abrasive cleaning method that may damage or destroy an original architectural feature.

#### 5. Project Terms

The terms of the Facade Improvement Assistance Program are summarized as follows:

- a. The total project costs may in the discretion of the Village be reimbursed up to 75% of verified eligible expense
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- d. Each eligible improvement will be funded only once.
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- f. Qualifying projects that began in calendar year 2018 and have met the approval of the Board of Trustees will be eligible for reimbursement. Thereafter, each funding cycle will begin on the first day of the fiscal year (May 1) and end on the last day of the Village's fiscal year (April 30).
- g. Qualified applicants may serve as their own contractor, but in such case, only material costs will be covered by the grant.
- h. Improvements must be completed within 6 months from the date of the grant approval. A six-month extension may be allowed in the discretion of the Village upon request for such extension of time, and provided that there is a demonstrated hardship.
- i. Upon completion of the work, the owner must submit to the Village Clerk copies of all architect's invoices, contractor's statements, invoices, proof of payment, and notarized final lien waivers, as evidence that the owner or lessee has paid the architect and contractors. Payment of the approved grant amount will be authorized only upon completion of all work items as originally approved and receipt of all required documents.
- j. Failure to abide by the terms and conditions of the Facade Improvement Assistance Program will result in forfeiture of program funding.
- k. Grant funding is subject to Federal and State taxes and is reported to the IRS on form 1099. Property owners and lessees should consult their tax advisor for tax liability information.

#### 6. Application Review Process

An applicant must first meet with the Downtown Beautification Committee prior to completing the application i) to determine if the property/building and the proposed improvements are eligible for the program and ii) to review the application requirements.

Applications will be accepted on a first-come first-served basis. Only completed applications that include all required submittal documents will be accepted for consideration by the Village Board. Once received, the Downtown Beautification Committee will review the application for accuracy and completeness, and then the application will be forwarded to the Village Board for consideration on the next available meeting agenda. If the application receives approval from the Village Board of Trustees, the applicant must enter into a written Façade Improvement Agreement with the Village as a condition of the grant and prior to commencing work on the project.

An application for the Facade Program must include the following documents:

- a. Completed and signed Facade Improvement Assistance Program Application
- b. Current photographs of the property to be improved- all elevations visible from the public right

- c. Historical photograph of the property to be improved-if possible.
- d. Drawings of the proposed improvements. (Drawings do not have to be professional but must be to scale so that the Village can understand the proposed project.)
- e. Color and material samples, if relevant.
- f. Written description of the scope of the proposed project,
- g. Preliminary estimate of cost for all proposed improvements.

7. Selection Criteria

Every project will be evaluated by the Village Board for the value of aesthetic improvement to the Village of Hampshire and scope of the proposed work, together with the following additional criteria:

- Condition of the building and need for renovation
- Extent to which the improvements conform to the Downtown Design Guidelines
- Extent to which the proposed improvements restore, maintain, or enhance the character of the building and surrounding area

8. Completion of Work

All improvements must be completed within six months of the execution of the Facade Improvement Agreement. Improvements must be completed within 6 months from the date of the grant approval. A six-month extension may be allowed in the discretion of the Village upon request for such extension of time, and provided that there is a demonstrated hardship. If the project is not completed by the end of the extension, the Village's obligation to reimburse the property owner or lessee for the project is terminated.

Upon completion of the Facade improvements, the funding recipient must schedule a final inspection and file copies of all architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers with the Village Clerk.

**\*\*This is a reimbursement program. All contractors and suppliers must be paid before payment from the village is made to the applicant.**

9. Questions

For more information about the Facade Improvement Assistance Program or to schedule a meeting, contact the Village of Hampshire:

Ryan Krajecki - Village Trustee  
[RKraiecki@HampshireIL.org](mailto:RKraiecki@HampshireIL.org)  
 (847) 683-2181

Village of Hampshire Facade Improvement Program

APPLICATION - DRAFT

Property Information:

Business Name; Address: *RK Quality Services Inc. DBA Ross Place 151 N State St.*

Property Identification Number (PIN#):

Applicant Information:

Name: *Roy R Kittinger*  
 Mailing Address *142973 Briar Hill Rd.*  
 Phone: *847-220-2065*  
 Email: *RK@Foxvalley.net*

Property Owner Information (if different from applicant):

Name: Roy R Kittinger (Kittinger properties LLC)  
Mailing Address: 142973 Briar Hill rd Hampshire IL 60140  
Phone: 847-220-2065  
Email: RK@Foxvalley.net

Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA
- Other

Description of proposed work: Replace All Exterior doors and windows.  
Paint or cap all Trim. Clean Tuckpoint and Reseal Brick work.

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.

Roy R Kittinger  
Applicant Signature

12/21/18  
Date

Roy R Kittinger  
Print Name

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at \_\_\_\_\_, Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire Facade Improvement Assistance Program and undertake the approved improvements.









# INCREDIBLE BUILDERS, INC

## Invoice

PO Box 794  
Hampshire, IL 60140-0794

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 9/12/2018 | 11460     |

|   |
|---|
| Bill To   |
| Roy Kittenger<br>State St.<br>Hampshire, IL 60140 |

3 windows  
1 " 2ND Floor - WEST  
1 " 1st Floor - EAST

| Description   | Amount  |              |            |                         |        |                    |            |
|---|---|--------------|------------|-------------------------|--------|--------------------|------------|
| <p>To replace 4 windows with Lindsay vinyl double hung windows. We will save and reuse interior trim and wrap exterior in aluminum as needed.</p> <p>Windows and misc. material \$2,021.00<br/>Labor \$1,920.00</p> <p>① - EAST 2nd Floor<br/>③ 2ND Floor Apt<br/>WEST (State St)</p> | <p>1 3,941.00</p> <p>4 985.25<br/>36<br/>341<br/>32<br/>21<br/>20<br/>1</p>   |              |            |                         |        |                    |            |
| <p>Thank you for your business!<br/>Invoice is due upon receipt. 3% service charge will be added if paying by credit card. Please direct any question about your invoice to dolson@incrediblebuilders.com or we can be reached at 844-447-3424</p>                                    | <table border="1"> <tr> <td><b>Total</b></td> <td>\$3,941.00</td> </tr> <tr> <td><b>Payments/Credits</b></td> <td>\$0.00</td> </tr> <tr> <td><b>Balance Due</b></td> <td>\$3,941.00</td> </tr> </table> | <b>Total</b> | \$3,941.00 | <b>Payments/Credits</b> | \$0.00 | <b>Balance Due</b> | \$3,941.00 |
| <b>Total</b>  | \$3,941.00  |              |            |                         |        |                    |            |
| <b>Payments/Credits</b>   | \$0.00  |              |            |                         |        |                    |            |
| <b>Balance Due</b>  | \$3,941.00  |              |            |                         |        |                    |            |



Qty: \_\_\_\_\_ Parts Used \_\_\_\_\_ Item Code \_\_\_\_\_ Pt. \_\_\_\_\_

Customer

Completed

Name:

Services Inc (New Shop)

Work Order #

1111

Address:

14973 Boyer Hill Road

City/State/Zip:

Hampshire / IL / 60140

Phone:

Boy

Contact:

Ray

PO/WO#

Est # 10/18

Service/Need:

Install (2) New Doors  
New trim & Seal trim.

Serial Number: S0100015

Make / Model: C.H.I. / Storm Sandwich / Insulated

Door Location: LS & RS Front Doors

Remarks / Service Provided: Removed Front (2) Doors from building. Installed (2) New

Insulated Commercial Doors with new hardware and tracks. Lubed, adjusted and balanced both doors.

HEADER FRAMING for SPRING

Removed ceiling pieces from above both doors. Installed - New brand overhead door springs and new seal trim. (Complete)

Store Stamp:

N/A

- Job Complete
- Quote Needed
- Job Pending

- Type of Service: Paid \$1000.00 by check
- Standard Part \$1500 by P.M.
- Warranty Paid \$600 by  After Hours

Installation

Customer Signature: \*

Date: 10.12.17

Printed Name: \*

16N780 Widmayer Rd. • Hampshire, IL 60140  
1(847) 309-5908 • Superiorgds12@yahoo.com

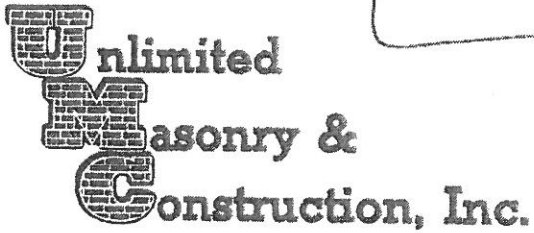
Service Tech:

Vincent T. N/A J: Outed

\*By signing this agreement you agree to the terms & conditions listed on the back of the yellow customer copy.

Total Amount Due: \$2100.00

FRONT



OLD WORK

Phone: 708-534-9656  
 Fax: 708-534-9657

www.unlimitedmasonry.com  
 brandon@unlimitedmasonry.com

NO LIMITS TO YOUR SATISFACTION

INVOICE

To: Incredible Builders, Inc.  
 102 N. Park St., Ste B  
 Hampshire, IL. 60140

Date: 10/12/17  
 Project: Parapet Wall  
 193 N. State,  
 Hampshire, IL.

Tax Assess  
 of

unstable due to age of masonry

| Description                                   | Amount      |
|---|-------------|
| Remove and replace front parapet masonry wall | \$6,500.00  |
| Rebuild West Etc<br><u>PARAPET</u>            |             |
| Total Due upon Completion                     | \$5,000.00  |
| Balance due within 30 days of completion      | \$ 1,500.00 |

PdV 1003 11-17

Fully Bonded and Insured  
 9426 Corsair Road | Frankfort, IL 60423

ROOF

shop + PART  
MOUNTS  
LEAKS



PRODUCT 108T

Fold along bottom of column header bar to fit 771C and 5030C Envelopes

**Eickhorst Construction, Inc.**  
160 Oak Street  
Hampshire, IL 60140

**INVOICE**

6327

Office: 847-683-4916 Cell: 847-871-3419

TO R-K Auto Services  
Roy Kitterger  
State St Garage

DATE 9-12-17  
CUSTOMER ORDER NO. 10210  
SALESPERSON VANCE  
VIA \_\_\_\_\_

TERMS: Due Upon Receipt

| QUANTITY | DESCRIPTION                   | PRICE                           | AMOUNT |
|----------|-------------------------------|---------------------------------|--------|
|          | 2 Rolls Torch down            | \$140 <sup>00</sup>             |        |
|          | 1 Roll Base sheet             | \$42 <sup>00</sup>              |        |
|          | 8-8 FT Pc 1x6                 | \$57                            |        |
|          | 2 sheet 1/2 iso therm         | \$53 <sup>00</sup>              |        |
|          | Hardware - Propane            | \$10 <sup>00</sup>              |        |
|          | Aluminum Coating. Labor 3 guy |                                 |        |
|          |                               | <b>Total \$952<sup>00</sup></b> |        |

THANK YOU



# Estimate

PO Box 794  
Hampshire, IL 60140-0794

|           |            |
|-----------|------------|
| Date      | Estimate # |
| 9/18/2018 | 064860     |

Roy Kittenger  
Brier Hill Road  
Hampshire, IL 60140

| Description  | Total    |
|--|----------|
| <b>EXTERIOR</b><br>To replace (2) front windows and rework framing to make windows fit. Replace old exterior trim and paint. Door to stay. | 4,868.00 |
| <b>OPTION</b><br>If we replace door. Add \$1,050.00  |          |

*WEST ELE*  
*Ground Level*  
*Windows - on each side of Entry Door*  
*Proposal*  
*The price for work*

*↑*  
*Door*

By signing the signature line you are agreeing to the proposal total and accepting a contract with Incredible Builders, Inc. to perform the work as listed. Payment terms will be agreed upon at start of the job. Invoice is due in full when scope of work is completed. Credit cards are accepted at a 3% service charge.

**Total** \$4,868.00

Signature \_\_\_\_\_

Office Phone #  
8476831043

PRODUCT 1087

Fold along bottom of column header bar to fit 7710 and 5030C Envelopes

**Eickhorst Construction, Inc.**  
160 Oak Street  
Hampshire, IL 60140

**INVOICE**

6355

Office: 847-683-4916 Cell: 847-871-3419

TO

Riffinger Properties  
151N State St  
Hampshire IL

TERMS:

Due Upon Receipt

DATE

Oct 2017

CUSTOMER ORDER NO.

10191

SALESPERSON

VANCE

VIA

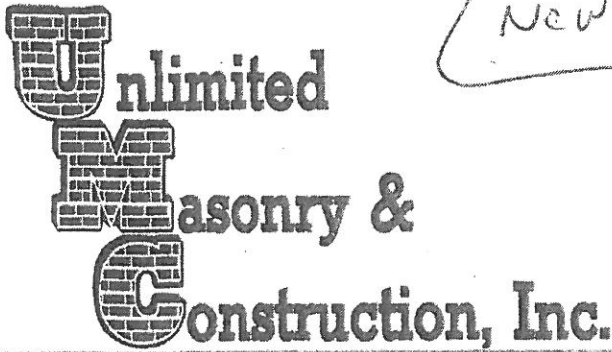
| QUANTITY | DESCRIPTION            | PRICE                | AMOUNT |
|----------|------------------------|----------------------|--------|
|          | Remove Vent ←          |                      |        |
|          | Iso Therm - Base sheet |                      |        |
|          | Torch Down + Paint     |                      |        |
|          |                        | \$ 280 <sup>00</sup> |        |

THANK YOU

Roof Vent  
Removed

Repair hole

~~VANCE~~



NEW YORK - Proposal

Phone: 708-534-9656  
 Fax: 708-534-9657

[www.unlimitedmasonry.com](http://www.unlimitedmasonry.com)

**NO LIMITS TO YOUR SATISFACTION**

Quote for Masonry + Staining

Date: 12/1/2018

To: Roy Kittingen

Purchase order number: 4445

Re: 151 N. State Street, Hampshire [Tuckpointing/2 Color Stain Application for 2 Elevations]

Based on our understanding of the work required as reviewed on the provided documents, we anticipate being able to complete the scope of masonry for the sum of \$63,500. [Permit not figured in bid]

\*In general, our work includes the following:

NEST & NEST -

|   |                          |
|---|--------------------------|
| Grind out mortar joints and <u>repoint</u> for (2) entire elevations: 4,300 SqFt              | \$38,000                 |
| Replace Approx 100 Brick / Random Rotten Brick over (2) entire elevations ✓                   | \$4,000                  |
| Mineral Stain full covering (2) elevations [Joints and Brick uniform color]: Waterproofer add | \$33,500 <i>staining</i> |
| <b>Total: for Complete Tuckpointing, Brick Replacement, Mineral Staining</b>                  | <b>\$75,500</b>          |

\*Additional Clarifications, Notes, Alternate Prices, etc.:

- ◆ Our quote is only valid for work performed during Regular Shift hours. No over-time, 2<sup>nd</sup> Shift work, or other premium costs are included. Our standard insurance coverage is included.
- ◆ Please remember our work will require space for lift and tarps
- ◆ We assume that we will have complete uninterrupted access to areas requiring our work.
- ◆ Protection &/or repair of existing conditions (ie: ground-coverings, floors, wall corners, frames, etc.) by others.
- ◆ Our work requires the use of a specified area close to our work for staging purposes, as well as full access to and from the work area for stocking our materials and equipment, and removing debris, rubbish, etc.
- ◆ We also do not include any other special items, or conditions, in our Base Bid such as: Job-site security, Wood blocking and/or plate, Setting of Frames, Utilities (water & electric), water-proofing and/or graffiti coatings, caulk or sealants, winter protection or conditions (heat, enclosure, etc.), or any other item that could affect our scope
- ◆ A scope review may be necessary to clarify exactly what we understood our scope of work to be.
- ◆ Changes due to actual field conditions, or field verified dimensions, can only be dealt with as they occur.
- ◆ Any other items that may be required, but not clarified herein, could result in added cost(s) to this quote.

UNLIMITED MASONRY & CONSTRUCTION, INC.

Brandon Caldwell - Estimator

9426 Corsair Rd., Frankfort, Illinois 60423

50% Payment Required at Start Day/50% Due Upon Completion

Signature of Acceptance \_\_\_\_\_ Date \_\_\_\_\_

Company \_\_\_\_\_



David Ross Masonry  
(815) 757-3600

Bill To:  
Roy's Hot Rod Shop

*EAST Elevation*  
*✓ Completed*

# Estimate

#715

Date: Mar 30, 2018

Balance Due: \$5,200.00

| Work to be Performed | Quantity | Rate | Amount |
|----------------------|----------|------|--------|
|----------------------|----------|------|--------|

East side walls on the backside of the shop inside fenced area. The wall closest to the north inside fence needs to have wooden framed vent above garage door removed while leaving the concrete sill below the vent intact and fill in area where vent was with brick.

*Vent Removal*



Above vent roughly thirty feet wide to the clay tile roof line brick will be removed up to clay tiles where new brick needs to be laid in its place. Also, on the back side of the of the same wall there will be tuckpointing done to the brick exposed above roof line.

Above windows on same northeast wall inside fence there will be tuckpointing done around the windows south of the garage door. Tuckpointing will also be done to the east wall where there is a 8 inch PVC pipe used as a gutter running along the corner of the building.

*PVC*

Work to be performed on back south east wall above garage door where wall is bowing out: Brick removal along trim roof line and where needed below to the top of garage door then brick replaced to correct bowing as much and possible and tuck pointing around the top of block just south of south east garage door.

*EAST. WALL*

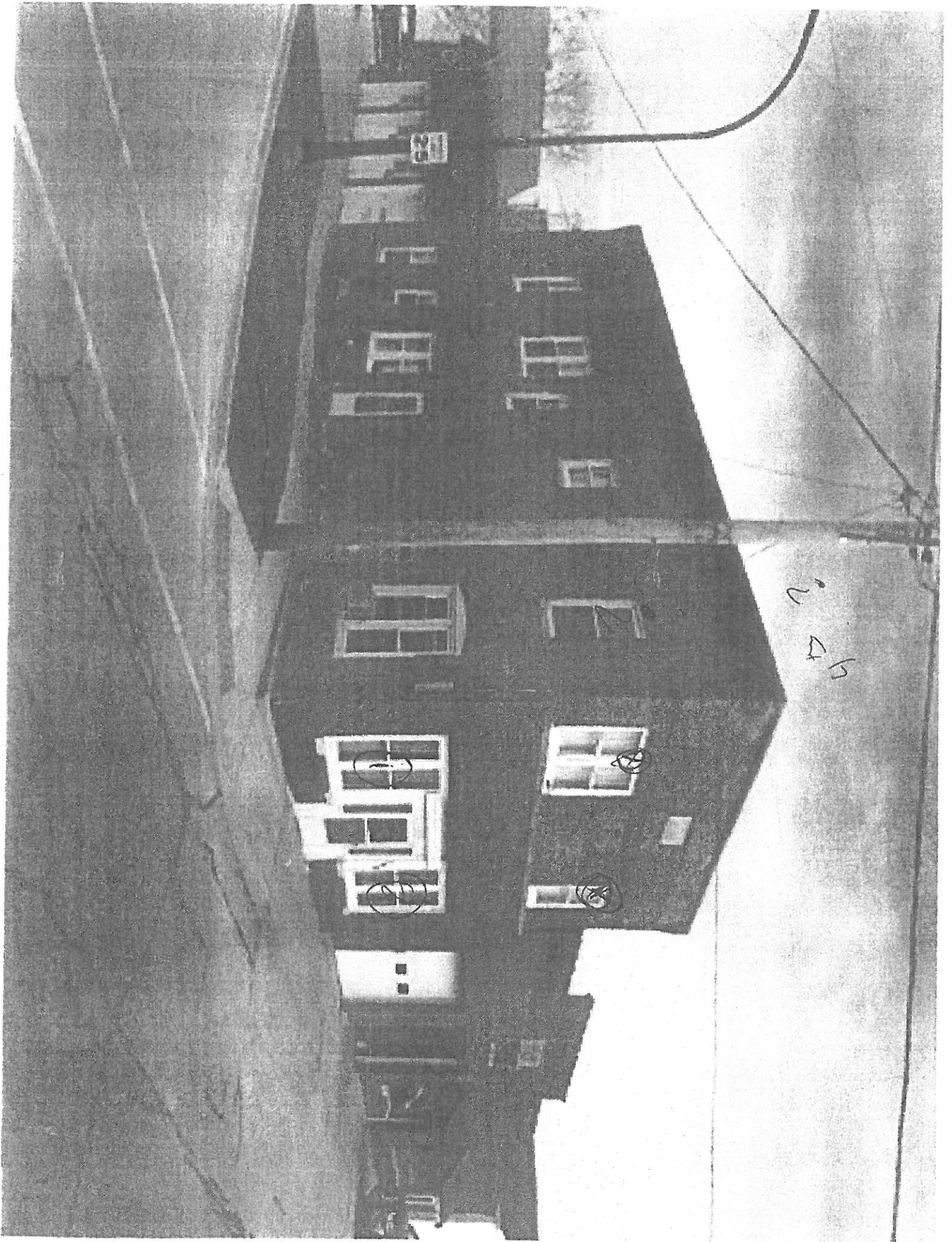
Total bill price for Labor and materials : \$5,200

If bid is accepted we request 10 percent before starting project of total cost to help with materials.

Subtotal: \$5,200.00  
Total: \$5,200.00

*3,800*





245

2  
4  
5

## VILLAGE OF HAMPSHIRE FACADE PROGRAM -

### Guidelines

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Exterior doors  
Windows and window frames  
Shutters  
Awnings  
Exterior lighting  
Streetscape elements  
Landscaping  
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- f. Qualifying projects that began in calendar year 2018 and have met the approval of the Board of Trustees will be eligible for reimbursement. Thereafter, each funding cycle will begin on the first day of the fiscal year (May 1) and end on the last day of the Village's fiscal year (April 30).
- g. Qualified applicants may serve as their own contractor, but in such case, only material costs will be covered by the grant.
- h. Improvements must be completed within 6 months from the date of the grant approval. A six-month extension may be allowed in the discretion of the Village upon request for such extension of time, and provided that there is a demonstrated hardship.
- i. Upon completion of the work, the owner must submit to the Village Clerk copies of all architect's invoices, contractor's statements, invoices, proof of payment, and notarized final lien waivers, as evidence that the owner or lessee has paid the architect and contractors. Payment of the approved grant amount will be authorized only upon completion of all work items as originally approved and receipt of all required documents.
- j. Failure to abide by the terms and conditions of the Facade Improvement Assistance Program will result in forfeiture of program funding.
- k. Grant funding is subject to Federal and State taxes and is reported to the IRS on form 1099. Property owners and lessees should consult their tax advisor for tax liability information.

#### 6. Application Review Process

An applicant must first meet with the Downtown Beautification Committee prior to completing the application i) to determine if the property/building and the proposed improvements are eligible for the program and ii) to review the application requirements.

Applications will be accepted on a first-come first-served basis. Only completed applications that include all required submittal documents will be accepted for consideration by the Village Board. Once received, the Downtown Beautification Committee will review the application for accuracy and completeness, and then the application will be forwarded to the Village Board for consideration on the next available meeting agenda. If the application receives approval from the Village Board of Trustees, the applicant must enter into a written Façade Improvement Agreement with the Village as a condition of the grant and prior to commencing work on the project.

An application for the Facade Program must include the following documents:

- a. Completed and signed Facade Improvement Assistance Program Application
- b. Current photographs of the property to be improved- all elevations visible from the public right of way.
- c. Historical photograph of the property to be improved-if possible
- d. Drawings of the proposed improvements. (Drawings do not have to be professional but must be to scale so that the Village can understand the proposed project )
- e. Color and material samples, if relevant.
- f. Written description of the scope of the proposed project.
- g. Preliminary estimate of cost for all proposed improvements.

#### 7. Selection Criteria

Every project will be evaluated by the Village Board for the value of aesthetic improvement to the Village of Hampshire and scope of the proposed work, together with the following additional criteria:

- Condition of the building and need for renovation
- Extent to which the improvements conform to the Downtown Design Guidelines
- Extent to which the proposed improvements restore, maintain, or enhance the character of the building and surrounding area

#### 8. Completion of Work

All improvements must be completed within six months of the execution of the Facade Improvement Agreement. Improvements must be completed within 6 months from the date of the grant approval. A six-month extension may be allowed in the discretion of the Village upon request for such extension of time, and provided that there is a demonstrated hardship. If the project is not completed by the end of the extension, the Village's obligation to reimburse the property owner or lessee for the project is terminated.

Upon completion of the Facade improvements, the funding recipient must schedule a final inspection and file copies of all architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers with the Village Clerk.

**\*\*This is a reimbursement program. All contractors and suppliers must be paid before payment from the village is made to the applicant.**

#### 9. Questions

For more information about the Facade Improvement Assistance Program or to schedule a meeting, contact the Village of Hampshire:

Ryan Krajecki - Village Trustee  
[RKrajecki@HampshireIL.org](mailto:RKrajecki@HampshireIL.org)  
(847) 683-2181

PLEASE FILL OUT ATTACHED APPLICATION.

You may drop it off or mail it to:

Village of Hampshire  
Facade Program Application  
234 S. State Street  
Hampshire, IL 60140

Village of Hampshire Facade Improvement Program

APPLICATION

Property Information: 258 N STATE STREET, HAMPSHIRE, IL 60140

Business Name, Address: HARVEST REAL ESTATE 258 N STATE STREET, HAMPSHIRE, IL 60140

Property Identification Number (PIN#): 01-21-427-013

Applicant Information:

Name: MAUREEN MALONE

Mailing Address: 258 N STATE STREET, HAMPSHIRE, IL 60140

Phone: 847-683-0000

Email: MAUREENMALONE@G.A.O.I.COM

Property Owner Information (if different from applicant):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

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

Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA
- Other

Description of proposed work: REPLACEMENT OF FIVE ORIGINAL WINDOWS, PAINTING OF FRONT PORCH AREA, REPLACEMENT OF GARAGE ROOF

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof

\_\_\_\_\_  
Applicant Signature

02-04-2019  
\_\_\_\_\_  
Date

MAUREEN MALONE  
\_\_\_\_\_  
Print Name

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at 258 N STATE STREET  
Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire Facade Improvement Assistance Program and undertake the approved improvements.

\_\_\_\_\_  
Signature(s)

02-04-2019  
\_\_\_\_\_  
Date

MAUREEN MALONE  
\_\_\_\_\_

\_\_\_\_\_  
Print Names

## **Lakeshore Builders Restoration**

2400 Big Timber Road, Unit 101B

Elgin, IL 60124. Phone: 847-429-2332

### **Scope of Work**

### **Prepared For**

Maureen Malone

258 N State St

Hampshire, IL 60140. Phone: 815-482-9017

## Scope of Work

**Delivery Dates:** 31<sup>st</sup> March 2019

**Deliverables:** Replacement of five original windows, painting of front porch area, replacement of garage roof.

## Exterior

### **Window**

- Replace five original wooden windows with double-hung vinyl windows (meeting village code requirement of U -0.32)
- Replace the original interior wooden capping around the five windows with new wooden capping matching the already replaced windows.
- Trim the windows matching the already replaced windows.
- Frame the original designer glass for two of the original windows and reinstall the framed glass to keep the original look.

### **Front Steps/Porch**

- Prime and paint the wooden steps, porch railing and siding leading up to front door complementing the roof and siding color.
- Repair, secure and align all the wooden parts on the porch and steps.

### **Garage Roof**

- Tear off original roof and repair decking.
- Put ice – water shield, synthetic felt, starter shingle, main shingle and hip- ridge with proper flashing at the hip and valley area according to the building code.
- 3-tab roof will be replaced with architectural style roof matching the color of existing roof on the main unit.

**Payment:** Full Payment will be due upon completion of the project.

Signed:

-----

Authorized Representative





Maureen Malone  
 258 N State St  
 Hampshire, IL 60140  
 (847) 429-5928

**Lakeshore Builders Restoration**

2400 Big Timber Rd #101B  
 Elgin, IL 60124  
 Phone: (847) 429-2332  
 Email: info@lakeshorebuildersrestoration.com  
 Fax: (847) 429-2583  
 Web: www.lakeshorebuildersrestoration.com

Estimate # 001080  
 Date 01/18/2019  
 PO # 201903

| Description  | Total      |
|--|------------|
| Lansing 40 Series Double Hung Window (UI) - 32.25"*61.25" - 3<br>Replacement Vinyl Window, Low E/Argon Filled, Extruded Aluminium Half-Screen, DP 35, AI 0.1, U 0.29, SHGC 0.31, Lifetime warranty on everything except glass and screen mesh, trim work included  | \$2,103.75 |
| Lansing 40 Series Double Hung Window (UI) - 40.25"*61.25" - 2<br>Replacement Vinyl Window, Low E/Argon Filled, Extruded Aluminium Half-Screen, DP 35, AI 0.1, U 0.29, SHGC 0.31, Lifetime warranty on everything except glass and screen mesh, trim work included  | \$1,522.50 |
| Painting (sft) - Front Porch & Cedar Siding<br>Wood shake and associated wood on the front porch near the entry with primer and color of customer choice/finishing   | \$1,600.00 |
| IKO Cambridge Shingle, Starter, Hip & Ridge, Ice-Water Shield, Synthetic Felt (sq.) - Garage<br>Architectural Shingle comes with 15 years non-Prorated 100% coverage Warranty on manufacturing defect, 10 years Algae Resistance warranty, 110 mph Wind Warranty, 6" ice and water shield and a 25 years warranty on Synthetic Felt paper. | \$2,406.25 |
| Wooden Window Capping - 5 (ea)<br>Replace the original wooden window capping with new wooded window capping, matching the already replaced windows   | \$1,250.00 |
| Designer Glass Framing and Reinstallation (ea) - 2   | \$200.00   |

|                 |                   |
|-----------------|-------------------|
| <b>Subtotal</b> | \$9,082.50        |
| <b>Total</b>    | <b>\$9,082.50</b> |

**Notes:**

Approximate Start Date: 1st March 2019. 25% of the payment will be required before the start of the project if the project is approved by the village of Hampshire, IL.

**Current Photographs of the Property:**



Figure 1: East (left) and South Elevation (right) view of the building from street



Figure 2: Photo of two different styles of existing windows proposed for replacement

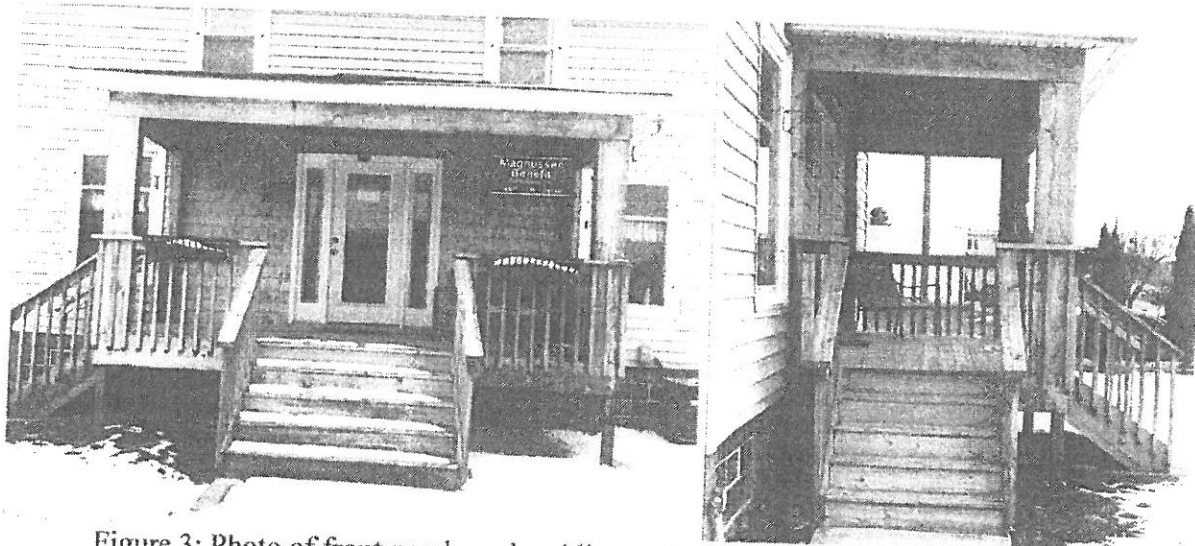


Figure 3: Photo of front porch, cedar siding and stairs for proposed painting work.

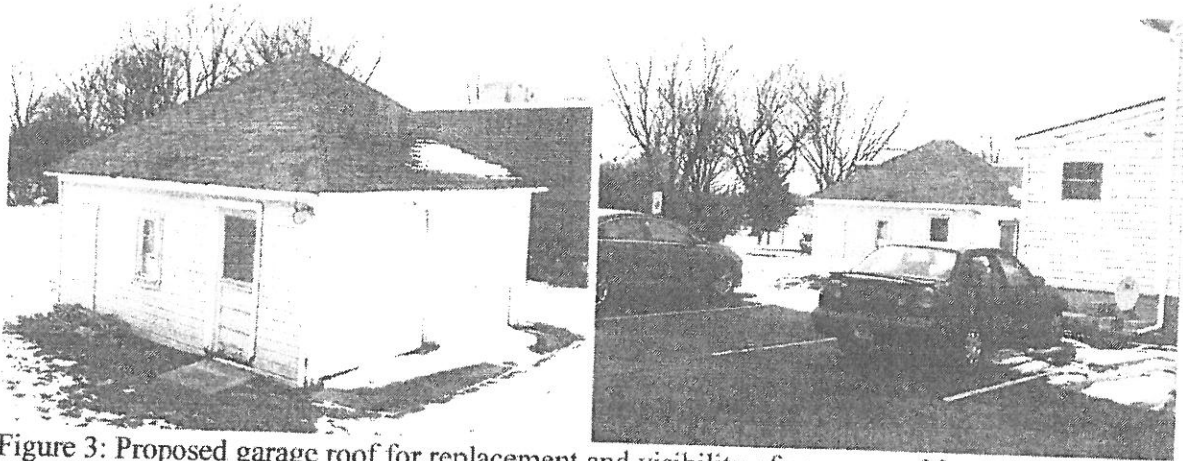


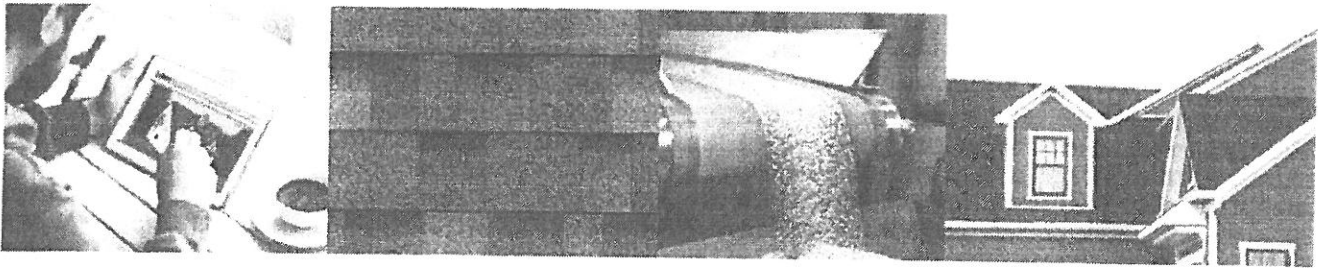
Figure 3: Proposed garage roof for replacement and visibility of garage roof from public right of way.

# **IKO® Cambridge™**



I KO C A M B R I D G E A R C H I T E C T U R A L S H I N G L E S





## BEAUTY YOU CAN PIN

Your home reflects your lifestyle and expresses your personality.

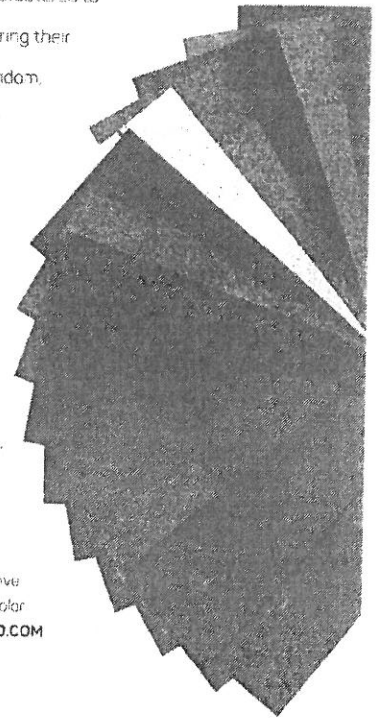
Your roof may account for up to 40 percent of the visual surface area of your home's exterior. Just as upscale countertops can transform your kitchen, so too can IKO Cambridge architectural laminated shingles elevate your home from bland to grand.

IKO Cambridge shingles are cut from a different cloth than the three-tab shingles that were probably in vogue when your roof

was initially shingled. Their modern, laminated two-piece design provides a lot more depth, dimension and variation to complete the look. IKO Cambridge shingles are manufactured to have "dragon's teeth." By staggering their size and position, we create a randomized pattern that emulates the rich texture of wood shakes. Deep shadow bands add eye-popping contrast.

### Your biggest challenge?

Choosing the right color from among the palette of spectacular color blends we offer



**Can't decide on a shingle color? IKO RoofViewer® to the rescue!** Our exclusive interactive shingle selector software tool lets you mix'n'match our shingles based on home style, color of siding and other accessories. Or upload a photo of your actual home. Download at [IKO.COM](http://IKO.COM) or get our free app at Google Play or iTunes. See details on back cover.

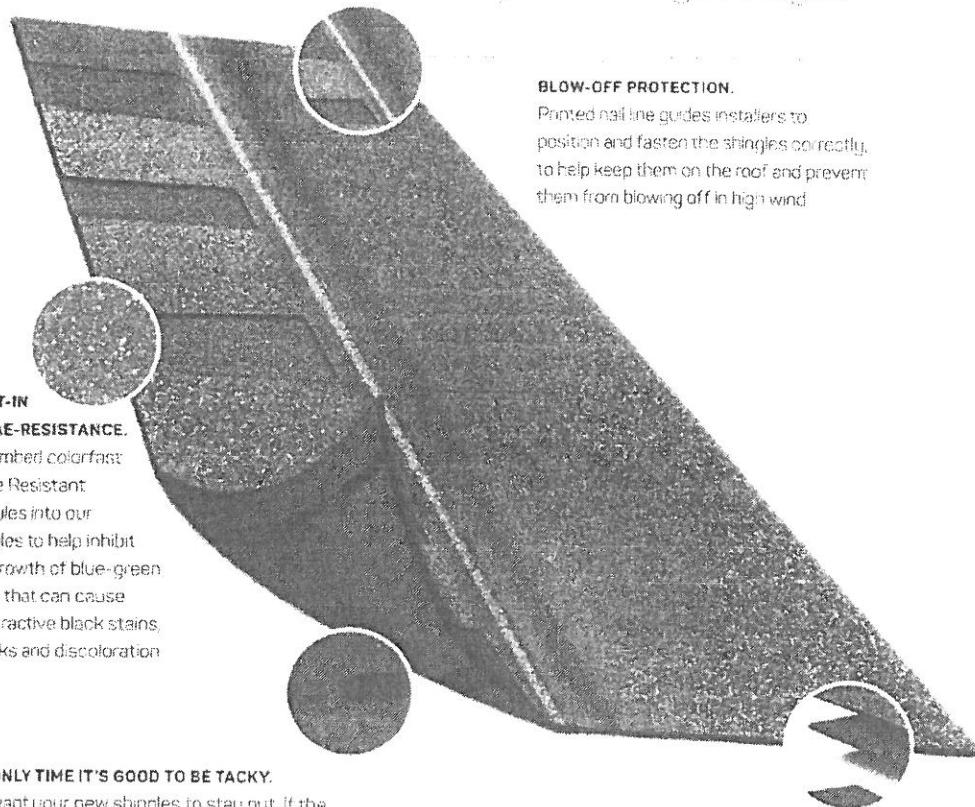
# QUALITY MATTERS



Touch it. Feel its weight. Check that the cut is precise. IKO Cambridge shingles are built heavy-duty. It's a difference you can see and feel.

**At IKO, we never take quality for granted. And neither should you.**

Quality features are built into every Cambridge shingle.



**BUILT-IN ALGAE-RESISTANCE.**  
We embed colorfast Algae Resistant granules into our shingles to help inhibit the growth of blue-green algae that can cause unattractive black stains, streaks and discoloration.

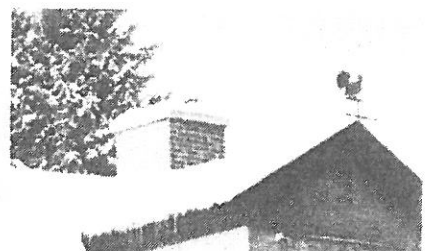
**THE ONLY TIME IT'S GOOD TO BE TACKY.**  
You want your new shingles to stay put. If the wind lifts them up, water can sneak in underneath and may cause a leaky roof. Our shingles have IKO's Fastlock™ sealant along their bottom edges. When activated by the sun's heat, it gets extra-tacky and creates a strong bond to help ensure maximum protection against wind uplift, blow-off and water penetration.

**BLOW-OFF PROTECTION.**  
Printed nail line guides installers to position and fasten the shingles correctly, to help keep them on the roof and prevent them from blowing off in high wind.

**THIS SHINGLE'S CORE STRENGTH IS ITS FIBERGLASS MAT.** Our fiberglass mat is coated top and bottom with weathering asphalt, then surfaced with colored granules. It's heavy-duty for exceptional durability and structural integrity.



# PERFORMANCE



Life is full of uplifting experiences. Shingle blow-off should not be one of them. When howling wind and thunderstorms send your little ones running for cover under your blankets, the whole family can rest easy. Because IKO Cambridge shingles are doing exactly what we engineered them to do — stand guard as your home's first line of defense against Mother Nature's fury.

So, let it snow. Rain.  
Or blow.

▶ We've got you covered. No wonder IKO Cambridge is the most popular architectural shingle we make.

## THE IKO ADVANTAGE

Limited Warranty<sup>1</sup>

Iron Clad Protection<sup>1</sup>

Limited Wind Warranty<sup>1</sup> (Cambridge)

Limited Wind Warranty<sup>1</sup> (Cambridge IR)

Limited High Wind Warranty<sup>1</sup>

(Cambridge IR)

<sup>1</sup>See www.iko.com for details.

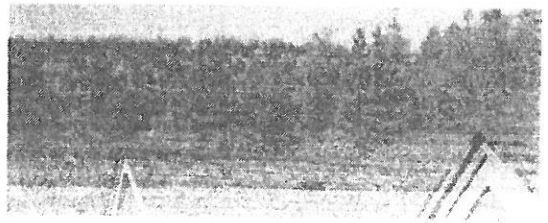
Limited Lifetime

15 Years

110 mph (177 km/h)

130 mph (210 km/h)

120 mph (193 km/h)





of way.

- c. Historical photograph of the property to be improved-if possible.
- d. Drawings of the proposed improvements. (Drawings do not have to be professional but must be to scale so that the Village can understand the proposed project.)
- e. Color and material samples, if relevant.
- f. Written description of the scope of the proposed project,
- g. Preliminary estimate of cost for all proposed improvements.

7. Selection Criteria

Every project will be evaluated by the Village Board for the value of aesthetic improvement to the Village of Hampshire and scope of the proposed work, together with the following additional criteria.

- Condition of the building and need for renovation
- Extent to which the improvements conform to the Downtown Design Guidelines
- Extent to which the proposed improvements restore, maintain, or enhance the character of the building and surrounding area

8. Completion of Work

All improvements must be completed within six months of the execution of the Facade Improvement Agreement. Improvements must be completed within 6 months from the date of the grant approval. A six-month extension may be allowed in the discretion of the Village upon request for such extension of time, and provided that there is a demonstrated hardship. If the project is not completed by the end of the extension, the Village's obligation to reimburse the property owner or lessee for the project is terminated.

Upon completion of the Facade improvements, the funding recipient must schedule a final inspection and file copies of all architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers with the Village Clerk.

**\*\*This is a reimbursement program. All contractors and suppliers must be paid before payment from the village is made to the applicant.**

9. Questions

For more information about the Facade Improvement Assistance Program or to schedule a meeting, contact the Village of Hampshire:

Ryan Krajecki - Village Trustee  
~~City of Hampshire~~  
(847) 683-2181

Village of Hampshire Facade Improvement Program

APPLICATION

Property Information: Copper Barrel on State  
 Business Name; Address: 172 S State St Hampshire  
 Property Identification Number (PIN#): 01-22-979-014 and 01-22-979-015

Applicant Information:  
 Name: State & Oak Holdings LLC c/o Randy Stevenson  
 Mailing Address: 206 S Main St Hampshire  
 Phone: 847-926-9819  
 Email: Randy@2emba-sy-build.com

Property Owner Information (if different from applicant):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

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

Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA
- Other

Description of <sup>Completed</sup> proposed work: Demol & remodeled front  
exterior, new windows doors, brick restoration and  
repair, original limestone + brick

# 60,31842

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.

Randall Stevenson  
Applicant Signature

1/2/19  
Date

Randall & Stevenson manager  
Print Name Stevenson Holdings LLC

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at \_\_\_\_\_, Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire Facade Improvement Assistance Program and undertake the approved improvements.

Signature(s)

Printed Name

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Façade Improvement for 172 S. State Street Hampshire, IL. 60140

|                           |           |                      |                     |
|---------------------------|-----------|----------------------|---------------------|
| Design fee                | 2,000.00  | Mike McGee           | Sturctural Engineer |
| Demo Labor                | 1,325.97  | Embassy Construction |                     |
| Tuck Pointing             | 990.00    | Embassy Construction |                     |
| Concrete/ Handicap Access | 6,000.00  | Contryside Concrete  |                     |
| Above window Steel        | 385.73    | Embassy Construction |                     |
| Lumber                    | 4,317.48  | Hines Lumber         |                     |
| Window & Door             | 10,515.00 | Patriot Window       |                     |
| Gargage Door              | 5,900.00  | ASAP Garage          |                     |
| Brick Restoration         | 2,319.00  | Newhaw Midwest       |                     |
| New Brick                 | 3,337.69  | Benson Stone         |                     |
| Masonry Labor             | 10,549.31 | Embassy              |                     |
| Electriical               | 2,750.00  | Excel Electric       |                     |
| Out side Lights           | 2,464.00  | Littman Bros         |                     |
| Front Door                | 4,640.00  | Hines Millwork       |                     |
| Awning                    | 885.40    | Johnson Canvas       |                     |
| sign                      | 1,938.84  | Marengo Sign         | ← No                |
| Total                     | 60,318.42 |                      |                     |



**DATE:** 10/13/2017

**JOB NAME:** Copper Barrel on State Street  
172 S. State Street  
Hampshire, IL 60140

**DATE OF PLAN'S:**  
09/08/17 A1-A6

**JOB LOCATION:** Same as above

**We hereby propose to furnish material and labor necessary for the completion of:  
Per the attached plan and specifications below, demo, remodel and add on to an existing restaurant space to include a Bar, Kitchen, Bathrooms and Dining Room(s). Includes Building Permit Fees and Complete Architectural Construction Drawings, Electrical Engineering plans and HVAC-Mechanical Engineering plans as required by the Village of Hampshire.**

**\*Demo/Carpentry:** Per plan A3; remove existing walls and finish materials in Bar, Dining Room, Game Room, Bathrooms, Kitchen, Halls, Staircase(s), front and rear entries. Includes the demo of the chimney, dividing parapet wall/coping, gutters and downspouts. Concrete saw cutting the basement foundation wall to provide for access between the 2 basement/lower level foundation spaces. Frame new walls per plan A4; Kitchen, Kitchen storage, Bar, Game Room, Bar Dining, Dining Room, Halls, Stair(s) bathrooms, windows and doors. Raise up the dropped floor so it is level with existing. Bar area includes a dropped soffit and knee wall around the entire bar area for multi level bar top and work space.

**\*Exterior elevation(s):** Demo and remodel exterior front elevation per plan. Includes canopy awning (black with red lettering) running the full width of the front elevation, new exterior windows, doors and brick per A1. All exterior doors to be replaced with new per the Door Schedule. Bar window includes an Air Curtain System: Mars Air Systems double air curtain for a 16' wide window area. Model STD2108-3UD-OB. Includes steel mechanical surface mounted plunger/roller switch and motor control panel for all motors. New windows to be black anodized aluminum with 1" insulated low-E glass. Masonry areas per plan A1 with new oversized red tumbled brick.

**\*Roof and gutter replacement:** Complete tear off of all old roofing material from entire area of low slope roofs and dispose of properly. Install ice shield and asphalt roof shingles at small pitched roof at rear of building. Mechanically fasten poly-iso board over entire area of roof deck. Mechanically fasten RMS strips at all transitions, pitch changes. Fully adhere 60 mils white TPO single ply membrane over entire low slope roof, parapet walls and 18" of roof wall transitions. Includes 24 gauge Kynar500 painted galvanized steel coping at parapet walls, Includes 7" K style gutters and downspouts.

**\*Provide all necessary mechanical systems for the Kitchen, Bathrooms, and Bar.** Plumbing to be new and in accordance with ADA specifications: (3) Kohler comfort height touchless flush toilets, Kohler urinal with automatic flushometer, (4) Sloan Optima sensor operated Lav Faucets. New to Bar: 3 compartment sink, 1 hand wash sink with faucets. Run new drain and water piping piping to bathrooms. Run new gas line from kitchen to roof. Run new drains and water lines to bar. Cap off (3) existing furnaces in basement below the bar area.

**SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR**  
**Fidelity National Title**

Escrow # \_\_\_\_\_

State of \_\_\_\_\_ ILL \_\_\_\_\_

County of \_\_\_\_\_ Kane \_\_\_\_\_

The Affiant, Randall G. Stevenson being first duly sworn, on oath deposes and says that he is GM of Embassy Construction, Inc. P.O. Box 760 Hampshire, IL 60140 that \_\_\_\_\_ has a contract with Embassy Construction, Inc. for \_\_\_\_\_ General Contracting \_\_\_\_\_ on the following described premises in said, Copper Barrel on State, 172 S. State St., Hampshire, IL 60140

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due to them, respectively, the amounts set opposite their names for materials or labor as stated.

That this statement is a full, true and complete of all such persons, the amounts paid and the amounts due or to become due to each.

| 1  | 2  | 3                  | 4 | 5                       | 6                       | 7                                 |
|--|--|--------------------|---|-------------------------|-------------------------|-----------------------------------|
| Name & Address   | Kind Of Work                                     | Amount of Contract |   | Net of Previous Payment | Net Amount This Payment | Balance to Become Due (Incl.Ret.) |
| 2 03 Embassy Construction<br>PO Box 760<br>Hampshire, IL 60140               | 847-683-7141<br>Dumpster Fencing<br>Demo         | \$ 10,960.00       |   |                         |                         | \$ 10,960.00                      |
| 3 03 Embassy Construction<br>PO Box 760<br>Hampshire, IL 60140               | 847-683-7141<br>Excavation,<br>Foundation        | \$ 4,700.00        |   |                         |                         | \$ 4,700.00                       |
| 10 Edward Don & Company<br>9801 Adam Don Parkway<br>Woodridge, IL 60517-8136 | 708-442-9400<br><br>Air Curtain                  | \$ 3,193.00        |   |                         |                         | \$ 3,193.00                       |
| 1 01 Embassy Const., Inc<br>P.O. Box 760<br>Hampshire, IL 60140              | 847-683-7141<br>Energy Reating<br>Plans, Permits | \$ 12,825.00       |   |                         |                         | \$ 12,825.00                      |
| 26 30 Embassy Const., Inc<br>P.O. Box 760<br>Hampshire, IL 60140             | 847-683-7141<br>General Overhead<br>Profit       | \$ 12,000.00       |   |                         |                         | \$ 12,000.00                      |
| 5 06 Triumph Truss & Steel<br>PO Box 366<br>Gilberts, IL 60136               | 847-669-8200<br><br>Steel                        | \$650.00           |   |                         |                         | \$650.00                          |
| 6 06 E. Hines Lumber Co,<br>14n915 US Hwy 20<br>Hampshire, IL 60140          | 847-683-3993<br>Sidding,<br>Lumber               | \$ 7,641.00        |   |                         |                         | \$ 7,641.00                       |
| 7 07 Embassy Const. Inc.<br>PO Box 760<br>Hampshire, IL 60140                | 847-683-7141<br>Framing<br>Labor                 | \$ 13,238.00       |   |                         |                         | \$ 13,238.00                      |
| 8 09 Singles Roofing<br>936 E. Chicago St.<br>Elgin, IL 60140                | 847-696-0250<br>Roofing &<br>Gutters             | \$ 2,500.00        |   |                         |                         | \$ 2,500.00                       |
| 9 Patriot Glass & Glazing<br>11917 Smith Dr., Unit C<br>Huntley, IL 60142    | 847-515-7860<br>Doors<br>Windows                 | \$ 6,400.00        |   |                         |                         | \$ 6,400.00                       |

|    |  |   |               |  |  |  |               |
|----|--|---|---------------|--|--|--|---------------|
| 12 | <b>11 Moran Masonry, Inc</b><br>173 Lexington<br>S. Elgin, IL 60177                    | 815-325-4058<br>Masonry                               | \$ 14,680.00  |  |  |  | \$ 14,680.00  |
| 13 | <b>12 Bestler Corp</b><br>246 Keyes<br>Hampshire, IL                                   | 847-683-5050<br>Plumbing                              | \$ 35,000.00  |  |  |  | \$ 35,000.00  |
| 15 | <b>14 O'Shea Electric</b><br>14N356 French Rd<br>Hampshire, IL                         | 847-683-3831<br>Electric                              | \$ 40,000.00  |  |  |  | \$ 40,000.00  |
| 14 | <b>13 Breezy's Heating &amp; A/C</b><br>2150 Oakland Dr. - Ste E<br>Sycamore, IL 60178 | 847-683-3622<br>HVAC                                  | \$ 29,866.00  |  |  |  | \$ 29,866.00  |
| 19 | <b>16 Crystal Painting</b><br>245 Red Hawk<br>Hampshire, IL 60140                      | Painting &<br>Drywall                                 | \$ 23,630.00  |  |  |  | \$ 23,630.00  |
| 11 | <b>Security Builders Supply</b><br>10 Stone Hill Road<br>Oswego, IL 60543              | 630-554-1091<br>Doors                                 | \$ 9,857.00   |  |  |  | \$ 9,857.00   |
| 21 | <b>10 Embassy Construction</b><br>PO Box 760<br>Hampshire, IL 60140                    | 847-683-7141<br>Trim<br>labor                         | \$ 8,100.00   |  |  |  | \$ 8,100.00   |
| 18 | <b>ASAP Overhead Doors</b><br>11414 Smith<br>Huntley IL 60142                          | 847-695-8888<br>Garage Doors                          | \$ 7,500.00   |  |  |  | \$ 7,500.00   |
| 22 | <b>17 E. Hines Lumber</b><br>101 W. Main St.<br>Kirkland, IL 60146                     | 847-683-3993<br>Millwork                              | \$ 11,108.00  |  |  |  | \$ 11,108.00  |
|    | <b>Colorvision</b><br>50 Industrial Dr Unit 114<br>Gilberts, IL 60136                  | 847-844-4440<br>Sound System<br>TVs                   | \$ 6,200.00   |  |  |  | \$ 6,200.00   |
| 26 | <b>First Detection Systems Inc.</b><br>731 Linden Ave<br>Elgin, IL 60120               | 847-741-0017<br>Fire Alarm<br>Security                | \$ 10,000.00  |  |  |  | \$ 10,000.00  |
| 24 | <b>10 Embassy Construction</b><br>PO Box 760<br>Hampshire, IL 60140                    | *47-683-7141<br>Stainless Steel<br>Kitchen Walls      | \$ 9,500.00   |  |  |  | \$ 9,500.00   |
| 17 | <b>10 Embassy Construction</b><br>PO Box 760<br>Hampshire, IL 60140                    | 847-683-7141<br>Insulation                            | \$ 12,060.00  |  |  |  | \$ 12,060.00  |
| 20 | <b>10 Embassy Construction</b><br>PO Box 760<br>Hampshire, IL 60140                    | 847-980-9819<br>tile, walls,<br>Flooring              | \$ 18,310.00  |  |  |  | \$ 18,310.00  |
| 23 | <b>10 Embassy Construction</b><br>PO Box 760<br>Hampshire, IL 60140                    | 847-683-7141<br>Mirrors, Assesarys<br>Bath Partitions | \$ 3,904.00   |  |  |  | \$ 3,904.00   |
|    | <b>26 Const. Cleaning Services</b><br>6w315 Barton Dr<br>St. Charles, IL 60175         | 630-518-6880<br>Construction<br>Cleaning              | \$ 1,500.00   |  |  |  | \$ 1,500.00   |
| 16 | <b>14 Littman Bros.</b><br>845 S. Roselle Rd<br>Schaumburg, IL 60140                   | 847-895-5155<br>Light Fixtures                        | \$ 11,000.00  |  |  |  | \$ 11,000.00  |
| 25 | <b>26 Embassy Const</b><br>PO Box 760<br>Hampshire, IL                                 | 847-683-7141<br>Dumpsters,<br>port-a-pot              | \$ 2,925.00   |  |  |  | \$ 2,925.00   |
|    | <b>Total</b>   |   | \$ 329,247.00 |  |  |  | \$ 329,247.00 |

I agree to furnish waivers of lien for all materials under my contract when demanded.

---

Signed  
Embassy Construction, Inc.  
PO Box 760 Hampshire, IL 60140

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017

---

Notary Public



Masonry Labor

# FINAL WAIVER OF LIEN AND CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

SS

Escrow# KA18001642CE

COUNTY OF Kane

Guarantee #

TO WHOM IT MAY CONCERN

WHEREAS the undersigned has been employed by Embassy Construction Inc. to furnish Masonry for the premises known as State and Oak Holdings, 172 S. State Street, Hampshire, IL 60140 of which State & Oak Holdings LLC is the owner.

THE undersigned, for and in consideration of Three Thousand Eight hundred & Forty Two Dollars & 00/100---- Dollars (\$3842.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the State of Illinois relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished TO THIS DATE by the undersigned for the above-described premises, INCLUDING EXTRAS\*.

That the total amount of the contract including extras\* is \$10,549.31 on which he or she has received payment of \$6,707.31 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. **THAT THE FOLLOWING ARE THE NAMES AND ADDRESSES OF ALL PARTIES WHO HAVE FURNISHED OR WILL FURNISH MATERIAL OR LABOR, OR BOTH, FOR SAID WORK** and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

| NAMES AND ADDRESSES  | WHAT FOR | CONTRACT PRICE INCLDg EXTRAS * | AMOUNT PAID | THIS PAYMENT | BALANCE DUE |
|--|----------|--------------------------------|-------------|--------------|-------------|
| Embassy Construction Inc.<br>PO Box 760, Hampshire, IL 60140 | Masonry  | 10,549.31                      | 6,707.31    | 3,842.00     | 0           |
|  |          |                                |             |              |             |
|  |          |                                |             |              |             |
|  |          |                                |             |              |             |
| TOTAL LABOR AND MATERIAL INCLUDING EXTRAS * TO COMPLETE      |          | 10,549.31                      | 6,707.31    | 3,842.00     | 0           |

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT. That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

COMPANY NAME: Embassy Construction, Inc.

ADDRESS: PO Box 760

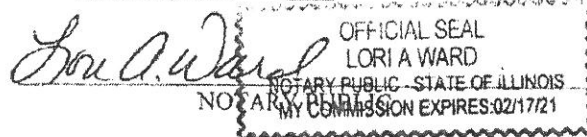
CITY, STATE, ZIP: Hampshire, IL 60140

PHONE: 847-683-7141

DATED: 10/23/18

SIGNATURE AND TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF Oct., 2018





815.901.7059

CONCRETE WEST  
CONCRETE, INC.

5.20.18

Embassy Builders  
101 5th Street Hampton

700 cont. cap.  
to make public walk + to floor

dry supply and ready to call

600  
D/C

Balance 2  
190  
cap walks

Completion Time estimate: Architectural/Engineering Drawings – 45 days Construction 150 days  
Estimated Completion Date: \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a substantial workmanship manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

**Authorized  
Signature** \_\_\_\_\_

Randall Stevenson

Note: this proposal may be withdrawn by  
us if not accepted within 10 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:** \_\_\_\_\_

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

**Date of Acceptance:** \_\_\_\_\_

**Embassy Construction, Inc.**  
P.O. Box 760, Hampshire, IL. 60140  
(847) 683-7141 (847) 683-7142 (F)  
Randy Stevenson – (847) 980-9819 cell

HVAC: All new HAVC system to meet current Energy Codes: (2) Bryant 10 ton RTU's 230 volt 3 phase with (2) Economizers, (2) roof curbs, (2) thermostats, (2) Broan 80 cfm bath fans and vents, Broan KW wall heater, spiral supply duct, and Central Return. All roof units to be set with a crane  
 All Electrical per code: In accordance with A6 and the electrical engineering plan. Includes all LED recessed cans, light fixtures, ceiling fans and all required connections to the new mechanical systems, new panel/breaker box per codes. Includes openings for all new appliances and kitchen/bar equipment. Includes a Sound System in the Dining/Bar area and a Security System with data.

\*Interior finishes: All doors, flooring, walls and ceiling detail finishes per the schedules noted on A1. Dining Room and Bar Dining area: walls to have 51" high wood wainscoting with chair. Bathrooms to have 51" high ceramic with feature strip. All kitchen walls to have stainless steel panels to ceiling. All flooring and ceiling finishes to be per room finish schedule on A1. Bar area to have a copper tile inlay ceiling. The three 2' x 2' interior columns to be finished with the same masonry brick as the interior. There will be two half columns to mirror the columns in the Dining Area on the opposite wall of the Dining Room.

\*Kitchen and Bar equipment/Appliances details per A4 design details and Kitchen and Bar equipment Schedules as listed on A1. Install all of the Bar and Kitchen Equipment per plan.

\*Bar top per A4 detail: All solid wood with bar rail, top and glass rail.

\*Fire Alarm/Supression work: Includes the necessary updating of the fire/sprinkler alarm tied into the existing system including the fire suppression system. All per code and permit required.

ALLOWANCES:

|                                      |             |                          |              |
|--------------------------------------|-------------|--------------------------|--------------|
| Permits:                             | \$ 3,500.00 | Flooring:                | \$ 19,248.00 |
| Windows:                             | \$ 6,400.00 | Ceiling Treatment(s):    | \$ 3000.00   |
| Slider Window:                       | \$ 8,000.00 | Light Fixtures:          | \$ 11,000.00 |
| Air Curtain:                         | \$ 3,200.00 | Alarm System:            | \$ 2,500.00  |
| Doors:                               | \$11,757.00 | Fire Suppression System: | \$ 4,000.00  |
| Kitchen Stainless Steel Wall panels: | \$9,000.00  | Bar Top:                 |              |

NOTE: All Appliances/Bar Equipment by Others (Owners)

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

Three Hundred and Twenty Nine Thousand Two Hundred and Forty Seven Dollars & 00/100-----  
-----(\$ 329,247.00)

- \$ 15,000.00 Payment to start Architectural Drawings, Permits
- \$ 35,000.00 Payment due at the Contract Execution
- \$ 50,000.00 Payment due at Demo and framing.
- \$ 150,000.00 Payment due upon installation of rough mechanicals
- \$ 100,000.00 Payment due upon trim completion and prior to equipment installation
- \$ Payment due (balance plus or minus any revisions and approved change orders)  
 Due upon completion.



Make Checks Payable to:  
Johnson Seat & Canvas

P.O. BOX 548  
25 S. SOMONAUK ROAD  
CORTLAND, IL 60112  
TEL 815-756-2037  
FAX 815-756-8832  
www.johnsoncanvas.com

Purchase Order No. \_\_\_\_\_ Date \_\_\_\_\_ 20\_\_

M \_\_\_\_\_

Address Copper Bureau

City \_\_\_\_\_ State \_\_\_\_\_

Cash     Check     Charge on Acct.     Credit Card

|                 | QUANTITY | DESCRIPTION | PRICE    | AMOUNT |
|-----------------|----------|-------------|----------|--------|
| 1               |          |             |          |        |
| 2               |          |             |          |        |
| 3               |          |             |          |        |
| 4               |          |             |          |        |
| 5               |          |             |          |        |
| 6               |          |             |          |        |
| 7               |          |             |          |        |
| 8               |          |             |          |        |
| 9               |          |             |          |        |
| 10              |          |             |          |        |
| 11              |          |             |          |        |
| 12              |          |             |          |        |
| 13              |          |             |          |        |
|                 |          |             | INTEREST |        |
|                 |          |             | TAX      |        |
| Net Due 10 days |          |             | TOTAL    |        |

**INVOICE**

All claims and returned goods MUST be accompanied by this bill.

Received by \_\_\_\_\_

DUPLICATE



**A.S.A.P. Garage Door Repair Inc.**  
 11351 Allison Ct  
 Huntley, IL 60142  
 (847) 695-8888  
 asapdoor@sbcglobal.net  
 http://garagedoorsasap.com

**Statement**

**TO**  
 C.R. Embassy Construction  
 Inc.  
 P.O. Box 760  
 Hampshire, IL 60140

**STATEMENT NO. 3830**  
**DATE 09/08/2018**  
**TOTAL DUE \$5,900.00**  
**ENCLOSED**

| DATE       | DESCRIPTION  | AMOUNT   | PAYMENT  | BALANCE |
|------------|--|----------|----------|---------|
| 08/02/2018 | Invoice #92966: Due 08/02/2018.<br>C.R. Embassy Construction Inc.<br>P.O. Box 760<br>Hampshire, IL 60140 | 5,900.00 | 5,900.00 | 0.00    |

| Current Due | 1-30 Days Past Due | 31-60 Days Past Due | 61-90 Days Past Due | 91-120 Days Past Due | 121+ Days Past Due | Amount     |
|-------------|--------------------|---------------------|---------------------|----------------------|--------------------|------------|
| 0.00        | 0.00               | 5,900.00            | 0.00                | 0.00                 | 0.00               | \$5,900.00 |



**Kirkland**  
 101 West Main  
 Kirkland, IL 60146  
 Phone: (847)403-3310  
 Fax: (847)229-3609

Visit us on the web at: www.hinessupply.com

**SOLD TO**  
 EMBASSY CONSTRUCTION INC  
 PO BOX 760  
 HAMPSHIRE, IL 60140

**SHIP TO**  
 EMBASSY CONSTRUCTION INC  
 STATE AND OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

SUB:172

Shipment #: 1

| ACCOUNT #                            | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE   | SLSMN    | INVOICE #   | INVOICE DATE |
|--------------------------------------|-----------------|---------|---------|--|----------|-------------|--------------|
| 52683714                             | EXT DOORS       | NET 60  | 9252114 | 05/08/18   | BPETE    | 9252114     | 07/04/18     |
| ORDERED                              | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION  | PRICE    | AMOUNT      |              |
| **PLEASE                             | DO NOT          | DELIVER | TRIM    | MATERIAL BEFORE 7AM ***  |          |             |              |
| 1                                    | 0               | 1       | EA      | LN#10-* EXTERIOR -<br>SINGLE * SPECIAL ORDER 3/0X8/0 - 3/6X8/0<br>2-1/4" KNOTTY<br>ALDER 2PNL PLNK SQ TOP DR DOOR - RIGHT HAND<br>OUTSWING - SPECIAL ORDER DELTANA #DSB4B19<br>4" SQ BALL BEARING HNG HINGE - SPECIAL<br>ORDER 6- 7/8 7-1/2" KNOTTY ALDER<br>FABBITED JAMB SIDE JAMB - BRICKMOULD -<br>100" KNOTTY ALDER<br>BRICKMOULD BRICKMOLD - PUBLIC ACCESS SILL -<br>LOCK 2-3/4" BS - - D/B BORE ONLY *<br>Added comps: DELTANA #DSB4519 -<br>4-1/2" SQ HINGE - 100" KNOTTY ALDER -<br>BRICKMOULD - KERFED SWEEP 3/6<br>**ABOVE IS A 3/6X8/0 2-1/4"<br>UNIT**<br>**IN A 6-7/8" JAMB**<br>===== | 2224.510 | 2224.51*    |              |
| 1                                    | 0               | 1       | EA      | LN#30-* EXTERIOR -<br>SINGLE * SPECIAL ORDER 3/0X6/8 - 3/0X6/8<br>1-3/4" KNOTTY ALDER<br>PLANK DR W/TOP OPEN DOOR - RIGHT HAND<br>INSWING - SPECIAL ORDER DELTANA #DSB4B19<br>4" SQ BALL BEARING HNG HINGE - SPECIAL<br>ORDER 4- 13/16 4-13/16" KNOTTY ALDER<br>FABBITED JAMB SIDE JAMB - NO BRICKMOULD -<br>NO SILL - NO BS - - **NO BORE** *<br>Added comps: DELTANA #DSB4B19 -  | 1392.030 | 1392.03*    |              |
| July 4, 2018 00:28:33                |                 |         |         | OT:VPETE   | 16 / 1   | MERCHANDISE |              |
| *****<br>* INVOICE *<br>*****        |                 |         |         | SHIP VIA<br>RP - DELIVERY  |          | OTHER       |              |
| 552                                  |                 |         |         | PAGE 1 OF 2  |          | TAX         |              |
| RECEIVED THE ABOVE IN GOOD CONDITION |                 |         |         | X  |          | FREIGHT     |              |
|                                      |                 |         |         |  |          | TOTAL       |              |

A FINANCE CHARGE of 2 1/2 per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unsalable merchandise.



**Kirkland**  
 101 West Main  
 Kirkland, IL 60146  
 Phone: (847)403-3310  
 Fax: (847)229-3609  
 Visit us on the web at: www.hinessupply.com

**SOLD TO**  
 EMBASSY CONSTRUCTION INC  
 PO BOX 760  
 HAMPSHIRE, IL 60140

**SHIP TO**  
 EMBASSY CONSTRUCTION INC  
 STATE AND OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

SUB:172

Shipment #: 1

| ACCOUNT #                                 | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE  | SLSMN   | INVOICE #   | INVOICE DATE |
|---|-----------------|---------|---------|---|---------|-------------|--------------|
| 52683714                                  | EXT DOORS       | NET 60  | 9252114 | 05/08/18  | BPETE   | 9252114     | 07/04/18     |
| ORDERED                                   | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION   | PRICE   | AMOUNT      |              |
| 2   | 0               | 2       | EA      | 4" SQ BALL BEARING HNG<br>JESKE #KH413311 DOOR CLOSER<br>##552_9252114_40 | 204.030 | 408.06*     |              |
| July 4, 2018 00:28:33                     |                 |         |         | OT:VPETE  | 16 / 1  | MERCHANDISE | 4024.60      |
| *****<br>* INVOICE *<br>*****             |                 |         |         | SHIP VIA<br>RP - DELIVERY   |         | OTHER       | 0.00         |
| 552                                       |                 |         |         | PAGE 2 OF 2   |         | TAX 8.000%  | 321.97       |
| RECEIVED THE ABOVE IN GOOD CONDITION<br>X |                 |         |         |   |         | FREIGHT     | 0.00         |
|   |                 |         |         |   |         | TOTAL       | 4346.57      |

A FINANCE CHARGE of 2% per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unsalable merchandise.



5901 Material Avenue  
 Loves Park, Illinois 61111  
 815-877-5788  
 www.bensonstone.com

# Sales Invoice

**Invoice No** 11068  
**Invoice Date** 07/03/2018  
**Terms** PrePaid  
**Customer** 3040  
**Cust Ref** 172 S. State Street, Hampshir  
**Order#** 58535  
**Taken By** Chris Gould  
**Sales Rep** Steve Adams

**Invoice Address**  
 Embassy Construction, Inc.  
 P.O. Box 760  
 Hampshire, Illinois, 60140  
 Tel.1 - 847-683-7141  
 Randy Stevenson - 847-980-9819

**Delivery Address**  
 Copper Barrel  
 172 S. State Street  
 Hampshire, Illinois, 60140  
 Tel.1 - 847-683-7141  
 Randy Stevenson - 847-980-9819



| Special Instructions | Notes |
|----------------------|-------|
|                      |       |

| Line  | Description   | Qty  | Price | Per    | Total  |          |
|---|---|------|-------|--------|--------|----------|
| 1   | HAMPSHIREOS<br>Pine Hall Hampshire O/S 430c<br>Lot Number: 1717 | 3.01 | M     | 715.00 | M      | 2,152.15 |
| 2   | 1802G-102<br>5x96 Smooth Sll                                    | 3    | EA    | 40.00  | EA     | 120.00   |
| 3   | SPEC<br>Spec Mix Type N   | 76   | EA    | 8.85   | EA     | 672.60   |
| Delivery - Brick & Stone AD001.032 - Delivery - Brick & Stone |   |      |       |        | 150.00 |          |

The invoice is due on 07/03/2018.

Returns of stock merchandise must be within 30 days from the date of purchase, approved, and are subject to a 25% handling charge. Benson Stone Company's liability relating to goods is limited exclusively to replacement of the goods or refund of their price. I agree to pay according to the terms shown on this invoice, and agree to pay a 1-1/2% per month late fee on any delinquent accounts. I also agree to reimburse Benson Stone Company for all costs incurred in collecting delinquent accounts, including but not limited to all attorneys' fees and court costs. Payments made by check are subject to a 14 day hold. I Agree to pay the charges above in accordance to the card issuer agreement. (Merchant agreement if credit voucher)

|                      |                   |
|----------------------|-------------------|
| Total Amount         | \$3,094.75        |
| Sales Tax            | \$242.94          |
| <b>Invoice Total</b> | <b>\$3,337.69</b> |

Goods received in good condition

Signature \_\_\_\_\_







**Hampshire**  
 PO Box 40  
 14N915 US Highway 20  
 Hampshire, IL 60140  
 Phone: (847)683-3993  
 Fax: (847)229-3814

431748

Visit us on the web at: www.hinessupply.com

**SOLD TO**

EMBASSY CONSTRUCTION INC  
 PO BOX 760

HAMPSHIRE, IL 60140

SUB:172 847-683-7141

**SHIP TO**

EMBASSY CONSTRUCTION INC  
 STATE ADN OAK HOLDINGS

172 STATE STREET  
 HAMPSHIRE, IL 60140

847-683-7141 / Shipment #: 1

| ACCOUNT #   | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE   | SLSMN         | INVOICE #   | INVOICE DATE |
|---|-----------------|---------|---------|--|---------------|-------------|--------------|
| 52683714  | misc            | NET 60  | 2116643 | 02/16/18   | BPETE         | 2116643     | 02/16/18     |
| ORDERED   | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION  | PRICE         | AMOUNT      |              |
| ***** SHIPPING INSTRUCTIONS *****                   |                 |         |         |  |               |             |              |
| Call Randy before delivery (847)980-9819            |                 |         |         |  |               |             |              |
| Drop in Alley behind                                |                 |         |         |  |               |             |              |
| *****   |                 |         |         |  |               |             |              |
| **PLEASE DO NOT DELIVER TRIM MATERIAL BEFORE 7AM ** |                 |         |         |  |               |             |              |
| 20  | 0               | 20      | PC      | SPF 2x4x12 #2<br>S2412                                 | 662.000/MBF   | 105.92*     |              |
| 38  | 0               | 38      | PC      | SPF 2x6x12 #2<br>S2612                                 | 710.000/MBF   | 323.76*     |              |
| 5   | 0               | 5       | PC      | Fir 15/32 4x8 Rated Sheathing<br>4 Ply 32/16<br>F15324 | 716.000/MSF   | 114.56*     |              |
| 6   | 0               | 6       | PC      | Fir 23/32 4x8 T&G 24" OC<br>F2332SFTG                  | 1141.000/MSF  | 219.07*     |              |
| February 16, 2018 10:57:34 OT:BPETE                 |                 |         |         |  | 2 / 1         | MERCHANDISE | 763.31       |
| *****   |                 |         |         | SHIP VIA   | RP - DELIVERY | OTHER       | 0.00         |
| * INVOICE *   |                 |         |         |  |               | TAX 8.000%  | 61.06        |
| *****   |                 |         |         |  |               | FREIGHT     | 0.00         |
| 502   |                 |         |         | PAGE 1 OF 1  |               | TOTAL       | 824.37       |
|   |                 |         |         | RECEIVED THE ABOVE IN GOOD CONDITION                   |               |             |              |
|   |                 |         |         | X _____  |               |             |              |

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Hampshire  
 PO Box 40  
 14N915 US Highway 20  
 Hampshire, IL 60140  
 Phone: (847)683-3993  
 Fax: (847)229-3814

Visit us on the web at: www.hinessupply.com

**SOLD TO**  
 EMBASSY CONSTRUCTION INC  
 PO BOX 760

**SHIP TO**  
 EMBASSY CONSTRUCTION INC  
 STATE ADN OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

HAMPSHIRE, IL 60140

SUB:172 847-683-7141

847-683-7141 / Shipment #: 1

| ACCOUNT #  | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE                             | SLSMN                     | INVOICE # | INVOICE DATE |        |
|--|-----------------|---------|---------|--|---------------------------|-----------|--------------|--------|
| 52683714   | misc            | NET 60  | 2118997 | 04/18/18                               | BPETE                     | 2118997   | 04/19/18     |        |
| ORDERED  | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION                            | PRICE                     | AMOUNT    |              |        |
| ***** SHIPPING INSTRUCTIONS *****<br>Drop in Alley behind building<br>*****<br>**PLEASE DO NOT DELIVER TRIM MATERIAL BEFORE 7AM ** |                 |         |         |  |                           |           |              |        |
| 27   | 0               | 27      | PC      | SPF 2x4x14 #2<br>S2414                 | 776.950/MBF               | 195.79*   |              |        |
| 60   | 0               | 60      | PC      | SPF 2x4x12 #2<br>S2412                 | 697.000/MBF               | 334.56*   |              |        |
| 2  | 0               | 2       | PC      | White Fir 2x12x14 #2Btr S4S<br>WF21214 | 744.000/MBF               | 41.66*    |              |        |
| April 19, 2018 07:06:27 OT:BPETE   |                 |         |         |  | 2 / 1                     |           | MERCHANDISE  | 572.01 |
| *****<br>* INVOICE *<br>*****  |                 |         |         |  | SHIP VIA<br>RP - DELIVERY |           | OTHER        | 0.00   |
| 502  |                 |         |         |  | PAGE 1 OF 1               |           | TAX 8.000%   | 45.76  |
| RECEIVED THE ABOVE IN GOOD CONDITION   |                 |         |         |  | X _____                   |           | FREIGHT      | 0.00   |
|  |                 |         |         |  |                           |           | TOTAL        | 617.77 |

A FINANCE CHARGE of 2% per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unusable merchandise.



**Hampshire**  
 PO Box 40  
 14N915 US Highway 20  
 Hampshire, IL 60140  
 Phone: (847)683-3993  
 Fax: (847)229-3814

Visit us on the web at: www.hinessupply.com

**SOLD TO**  
 EMBASSY CONSTRUCTION INC  
 PO BOX 760

**SHIP TO**  
 EMBASSY CONSTRUCTION INC  
 STATE ADN OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

HAMPSHIRE, IL 60140

847-683-7141 / Shipment #: 1

SUB:172 847-683-7141

| ACCOUNT #  | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE  | SLSMNM     | INVOICE #   | INVOICE DATE |
|--|-----------------|---------|---------|---|------------|-------------|--------------|
| 52683714   | JUAN/BOLEY      | NET 60  | 2116685 | 02/19/18  | BPETE      | 2116685     | 02/19/18     |
| ORDERED  | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION   | PRICE      | AMOUNT      |              |
| **PLEASE DO NOT DELIVER TRIM MATERIAL BEFORE 7AM *** |                 |         |         |   |            |             |              |
| 6  | 0               | 6       | PC      | Fir 23/32 4x8 Rated Sheathing<br>48/24<br>F2332           | 1043.000   | MSF         | 200.26*      |
| 1  | 0               | 1       | BOX     | PASLODE 2-3/8X113 RS RD<br>DRIVER 5M<br>PA650238          | 98.590     |             | 98.59*       |
| 1  | 0               | 1       | PK      | HITACHI 7-1/4 24T FRAME VPR<br>SAW BLADE 3/PK<br>HI115430 | 22.190     |             | 22.19*       |
| February 19, 2018 10:46:38 OT:JMECI                  |                 |         |         |   | 0 / 1      | MERCHANDISE | 321.04       |
| *****<br>* INVOICE *<br>*****                        |                 |         |         | SHIP VIA<br>RP - NOT SCHEDULED                            | OTHER      |             | 0.00         |
| 502  |                 |         |         | PAGE 1 OF 1   | TAX 8.000% |             | 25.68        |
| RECEIVED THE ABOVE IN GOOD CONDITION<br>X _____      |                 |         |         |   | FREIGHT    |             | 0.00         |
|  |                 |         |         |   | TOTAL      |             | 346.72       |

A FINANCE CHARGE of 2% per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unsalable merchandise.



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 172 STATE STREET  
 HAMPSHIRE, IL 60140  
 847-683-7141 /

SUB: 172 847-683-7141

Shipment #: 1

| ACCOUNT #   | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE                                       | SLSMN                     | INVOICE # | INVOICE DATE |         |
|---|-----------------|---------|---------|--|---------------------------|-----------|--------------|---------|
| 52683714  |                 | NET 60  | 2117147 | 03/05/18   | BPETE                     | 2117147   | 03/06/18     |         |
| ORDERED   | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION                                      | PRICE                     | AMOUNT    |              |         |
| ***** SHIPPING INSTRUCTIONS *****<br>drop material in rear of resturant in the alley<br>*****<br>**PLEASE DO NOT DELIVER TRIM MATERIAL BEFORE 7AM *** |                 |         |         |  |                           |           |              |         |
| 30  | 0               | 30      | PC      | Fir 23/32 4x8 T&G 24" OC<br>F2332SFTG            | 1185.000                  | MSF       | 1137.60*     |         |
| 75  | 0               | 75      | PC      | SPF 2x4x12 #2<br>S2412                           | 689.000                   | MBF       | 413.40*      |         |
| 4   | 0               | 4       | PC      | White Fir 2x10x12 #2&Btr S4S<br>WF21012          | 694.000                   | MBF       | 55.52*       |         |
| 2   | 0               | 2       | PC      | Lauan 1/4 (5.2 mm) 4x8 Ext<br>L14                | 447.000                   | MSF       | 28.61*       |         |
| 12  | 0               | 12      | EA      | OSI SF450 SUBFLOOR ADHESIVE<br>28OZ<br>OSISF450Q | 4.420                     |           | 53.04*       |         |
| March 6, 2018 07:38:51 OT:BPETE   |                 |         |         |  | 2 / 1                     |           | MERCHANDISE  | 1688.17 |
| *****<br>* INVOICE *<br>*****   |                 |         |         |  | SHIP VIA<br>RP - DELIVERY |           | OTHER        | 0.00    |
| 502   |                 |         |         |  | PAGE 1 OF 1               |           | TAX 8.000%   | 135.05  |
| RECEIVED THE ABOVE IN GOOD CONDITION<br>X _____   |                 |         |         |  |                           |           | FREIGHT      | 0.00    |
|   |                 |         |         |  |                           |           | TOTAL        | 1823.22 |

A FINANCE CHARGE of 2% per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unsalable merchandise.



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 PO BOX 760

HAMPSHIRE, IL 60140

**SHIP TO**

EMBASSY CONSTRUCTION INC  
 STATE ADN OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

847-683-7141 / Shipment #: 1

SUB: 172 847-683-7141

| ACCOUNT #  | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE                       | SLSMN                                | INVOICE # | INVOICE DATE |        |
|--|-----------------|---------|---------|----------------------------------|--------------------------------------|-----------|--------------|--------|
| 52683714   | misc            | NET 60  | 2118167 | 03/28/18                         | BPETE                                | 2118167   | 03/29/18     |        |
| ORDERED  | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION                      | PRICE                                | AMOUNT    |              |        |
| ***** SHIPPING INSTRUCTIONS *****                    |                 |         |         |                                  |                                      |           |              |        |
| Drop in Alley behind                                 |                 |         |         |                                  |                                      |           |              |        |
| *****  |                 |         |         |                                  |                                      |           |              |        |
| **PLEASE DO NOT DELIVER TRIM MATERIAL BEFORE 7AM *** |                 |         |         |                                  |                                      |           |              |        |
| 18   | 0               | 18      | PC      | OSB 7/16 4x8                     | 503.000                              | MSF       | 289.73*      |        |
| 30   | 0               | 30      | PC      | OSB716<br>SPF 2x4x12 #2<br>S2412 | 664.000                              | MBF       | 159.36*      |        |
| March 29, 2018 08:17:23 OT:BPETE                     |                 |         |         |                                  | 1 / 1                                |           | MERCHANDISE  | 449.09 |
| *****  |                 |         |         |                                  | SHIP VIA                             |           | OTHER        | 0.00   |
| * INVOICE *  |                 |         |         |                                  | RP - DELIVERY                        |           | TAX 8.000%   | 35.93  |
| *****  |                 |         |         |                                  | 502 PAGE 1 OF 1                      |           | FREIGHT      | 0.00   |
|  |                 |         |         |                                  | RECEIVED THE ABOVE IN GOOD CONDITION |           | TOTAL        | 485.02 |
|  |                 |         |         |                                  | X _____                              |           |              |        |

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HAMPSHIRE, IL 60140

SUB:172 847-683-7141

**SHIP TO**

EMBASSY CONSTRUCTION INC  
 STATE ADN OAK HOLDINGS  
 172 STATE STREET  
 HAMPSHIRE, IL 60140

847-683-7141 /

Shipment #: 1

| ACCOUNT #                            | CUSTOMER P.O. # | TERMS   | ORDER # | ORDER DATE                   | SLSMN                          | INVOICE #   | INVOICE DATE |
|--------------------------------------|-----------------|---------|---------|------------------------------|--------------------------------|-------------|--------------|
| 52683714                             |                 | NET 60  | 2116719 | 02/20/18                     | BPETE                          | 2116719     | 02/20/18     |
| ORDERED                              | BACKORDERED     | SHIPPED | U/M     | DESCRIPTION                  | PRICE                          | AMOUNT      |              |
| **PLEASE                             | DO NOT          | DELIVER |         | TRIM MATERIAL BEFORE 7AM *** |                                |             |              |
| 5                                    | 0               | 5       | PC      | SPF 2x6x12 #2<br>S2612       | 713.000/MBF                    | 42.78*      |              |
| 30                                   | 0               | 30      | PC      | SPF 2x4x12 #2<br>S2412       | 672.000/MBF                    | 161.28*     |              |
| February 20, 2018 09:47:57 OT:SCONR  |                 |         |         |                              | 0 / 1                          | MERCHANDISE | 204.06       |
| *****<br>* INVOICE *<br>*****        |                 |         |         |                              | SHIP VIA<br>RP - NOT SCHEDULED | OTHER       | 0.00         |
| 502                                  |                 |         |         |                              | PAGE 1 OF 1                    | TAX 8.000%  | 16.32        |
| RECEIVED THE ABOVE IN GOOD CONDITION |                 |         |         |                              | X                              | FREIGHT     | 0.00         |
|                                      |                 |         |         |                              |                                | TOTAL       | 220.38       |

A FINANCE CHARGE of 2% per month, which is an ANNUAL PERCENTAGE RATE of 24% is added to any balance remaining unpaid after the due date. All terms and conditions of your application for credit account apply to every order. Any errors must be drawn to our attention in writing within 7 days of delivery. All stock items returned to Hines Building Supply for credit are subject to a handling charge of up to twenty five percent (25%). No credit shall be allowed on special order items, non-stock items, or other specialty merchandise, nor on dirty, damaged or unsalable merchandise.

# Patriot Glass & Glazing

11917 Smith Dr, Unit C

Huntley, IL. 60142

Phone: 847-515-7860 Fax: 847-515-7861

patriotglassinc@aol.com

June 1, 2018

Attn: Randy Stevenson

Embassy Construction

P.O.Box 760

Hampshire, IL. 60140

Phone: 847-683-7141

Fax: 847-683-7142

Re: Cork shire Remodel

## Proposal

We are pleased to provide you with our proposal to furnish all the material needed for you to perform the work outlined for the above project. This proposal is based on guaranteed opening sizes. Any and all changes to openings or addendums could result in material delays and price increase.

### Store Front Metal & Glass

- We will furnish and install the following for this project.
- Three new windows in a black anodized aluminum finish and two new doors to match.
- Door hardware as follows; narrow stile doors w/ 10" bottom rails; butt hinges; surface mounted closer; standard pulls; one door come with latch lock and push paddle; one door has rim panic.
- Window are to be roughly 18' x 6'
- All exterior glass to be 1" insulated bronze over clear with low-E.
- Two interior windows that are 4ft. x 4ft. with 1/4" clear tempered glass and one door lite for wood door.

### Notes:

- \* Shop drawings not included in price below
- \* All work to be done in a timely fashion (weather permitting).
- \* Price can change do to glass prices, which are only good for 60 days.
- \* All caulking, cleaning supplies, tapes and sealants are included.

### Warranties:

Patriot Glass & Glazing, Inc. Limited Warranty

Industry standard warranties:

10 years seal failure and glass defects on Manufacturer's Insulated Glass Units warranty.

5 years laminated glass defects Manufacturer's warranty.

The price associated with this proposal is valid for 30 days – Tax is included.

Total Price \$ 10,515.00 \*

WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR- COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF TEN THOUSAND FIVE HUNDRED FIFTEEN DOLLARS AND 00/100 CENTS.





Changing the color of masonry  
— and concrete!

# INVOICE

**Nawkaw Midwest, Inc.**  
4N 352 84th Court  
Hanover Park, IL 60133  
630-681-1400  
630-681-1450 Fax

Date: 7/23/2018  
Invoice No.: 18-5306JC  
Sales Rep: JE  
Terms: COD  
Due Date: 7/23/2018

**Customer:** Embassy Construction  
P.O. Box 760  
Hampshire, IL 60140

**Job/Ship To Location:** Corkshire Restaurant  
172 S. State Street  
Hampshire, IL

**Contact:** Randy Stevenson  
Phone: 847-683-7141

**Fax:**  
E-mail: randy@embassybuild.com

**Job No.:** 5421  
**P.O. No.:**

| <u>Item</u> | <u>Description</u>   | <u>Total</u> |
|-------------|--|--------------|
| Brick       | Using our Nawtone Color Treatment color treat the brown brick on front elevation only, mortar not included, using a single color hand application to the approved red selected. Brick to be tuckpointed and cleaned prior to our arrival and stain install.<br><br>Sample to be approved at start of project with signed approval upon completion.<br><br>Price includes labor, material, equipment and 25 year warranty.<br><br>* Nawkaw requires a 50% deposit prior to scheduling with the balance due upon completion. | 2,319.00     |



|                         |                    |
|-------------------------|--------------------|
| <b>Total</b>            | <b>\$2,319.00</b>  |
| <b>Payments/Credits</b> | <b>-\$1,159.50</b> |
| <b>Balance Due</b>      | <b>\$1,159.50</b>  |

Pay online at [www.nawkaw.com](http://www.nawkaw.com)

Past due accounts are subject to 2.0% per month (24% annum) service charge.

# Invoice



**Marengo Signs Inc.**

123 S. State St.  
Marengo, IL 60152  
ph.: (815) 568-2902  
fax:.

email: ryan@marengosigns.com

Invoice:

20216

Description: **2 Sided Hanging Sign- Copper Barrel**

Customer: Randy Stevenson

ph: (847) 683-7141

**Embassy Construction**

Salesperson: Ryan Varney

email: randy@embassybuild.com

| Product               | Font | Qty | Sides | Height | Width | Unit Cost  | Item Total |
|-----------------------|------|-----|-------|--------|-------|------------|------------|
| 1 Sandblasted Redwood |      | 1   | 2     | 36     | 36    | \$1,812.00 | \$1,812.00 |

Color:

Description:

Text: Copper  
Barrel

Other Payments: \_\_\_\_\_  
Form of Payment / Amount / Initials

Notes:

Ordered: 8/20/2018 2:48:32PM  
PickedUp: 8/27/2018 10:18:06AM  
Printed: 12/4/2018 3:00:34PM  
Status: Picked-Up

|                  |            |
|------------------|------------|
| Line Item Total: | \$1,812.00 |
| Subtotal:        | \$1,812.00 |
| Taxes:           | \$126.84   |
| Total:           | \$1,938.84 |
| Total Payments:  | \$0.00     |
| Balance Due:     | \$1,938.84 |

ATTN: Randy Stevenson  
Embassy Construction  
P.O. Box 760  
Hampshire, IL 60140

All Payments are due at our offices within 7 days of order completion or additional interest of 1.5% per month will be assessed.

Received/Accepted By: \_\_\_\_\_ / /

Village of Hampshire Facade Improvement Program

APPLICATION

Property Information:

Business Name; Address: ChiroPlus Family Health & Wellness, S.C.

Property Identification Number (PIN#): \_\_\_\_\_

Applicant Information:

Name: Dr. Ryan T. Foster

Mailing Address: 184 S. State St, Hampshire, IL 60140

Phone: (847) 683-0077

Email: rfosterdc7777@yahoo.com

Property Owner Information (if different from applicant):

Name: Dominic Ranallo

Mailing Address: 182 S. State St. Hampshire, IL 60140

Phone: (224) 622-6365

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


Proposed Improvements (Check all that apply):

- Brick Cleaning
- Awnings
- Tuck Pointing
- Exterior Lighting
- Painting
- Streetscape elements
- Wall facade repair or improvement
- Landscaping
- Original architectural features repair and replacement
- Exterior doors
- Windows and window frames
- Shutters
- Stairs, porches, railings
- Roof
- Exterior improvements for ADA
- Other

Description of proposed work: New Awning already installed,  
See attached receipt

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I agree to comply with the guidelines and standards of the Village of Hampshire facade Improvement Assistance Program and I understand that this is a voluntary program under which the village has the right to approve or deny any project or proposal or portions thereof.


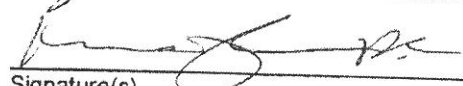
  
Applicant Signature

1-23-19  
Date

Ryan T. Foster, DC  
Print Name

If the applicant is other than the owner, the owner must complete the following:

I certify that I am the owner of the property located at 184 S. State St, Hampshire, IL, and that I authorize the applicant to apply for assistance under the Village of Hampshire Facade Improvement Assistance Program and undertake the approved improvements.

  
  
Signature(s)

1-23-19  
Date

Ryan T. Foster  
Dominic Ranallo  
Print Names



Make Checks Payable to:  
Johnson Seat & Canvas

P.O. BOX 548  
25 S. SOMONAUK ROAD  
CORTLAND, IL 60112  
TEL 815-756-2027  
FAX 815-756-8332  
www.johnsoncanvas.com

Purchase Order No.

Date

M

Address

City

State

Cash

Check

Charges on Acct.

Credit Card

| QUANTITY | DESCRIPTION        | PRICE    | AMOUNT |
|----------|--------------------|----------|--------|
| 1        | Maki & Tarrill     |          |        |
| 2        | Camping Frame +    |          |        |
| 3        | COVER w/ gear      |          |        |
| 4        |                    |          |        |
| 5        | #6030 Jacket Cover |          |        |
| 6        | Sunblind.          | 250.00   |        |
| 7        |                    |          |        |
| 8        | 15/18 Carpet       | 1250.00  |        |
| 9        |                    |          |        |
| 10       |                    |          |        |
| 11       | Bank Due           | 1,200.00 |        |
| 12       | Transcript         |          |        |
| 12       |                    |          |        |
|          | INTEREST           |          |        |
|          | TAX                |          |        |
|          | Net Due 10 days    |          |        |
|          | TOTAL              |          |        |

Johnson Seat & Canvas  
25 S. SOMONAUK ROAD  
CORTLAND, IL 60112  
TEL 815-756-2027

08/20/15

Sale

Trans #1 Balance #1

8000.00

ADJUST: 8125.00

Balance 8000.00  
Less: 8125.00  
Trans ID 001549010001  
CMT: 815-756-2027  
VSN: 815-756-8332

Thank You!  
CUSTOMER COPY

INVOICE  
37906

All items and returned goods MUST be accompanied by this invoice

Received by

# VILLAGE OF HAMPSHIRE

Accounts Payable

**February 21, 2019**

The President and Board of Trustees of the Village of Hampshire  
Recommends the following Warrant in the amount of

**Total: \$191,098.07**

To be paid on or before  
February 27, 2019

Village President: \_\_\_\_\_

Attest: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

# VILLAGE OF HAMPSHIRE

Accounts Payable

**February 21, 2019**

The President and Board of Trustees of the Village of Hampshire  
Recommends the following Employee: **Brian Haydysch, Bryce Renninger, Caitlin Meneely,  
Dan Paradies, Doug Brox, James Reece, and Linda Vasquez**  
Warrant in the amount of

**Total: \$266.68**

To be paid on or before  
February 27, 2019

Village President: \_\_\_\_\_

Attest: \_\_\_\_\_

Village Clerk: \_\_\_\_\_

Date: \_\_\_\_\_

DATE: 02/19/19  
 TIME: 15:34:26  
 ID: AP441000.WOW

VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/31/2019

| INVOICE #    | INVOICE DATE | ITEM # | DESCRIPTION                    | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT |
|--------------|--------------|--------|--------------------------------|--------------|--------|----------------|----------|
| ALGR         |              |        | ALPHA GRAPHICS                 |              |        |                |          |
| 23108        | 10/23/18     | 01     | BUSINESS CARDS                 | 310010034650 |        | 11/23/18       | 65.00    |
|              |              |        |                                |              |        | INVOICE TOTAL: | 65.00    |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 65.00    |
| B&F          |              |        | B&F CONSTRUCTION CODE SERVICES |              |        |                |          |
| 11079        | 02/14/19     | 01     | JAN PLAN REVIEWS/INSPECTIONS   | 010010024390 |        | 03/14/19       | 3,681.20 |
|              |              |        |                                |              |        | INVOICE TOTAL: | 3,681.20 |
| 50823        | 02/11/19     | 01     | MINERALLAC PLAN REVIEWS        | 010010024390 |        | 03/11/19       | 450.00   |
|              |              |        |                                |              |        | INVOICE TOTAL: | 450.00   |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 4,131.20 |
| BPCI         |              |        | BENEFIT PLANNING CONSULTANTS,  |              |        |                |          |
| BPCI00193512 | 02/12/19     | 01     | MONTHLY FLEX AND COBRA         | 010010024380 |        | 03/24/19       | 115.00   |
|              |              |        |                                |              |        | INVOICE TOTAL: | 115.00   |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 115.00   |
| BRHA         |              |        | BRIAN HAYDYSCH                 |              |        |                |          |
| FEB 2019     | 02/19/19     | 01     | CELL PHONE STIPEND             | 010020024230 |        | 02/28/19       | 40.00    |
|              |              |        |                                |              |        | INVOICE TOTAL: | 40.00    |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 40.00    |
| BRRE         |              |        | BRYCE RENNINGER                |              |        |                |          |
| FEB 2019     | 02/19/19     | 01     | CELL PHONE STIPEND             | 010020024230 |        | 02/28/19       | 40.00    |
|              |              |        |                                |              |        | INVOICE TOTAL: | 40.00    |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 40.00    |
| CAME         |              |        | CAITLIN MENEELY                |              |        |                |          |
| FEB 2019     | 02/19/19     | 01     | CELL PHONE STIPEND             | 010020024230 |        | 02/28/19       | 40.00    |
|              |              |        |                                |              |        | INVOICE TOTAL: | 40.00    |
|              |              |        |                                |              |        | VENDOR TOTAL:  | 40.00    |



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| INVOICE #  | INVOICE DATE            | ITEM # | DESCRIPTION           | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT  |
|------------|-------------------------|--------|-----------------------|--------------|--------|----------------|-----------|
| CAON       | CALL ONE                |        |                       |              |        |                |           |
| FEB 2019   | 02/15/19                | 01     | 1126416               | 010010024230 |        | 03/01/19       | 286.08    |
|            |                         | 02     | 1126417               | 300010024230 |        |                | 90.94     |
|            |                         | 03     | 1126418               | 010030024230 |        |                | 90.94     |
|            |                         | 04     | 1126419               | 310010024230 |        |                | 305.00    |
|            |                         | 05     | 1126420               | 300010024230 |        |                | 90.94     |
|            |                         | 06     | 1126422               | 010020024230 |        |                | 224.20    |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 1,088.10  |
|            |                         |        |                       |              |        | VENDOR TOTAL:  | 1,088.10  |
| CASA       | CARGILL INCORPORATED    |        |                       |              |        |                |           |
| 2904584937 | 02/05/19                | 01     | DEICER SALT           | 150030034600 |        | 03/06/19       | 3,408.60  |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 3,408.60  |
| 2904606533 | 02/14/19                | 01     | DEICER SALT           | 150030034600 |        | 03/14/19       | 8,274.73  |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 8,274.73  |
| 2904607301 | 02/14/19                | 01     | DEICER SALT           | 150030034600 |        | 03/14/19       | 3,286.02  |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 3,286.02  |
|            |                         |        |                       |              |        | VENDOR TOTAL:  | 14,969.35 |
| CASE       | CARDMEMBER SERVICE      |        |                       |              |        |                |           |
| FEB 2019   | 02/05/19                | 01     | DS PESTICIDE TRAINING | 010030024310 |        | 03/01/19       | 170.00    |
|            |                         | 02     | MM FUNERAL FLOWERS    | 300010034650 |        |                | 66.68     |
|            |                         | 03     | MM FUNERAL FLOWERS    | 310010034650 |        |                | 66.69     |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 303.37    |
|            |                         |        |                       |              |        | VENDOR TOTAL:  | 303.37    |
| CE21NH     | CENTURY 21 NEW HERITAGE |        |                       |              |        |                |           |
| FEB 2019A  | 02/19/19                | 01     | EARNEST MONEY         | 010010054906 |        | 02/19/19       | 1,000.00  |
|            |                         |        |                       |              |        | INVOICE TOTAL: | 1,000.00  |
|            |                         |        |                       |              |        | VENDOR TOTAL:  | 1,000.00  |

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|-------------|------------------------------|--------|-----------------------------|--------------|--------|----------------|----------|
| CECH        | CENTEGRA OCCUPATIONAL HEALTH |        |                             |              |        |                |          |
| 219934      | 02/12/19                     | 01     | BC FOLLOW UP                | 010030024380 |        | 03/12/19       | 73.15    |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 73.15    |
| 221259      | 02/05/19                     | 01     | LW DRUG SCREEN              | 010030024380 |        | 03/05/19       | 35.00    |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 35.00    |
|             |                              |        |                             |              |        | VENDOR TOTAL:  | 108.15   |
| CEFL        | CENTURION DIESEL AND MACHINE |        |                             |              |        |                |          |
| 4731        | 02/06/19                     | 01     | REPAIR REAR BRAKES '99 INTL | 010030024110 |        | 03/06/19       | 3,760.43 |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 3,760.43 |
| 4747        | 02/18/19                     | 01     | REPAIR PLOW '06 INTL        | 010030024120 |        | 03/18/19       | 1,204.55 |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 1,204.55 |
|             |                              |        |                             |              |        | VENDOR TOTAL:  | 4,964.98 |
| CHEX        | CHRISTENSEN EXCAVATING       |        |                             |              |        |                |          |
| 6603        | 01/31/19                     | 01     | TRUCKING - SAND             | 010030024130 |        | 02/28/19       | 190.00   |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 190.00   |
|             |                              |        |                             |              |        | VENDOR TOTAL:  | 190.00   |
| CONEEN      | CONSTELLATION NEW ENERGY     |        |                             |              |        |                |          |
| 14236776301 | 02/07/19                     | 01     | ENERGY CHARGES              | 300010024260 |        | 03/10/19       | 94.42    |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 94.42    |
|             |                              |        |                             |              |        | VENDOR TOTAL:  | 94.42    |
| DAPA        | DAN PARADIES                 |        |                             |              |        |                |          |
| FEB 2019    | 02/19/19                     | 01     | CELL PHONE STIPEND          | 010020024230 |        | 02/28/19       | 40.00    |
|             |                              |        |                             |              |        | INVOICE TOTAL: | 40.00    |
|             |                              |        |                             |              |        | VENDOR TOTAL:  | 40.00    |
| DIEN        | DIRECT ENERGY BUSINESS       |        |                             |              |        |                |          |

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| INVOICE #<br>VENDOR #        | INVOICE DATE | ITEM # | DESCRIPTION                    | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT  |
|------------------------------|--------------|--------|--------------------------------|--------------|--------|----------------|-----------|
| DIEN DIRECT ENERGY BUSINESS  |              |        |                                |              |        |                |           |
| FEB 2019                     | 02/12/19     | 01     | 1510867                        | 300010024260 |        | 03/14/19       | 1,106.73  |
|                              |              | 02     | 1510866                        | 310010024260 |        |                | 280.94    |
|                              |              |        |                                |              |        | INVOICE TOTAL: | 1,387.67  |
|                              |              |        |                                |              |        | VENDOR TOTAL:  | 1,387.67  |
| DIWO DIESEL WORKS INC        |              |        |                                |              |        |                |           |
| 3445                         | 02/04/19     | 01     | FUEL ADDITIVE                  | 010030034660 |        | 03/04/19       | 113.88    |
|                              |              |        |                                |              |        | INVOICE TOTAL: | 113.88    |
| 3452                         | 02/11/19     | 01     | WIRING HARNESS REPAIR F550     | 010030024110 |        | 03/11/19       | 1,051.56  |
|                              |              |        |                                |              |        | INVOICE TOTAL: | 1,051.56  |
| 3453                         | 02/11/19     | 01     | REPAIR BRAKES '06 INTL         | 010030024110 |        | 03/11/19       | 467.58    |
|                              |              |        |                                |              |        | INVOICE TOTAL: | 467.58    |
|                              |              |        |                                |              |        | VENDOR TOTAL:  | 1,633.02  |
| DOBR DOUG BROX               |              |        |                                |              |        |                |           |
| FEB 2019                     | 02/19/19     | 01     | CELL PHONE STIPEND             | 010020024230 |        | 02/28/19       | 40.00     |
|                              |              |        |                                |              |        | INVOICE TOTAL: | 40.00     |
|                              |              |        |                                |              |        | VENDOR TOTAL:  | 40.00     |
| E EI ENGINEERING ENTERPRISES |              |        |                                |              |        |                |           |
| FEB 2019                     | 02/12/19     | 01     | HA1604 LOVE'S INV65980         | 010000002072 |        | 03/12/19       | 2,366.75  |
|                              |              | 02     | HA1608 WUTF ALUM FEED INV65981 | 310010024360 |        |                | 2,570.50  |
|                              |              | 03     | HA1810 LAZAR INV65983          | 010000002107 |        |                | 390.00    |
|                              |              | 04     | HA1811 LAZAR INV65984          | 010000002108 |        |                | 390.00    |
|                              |              | 05     | HA1814 METRIX INV65985         | 010000002109 |        |                | 11,269.00 |
|                              |              | 06     | HA1818 PETAG INV 65986         | 010000002114 |        |                | 7,771.50  |
|                              |              | 07     | HA1820 SRTS APP INV65987       | 010010024360 |        |                | 3,672.00  |
|                              |              | 08     | HA1821 WTR PLANTS INV65988     | 300010024360 |        |                | 280.87    |
|                              |              | 09     | HA1822 MINERALLAC INV65989     | 010000002138 |        |                | 336.00    |

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| EETI ENGINEERING ENTERPRISES  |              |        |                                |              |        |          |           |
| FEB 2019                      | 02/12/19     | 10     | HA1824 PRAIRIE NEIGH O INV6599 | 010000002111 |        | 03/12/19 | 380.25    |
|                               |              | 11     | HA1832 HOME GALLERY INV65991   | 010000002139 |        |          | 692.00    |
|                               |              | 12     | HA1833 STANLEY INV65992        | 010000002144 |        |          | 2,082.00  |
|                               |              | 13     | HA1834 CITGO INV65993          | 010000002130 |        |          | 1,253.50  |
|                               |              | 14     | HA1900 GEN ENGINEER INV65994   | 010010024360 |        |          | 939.00    |
|                               |              | 15     | HA1902 GEN ENGINEER INV65995   | 310010024360 |        |          | 438.00    |
|                               |              | 16     | HA1903 METRIX INV65996         | 010000002116 |        |          | 3,191.50  |
|                               |              | 17     | HA1808 2018 CRS INV65982       | 010010024360 |        |          | 81.50     |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 38,104.37 |
|                               |              |        | VENDOR TOTAL:                  |              |        |          | 38,104.37 |
| FISA FOX VALLEY FIRE & SAFETY |              |        |                                |              |        |          |           |
| IN00215517                    | 10/30/18     | 01     | ANNUAL INSP FIRE ALARM SYSTEM  | 300010024280 |        | 11/29/18 | 195.00    |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 195.00    |
|                               |              |        | VENDOR TOTAL:                  |              |        |          | 195.00    |
| GLSS GREAT LAKES SNOW SYSTEMS |              |        |                                |              |        |          |           |
| 5264                          | 02/02/19     | 01     | SNOW REMOVAL                   | 010030024200 |        | 03/02/19 | 4,625.00  |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 4,625.00  |
| 5271                          | 02/09/19     | 01     | SALT AND PLOWING               | 010030024200 |        | 03/09/19 | 3,800.00  |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 3,800.00  |
| 5275                          | 02/09/19     | 01     | SALT                           | 010030024200 |        | 03/09/19 | 850.00    |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 850.00    |
|                               |              |        | VENDOR TOTAL:                  |              |        |          | 9,275.00  |
| HAAUPA HAMPSHIRE AUTO PARTS   |              |        |                                |              |        |          |           |
| 513114                        | 02/04/19     | 01     | HEADLIGHT BULB                 | 010020024110 |        | 03/04/19 | 10.97     |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 10.97     |
| 513157                        | 02/05/19     | 01     | MIRROR FOR BUCKET TRUCK        | 010030034680 |        | 03/05/19 | 38.64     |
|                               |              |        | INVOICE TOTAL:                 |              |        |          | 38.64     |

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|-----------|--------------------------------|--------|---------------------------|--------------|--------|----------|----------|
| HAAUPA    | HAMPSHIRE AUTO PARTS           |        |                           |              |        |          |          |
| 513303    | 02/06/19                       | 01     | OIL                       | 010030034670 |        | 03/06/19 | 44.90    |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 44.90    |
| 513511    | 02/08/19                       | 01     | WIPERS                    | 010020024110 |        | 03/08/19 | 35.40    |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 35.40    |
| 513731    | 02/11/19                       | 01     | ELECTRICAL                | 010030034670 |        | 03/11/19 | 35.07    |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 35.07    |
| 514108    | 02/15/19                       | 01     | ELECTRICAL                | 010020024120 |        | 03/15/19 | 5.50     |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 5.50     |
|           | VENDOR TOTAL:                  |        |                           |              |        |          | 170.48   |
| HACH      | HACH COMPANY                   |        |                           |              |        |          |          |
| 11318846  | 01/30/19                       | 01     | SENSOR CAP REPLACEMENT    | 310010034670 |        | 02/28/19 | 952.51   |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 952.51   |
| 11319069  | 01/30/19                       | 01     | D.O. PROBE FOR DIGESTER 8 | 310010034670 |        | 02/28/19 | 2,134.68 |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 2,134.68 |
|           | VENDOR TOTAL:                  |        |                           |              |        |          | 3,087.19 |
| HAIN      | HAWKINS INC                    |        |                           |              |        |          |          |
| 4443983   | 02/11/19                       | 01     | WWTP POLYMER              | 310010034680 |        | 03/11/19 | 4,577.20 |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 4,577.20 |
|           | VENDOR TOTAL:                  |        |                           |              |        |          | 4,577.20 |
| IPODBA    | IPO/DBA CARDUNAL OFFICE SUPPLY |        |                           |              |        |          |          |
| 609938-0  | 02/05/19                       | 01     | PAPER                     | 010010034650 |        | 03/05/19 | 143.96   |
|           | INVOICE TOTAL:                 |        |                           |              |        |          | 143.96   |
|           | VENDOR TOTAL:                  |        |                           |              |        |          | 143.96   |
| IPRF      | ILLINOIS PUBLIC RISK FUND      |        |                           |              |        |          |          |

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|-------------|-------------------------------|--------|----------------------|--------------|--------|----------------|----------|
| IPRF        | ILLINOIS PUBLIC RISK FUND     |        |                      |              |        |                |          |
| 55145       | 02/15/19                      | 01     | APRIL WORKERS' COMP  | 010010024210 |        | 04/01/19       | 1,634.66 |
|             |                               | 02     | APRIL WORKERS' COMP  | 300010024210 |        |                | 1,634.67 |
|             |                               | 03     | APRIL WORKERS' COMP  | 310010024210 |        |                | 1,634.67 |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 4,904.00 |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 4,904.00 |
| ISL         | INDUSTRIAL SYSTEMS LTD        |        |                      |              |        |                |          |
| 21786       | 02/04/19                      | 01     | DEICER               | 150030034600 |        | 03/04/19       | 2,415.00 |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 2,415.00 |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 2,415.00 |
| JAM         | JAMES CHRYSLER DODGE JEEP RAM |        |                      |              |        |                |          |
| 29671/28808 | 12/31/18                      | 01     | 2014 RAM MOTOR       | 010030024110 |        | 02/28/19       | 1,842.88 |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 1,842.88 |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 1,842.88 |
| JARE        | JAMES REECE                   |        |                      |              |        |                |          |
| FEB 2019    | 02/19/19                      | 01     | CELL PHONE STIPEND   | 010020024230 |        | 02/28/19       | 40.00    |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 40.00    |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 40.00    |
| JCAGI       | JC AUTO GLASS, INC            |        |                      |              |        |                |          |
| 5152        | 02/08/19                      | 01     | INSTALL WINDSHIELD   | 010020024110 |        | 03/08/19       | 343.48   |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 343.48   |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 343.48   |
| KACOC       | KANE COUNTY CHIEFS OF POLICE  |        |                      |              |        |                |          |
| FEB 2019    | 02/14/19                      | 01     | BT 2019 DUES RENEWAL | 010020024430 |        | 03/01/19       | 50.00    |
|             |                               | 02     | HJ 2019 DUES RENEWAL | 010020024430 |        |                | 50.00    |
|             |                               |        |                      |              |        | INVOICE TOTAL: | 100.00   |
|             |                               |        |                      |              |        | VENDOR TOTAL:  | 100.00   |

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|-----------|---------------------------|--------|-----------------------------|--------------|--------|----------------|-----------|
| KCCC      | JEFFREY R KEEGAN          |        |                             |              |        |                |           |
| FEB 2019  | 02/01/19                  | 01     | VH CLEANING 2-13 AND 2-27   | 010010024380 |        | 02/28/19       | 100.00    |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 100.00    |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 100.00    |
| KOPA      | KOEHLER & PASSARELLI, LLC |        |                             |              |        |                |           |
| 23825     | 02/04/19                  | 01     | POLICE UNIT                 | 010020024380 |        | 03/04/19       | 264.00    |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 264.00    |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 264.00    |
| LAAM      | LAUTERBACH & AMEN, LLP    |        |                             |              |        |                |           |
| 31351     | 10/15/18                  | 01     | ACCOUNTING ASSISTANCE       | 010010024380 |        | 02/12/19       | 2,560.00  |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 2,560.00  |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 2,560.00  |
| LEDR      | L.E.D. RITE LLC           |        |                             |              |        |                |           |
| 6474      | 02/14/19                  | 01     | STREET LIGHTS               | 010030024270 |        | 03/14/19       | 538.00    |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 538.00    |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 538.00    |
| LIVA      | LINDA VASQUEZ             |        |                             |              |        |                |           |
| FEB 2019  | 02/04/19                  | 01     | GENEVA FOR ORDINANCES       | 010010024290 |        | 03/04/19       | 26.68     |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 26.68     |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 26.68     |
| LNDMK     | LANDMARK                  |        |                             |              |        |                |           |
| 022852A   | 02/14/19                  | 01     | 2019 FORD TRUCK S-DTY F-550 | 010030054951 |        | 02/14/19       | 44,005.00 |
|           |                           |        |                             |              |        | INVOICE TOTAL: | 44,005.00 |
|           |                           |        |                             |              |        | VENDOR TOTAL:  | 44,005.00 |
| MARSCH    | MARK SCHUSTER P.C.        |        |                             |              |        |                |           |

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|---------------------------|--------------|--------|-------------------------------|--------------|--------|----------|----------------------------|
| MARSCH MARK SCHUSTER P.C. |              |        |                               |              |        |          |                            |
| FEB 2019                  | 02/05/19     | 01     | 100.001 MISC MATTERS          | 010010024370 |        | 03/05/19 | 1,350.00                   |
|                           |              | 02     | 100.002 MEETINGS              | 010010024370 |        |          | 420.00                     |
|                           |              | 03     | 100.007 PROSECUTION           | 010010024370 |        |          | 1,125.00                   |
|                           |              | 04     | 100.041 PD                    | 010020024370 |        |          | 20.00                      |
|                           |              | 05     | 100.144 PHI/UNIT 2            | 01000002089  |        |          | 690.00                     |
|                           |              | 06     | 100.164 DUI PROSECUTION       | 010020024370 |        |          | 378.00                     |
|                           |              | 07     | 100.205 CITGO/THORNTON'S      | 010010024370 |        |          | 1,710.00                   |
|                           |              | 08     | 100.206 METRIX                | 01000002109  |        |          | 45.00                      |
|                           |              | 09     | 100.211 NEW CINGULAR          | 01000002141  |        |          | 165.00                     |
|                           |              | 10     | 100.218 PRD DEVELOP-FLANNIGAN | 01000002020  |        |          | 630.00                     |
|                           |              | 11     | 100.191 CROWN NEIGHBRHD O     | 010010024370 |        |          | 20.00                      |
|                           |              |        |                               |              |        |          | INVOICE TOTAL:<br>6,553.00 |
|                           |              |        |                               |              |        |          | VENDOR TOTAL:<br>6,553.00  |

|          |          |    |             |              |  |  |                         |
|----------|----------|----|-------------|--------------|--|--|-------------------------|
| MECO     | MEDIACOM |    |             |              |  |  |                         |
| MAR 2019 | 02/09/19 | 01 | VH INTERNET | 010010024230 |  |  | 66.90                   |
|          |          |    |             |              |  |  | INVOICE TOTAL:<br>66.90 |
|          |          |    |             |              |  |  | VENDOR TOTAL:<br>66.90  |

|         |                  |    |      |              |  |  |                            |
|---------|------------------|----|------|--------------|--|--|----------------------------|
| MOSA    | MORTON SALT, INC |    |      |              |  |  |                            |
| P443732 | 02/06/19         | 01 | SALT | 300010034680 |  |  | 2,521.23                   |
|         |                  |    |      |              |  |  | INVOICE TOTAL:<br>2,521.23 |
|         |                  |    |      |              |  |  | VENDOR TOTAL:<br>2,521.23  |

|          |          |    |                 |              |  |          |                            |
|----------|----------|----|-----------------|--------------|--|----------|----------------------------|
| NICOR    | NICOR    |    |                 |              |  |          |                            |
| FEB 2019 | 02/12/19 | 01 | 19-61-05-1000 0 | 310010024260 |  | 04/01/19 | 28.51                      |
|          |          | 02 | 87-56-68-1000 5 | 300010024260 |  |          | 4,495.27                   |
|          |          | 03 | 66-55-16-4647 5 | 310010024260 |  |          | 101.21                     |
|          |          |    |                 |              |  |          | INVOICE TOTAL:<br>4,624.99 |
|          |          |    |                 |              |  |          | VENDOR TOTAL:<br>4,624.99  |

|      |            |  |  |  |  |  |  |
|------|------------|--|--|--|--|--|--|
| PECA | PETTY CASH |  |  |  |  |  |  |
|------|------------|--|--|--|--|--|--|



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VILLAGE OF HAMPSHIRE  
 DETAIL BOARD REPORT

INVOICES DUE ON/BEFORE 05/31/2019

| INVOICE # | INVOICE DATE | ITEM # | DESCRIPTION                  | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT |
|-----------|--------------|--------|------------------------------|--------------|--------|----------------|----------|
| PECA      |              |        | PETTY CASH                   |              |        |                |          |
| FEB 2019A | 02/10/19     | 01     | BOBEK/MISC                   | 010010044800 |        | 03/10/19       | 60.00    |
|           |              |        |                              |              |        | INVOICE TOTAL: | 60.00    |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 60.00    |
| RODB      |              |        | ROGER BURNIDGE               |              |        |                |          |
| FEB 2019  | 02/01/19     | 01     | FOR MAR 2019                 | 010020024280 |        | 02/28/19       | 4,567.77 |
|           |              |        |                              |              |        | INVOICE TOTAL: | 4,567.77 |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 4,567.77 |
| SHIN      |              |        | SHERWIN WILLIAMS CO          |              |        |                |          |
| FEB 2019  | 02/14/19     | 01     | PRIMER AND PAINT             | 010030024100 |        | 03/14/19       | 358.70   |
|           |              |        |                              |              |        | INVOICE TOTAL: | 358.70   |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 358.70   |
| SIARA     |              |        | SIGN A RAMA                  |              |        |                |          |
| 8825      | 02/19/19     | 01     | ELECTROMAX INC SIGN          | 010010024382 |        | 03/19/19       | 114.00   |
|           |              |        |                              |              |        | INVOICE TOTAL: | 114.00   |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 114.00   |
| SIEQ      |              |        | SUPERIOR INDUSTRIAL EQUIP CO |              |        |                |          |
| 19-0426   | 02/13/19     | 01     | REPAIR CLARIFIER             | 310010024120 |        | 03/13/19       | 2,690.91 |
|           |              |        |                              |              |        | INVOICE TOTAL: | 2,690.91 |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 2,690.91 |
| SPEC      |              |        | SPECTRUM 10 WIRELESS, LLC    |              |        |                |          |
| 19-0004   | 01/01/19     | 01     | REPAIR STREET LIGHT          | 010030024270 |        | 02/01/19       | 2,100.00 |
|           |              |        |                              |              |        | INVOICE TOTAL: | 2,100.00 |
|           |              |        |                              |              |        | VENDOR TOTAL:  | 2,100.00 |
| STAINS    |              |        | STANDARD INSURANCE COMPANY   |              |        |                |          |

INVOICES DUE ON/BEFORE 05/31/2019

| INVOICE #                         | INVOICE DATE | ITEM # | DESCRIPTION           | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT |
|-----------------------------------|--------------|--------|-----------------------|--------------|--------|----------------|----------|
| STAINS STANDARD INSURANCE COMPANY |              |        |                       |              |        |                |          |
| MAR FOR APR                       | 02/14/19     | 01     | ADM                   | 010010014035 |        | 03/01/19       | 28.29    |
|                                   |              | 02     | PD                    | 010020014035 |        |                | 179.13   |
|                                   |              | 03     | STREETS               | 010030014035 |        |                | 43.85    |
|                                   |              | 04     | SEWER                 | 310010014035 |        |                | 14.14    |
|                                   |              | 05     | WATER                 | 300010014035 |        |                | 14.15    |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 279.56   |
|                                   |              |        |                       |              |        | VENDOR TOTAL:  | 279.56   |
| STARK STARK & SON TRENCHING, INC  |              |        |                       |              |        |                |          |
| 53909                             | 01/31/19     | 01     | REPLACE B-BOX         | 300010024160 |        | 02/28/19       | 995.00   |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 995.00   |
| 53913                             | 01/31/19     | 01     | REPAIR WATER MAIN     | 300010024160 |        | 02/28/19       | 1,510.00 |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 1,510.00 |
| 53914                             | 01/31/19     | 01     | REPLACE ROUNDWAY      | 300010024160 |        | 02/28/19       | 2,739.00 |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 2,739.00 |
|                                   |              |        |                       |              |        | VENDOR TOTAL:  | 5,244.00 |
| TEK TEKLAB, INC                   |              |        |                       |              |        |                |          |
| 224878                            | 02/07/19     | 01     | WASTE WATER TESTING   | 310010034680 |        | 03/09/19       | 821.00   |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 821.00   |
|                                   |              |        |                       |              |        | VENDOR TOTAL:  | 821.00   |
| THMI THIRD MILLENNIUM INC         |              |        |                       |              |        |                |          |
| 23087                             | 02/12/19     | 01     | W/S/R PAST DUE NOTICE | 290010024340 |        | 03/12/19       | 106.29   |
|                                   |              | 02     | W/S/R PAST DUE NOTICE | 300010024380 |        |                | 106.29   |
|                                   |              | 03     | W/S/R PAST DUE NOTICE | 310010024380 |        |                | 106.29   |
|                                   |              |        |                       |              |        | INVOICE TOTAL: | 318.87   |
|                                   |              |        |                       |              |        | VENDOR TOTAL:  | 318.87   |
| TOHA HAMPSHIRE TOWNSHIP           |              |        |                       |              |        |                |          |

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VILLAGE OF HAMPSHIRE  
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| INVOICE #     | INVOICE DATE                   | ITEM # | DESCRIPTION                    | ACCOUNT #    | P.O. # | DUE DATE       | ITEM AMT |
|---------------|--------------------------------|--------|--------------------------------|--------------|--------|----------------|----------|
| TOHA          | HAMPSHIRE TOWNSHIP             |        |                                |              |        |                |          |
| FEB 2019      | 01/07/19                       | 01     | PAGE SUBURBAN BUS              | 010010024400 |        | 02/07/19       | 3,879.42 |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 3,879.42 |
|               |                                |        |                                |              |        | VENDOR TOTAL:  | 3,879.42 |
| TRUN          | TREES UNLIMITED                |        |                                |              |        |                |          |
| 7864          | 01/29/19                       | 01     | DOWNTOWN SNOW CLEAN UP         | 010030024190 |        | 02/28/19       | 9,900.00 |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 9,900.00 |
|               |                                |        |                                |              |        | VENDOR TOTAL:  | 9,900.00 |
| VETO          | VETO ENTERPRISES, INC          |        |                                |              |        |                |          |
| 29885         | 02/05/19                       | 01     | BUY AND REPLACE SIREN SPEAKER  | 010020024110 |        | 03/07/19       | 120.00   |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 120.00   |
| 29886         | 02/05/19                       | 01     | REWIRE FUSE PANEL              | 010020024110 |        | 03/07/19       | 118.00   |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 118.00   |
| 29887         | 02/05/19                       | 01     | REROUTE FUSE/CLEANED UP WIRING | 010020024110 |        | 03/07/19       | 70.00    |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 70.00    |
|               |                                |        |                                |              |        | VENDOR TOTAL:  | 308.00   |
| WAGU          | WATCHGUARD VIDEO               |        |                                |              |        |                |          |
| 4BOINV0003593 | 07/17/18                       | 01     | REMOTE SYSTEM                  | 010020024380 |        | 08/17/18       | 750.00   |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 750.00   |
|               |                                |        |                                |              |        | VENDOR TOTAL:  | 750.00   |
| WEBR          | WELCH BROTHERS, INC.           |        |                                |              |        |                |          |
| 3035310       | 02/05/19                       | 01     | SAND                           | 010030024130 |        | 03/05/19       | 340.10   |
|               |                                |        |                                |              |        | INVOICE TOTAL: | 340.10   |
|               |                                |        |                                |              |        | VENDOR TOTAL:  | 340.10   |
| WSU           | WATER SOLUTIONS UNLIMITED, INC |        |                                |              |        |                |          |

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|-----------|--------------|--------|-------------|-----------|--------|----------|----------|
|-----------|--------------|--------|-------------|-----------|--------|----------|----------|

WSU WATER SOLUTIONS UNLIMITED, INC

|       |          |    |                |              |  |                |          |
|-------|----------|----|----------------|--------------|--|----------------|----------|
| 47427 | 01/31/19 | 01 | DWTP CHEMICALS | 300010034680 |  | 02/28/19       | 2,923.80 |
|       |          |    |                |              |  | INVOICE TOTAL: | 2,923.80 |
|       |          |    |                |              |  | VENDOR TOTAL:  | 2,923.80 |

TOTAL ALL INVOICES: 191,364.75