

**Minutes  
December 9<sup>th</sup>, 2019  
Village of Bartlett  
Economic Development Commission**

**1) Call to Order**

T. Smodilla called the meeting to order at 7:01 pm.

**2) Roll Call**

**Present: K Erickson, S. Gandsey, N. Gudenkauf, M Hughes, G. Kubaszko, J. LaPorte, A. Lewensky, R. Perri, T. Smodilla**

**Absent: None**

**Also Present: S. Skrycki, Assistant Village Administrator;  
J. Dienberg, Management Analyst**

**3) Approval of Minutes**

**A motion was made to approve the minutes from the November 11<sup>th</sup>, 2019 meeting.**

**Motioned by: M. Hughes**

**Seconded by: J. LaPorte**

**Motion Carried**

**4) Public Comment**

**None**

**5) BEDA Application for 120 Live**

**S. Skrycki** introduced the project to the Commissioners and shared that the building located at 120 W. Bartlett Avenue was constructed circa 1911 by Herman Schnadt, who purchased this lot and the adjoining one from Charles C. Schultz, a hardware store operator (current site of TL's Four Seasons).

Over the decades, 120 W. has been home to many businesses including law offices, Bartlett Glass & Mirror, Poundcakes Bakery and, most recently, the showroom for Autumn Builders/Marre Development.

The building had been made available for purchase by the Marres, and staff had met with and worked with several potential owners prior to the Bollman family, who recently purchased the building.

In working toward the continued development of the downtown area as a work/live/play area with a vibrant atmosphere, staff has worked with the applicants and encouraged them to redevelop the building into a restaurant, bar and grill with an outdoor beer garden.

In their BEDA application, mother and daughter Mary Ann Bollman & Dana Bollman detail their family's operation of a successful bar, restaurant, karaoke lounge and large outdoor patio in Elgin for thirty-three years.

Their business plan details their desire to open a new and improved business in downtown Bartlett that will be open daily and nightly featuring space for an indoor stage, pub seating, a bar and DJ booth.

120 Live's menu will consist of a wide variety of appetizers, salads, wraps, burgers, chicken sandwiches, homemade pizzas and other specials.

The outdoor patio will be approximately 2,000 square feet and will include a bar, garden seating and tables to dine at. There will be TVs throughout both the indoor and outdoor spaces.

Due to the former use as a showroom with offices, the Bollmans' plan on completing extensive build-out including, but not limited to, carpentry & building, electrical upgrades, plumbing upgrades including bathroom expansion and additions. They will additionally be installing a state-of-the-art beer glycol system, additional heating and air conditioning units, a commercial kitchen hood system, required Fire Code upgrades and a grease disposal system.

The applicant, Mary Ann Bollman, estimated the total project cost as \$600,000; however, that figure includes the building purchase price which is not an eligible cost per the BEDA program. The total for all contracts and estimates for this project attached in the application amounts to \$375,456 and covers every aspect of the project. Mr. Skrycki stated that he expects these costs to continue to rise before they reach the Village Board.

Thus, staff is recommending a BEDA grant amount of \$50,000 to Mary Ann and Dana Bollman, subject to documentation of completing the numerous upgrades as detailed in their application and once 120 Live meets all current Building and Fire Code requirements and passes final inspection.

**T. Smodilla** asked to clarify the total expenditures versus the total recommendation of a BEDA Grant

**S Skrycki** clarified that at the time of this application, the petitioners are at about \$375,000 with a recommendation of a \$50,000 BEDA Grant, which is the maximum amount that can be granted. Mr. Skrycki added that this is about 13% of the project putting it on the lower end of other BEDAs in the past.

**T. Smodilla** asked the petitioner to share some of her background in the industry.

**D. Bollman** shared that they have been in the bar/restaurant industry for close to 30 years. She added that they semi-retired about five years ago and have since had a desire to get back involved due to their love of the business. She stated that after a wide search for a location,

they found the perfect fit in Bartlett in their new location. She added that the site has been a great project and has been a lot of work.

Ms. Bollman added that they were at their previous location for 33 years, and in her time there she has spent time working in every aspect of the business in the day to day operations.

**T. Smodilla** asked the petitioner if they also operated a beer garden at their previous location.

**D. Bollman** stated that they did. She added that their last location was a full three phase bar with a restaurant area upstairs, an entertainment area in the basement, and a full beer garden outside.

**T. Smodilla** asked about projected revenues, and if they will be applying for a gaming license.

**D. Bollman** stated that it is hard to estimate, but they are hoping to break even for the first year, and as they begin to expand, they will see what the community likes to then begin to grow. She stated as well that they have 8 slots for gaming, but recognize that it will only be 6 terminals according to state law. She added that it is a separate room, but still in view from the bar.

**N. Gudenkauf** asked if they would be open for lunch.

**D. Bollman** stated that they would.

**S. Gandsey** asked about their marketing plans.

**D. Bollman** stated that they plan on establishing a website and putting out fliers around town early, as well as establish social media. She added that they will be leaning on their previous experiences and previous customers to help get started early on.

**K Erickson** asked if they plan on having a dog friendly patio.

**D. Bollman** stated that it is not something that they have looked into at this point, and that they will see what all it entails.

**M. Hughes** asked about the entertainment, and what types of performers they will have.

**D Bollman** stated that it will most likely be acoustic guitar entertainers or duets outside, and added they do not plan on having full bands outside. Anything that would be louder and cause a disturbance would be inside. They also added that they have had success in past ventures with trivia nights/karaoke, etc. She added as well that if a big sporting event was on like a playoff game, that they would have that outside as well.

**S. Skrycki** added that they are still waiting for approval on some of the outside uses from the other commissions/board.

**R. Perri** complimented their previous locations, welcomed them to Bartlett, and wished them success.

**S. Skrycki** added that they will be strongly encouraged to join the chamber.

**R. Perri made a motion to recommend awarding \$50,000 to The Streets of Bartlett to the Village Board for approval.**

**Seconded by N. Gudenkauf**

**6) New Business Update**

**S. Skrycki** shared a brief business update. He shared updates on the Streets of Bartlett including Armanettis, D'licious Crepes and Roti, Cherry on Top and One Taco Dos Tequilas.

**S. Gandsey** asked for an update on the temporary signage.

**S. Skrycki** stated that the ordinance calls for 90 days, and added that they can creep back up in the spring. He added that code enforcement will continue to monitor them.

**J. LaPorte** recapped the previous meeting's discussion of the "3/50" program. He stated that a good way to support local businesses could be by talking with Jewel, Walgreens, and CVS about putting gift cards for local businesses in their kiosks. He added that he has reached out to some businesses and has had great feedback.

**T. Smodilla** agreed that it is a great idea.

**S. Skrycki** agreed and added that staff has already begun to reach out to some of these businesses and will continue to follow up.

**7) Adjournment**

**A motion was made to adjourn the meeting.**

**Motioned by: S. Gandsey**

**Seconded: J. LaPorte**

**Motion Carried. The Meeting Adjourned at 7:27**