



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 19, 2020**

President Wallace called the Committee of the Whole meeting to order on May 19, 2020 at 8:28 p.m. and is broadcasting live via Zoom Meeting video conferencing in order to comply with the shelter in place order issued by Governor JB Pritzker. (Village Hall closed due to the Village President's Declaration of Local Disaster and Public Health Emergency Order)

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Head Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Chairman Hopkins presented Culver's Site Plan Review/Special Use Permits and asked the Planning & Development Services Director to summarize.

Planning & Developer Services Director Roberta Grill stated that the petitioner is requesting Site Plan Review for a 4,403 square foot Culver's restaurant on 2.31 acres along the west side of Route 59, north of Schick Road.

The petitioner is requesting Special Use Permits to allow a drive-through establishment and an outdoor seating area with 24 seats. The outdoor seating area would be located under a pergola with seating walls proposed to separate the outdoor seating from the parking lot and drive-thru area. The proposed building elevations will primarily be constructed of manufactured stone and hardi-plank siding with a limited amount of EIFS. The walls are capped with blue coping to match the blue canvas awnings located on all sides of the building. The parapet walls will screen the rooftop mechanicals from view.

Access to the site would be via two full curb-cuts located on private drives. The first, off of Quincy Bridge Road, would be located along the south side of the site. (Quincy Bridge Road has a right-in/right-out curb cut at Route 59). The second would be via the existing cross access drive located on the west side of the site that would allow patrons to enter/exit the site via Schick Road and ultimately to a signalized intersection. There would be no direct access from Route 59 to the Culver's site. She commended Culver's team for working with staff and our requests for façade upgrades and the use of higher quality



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 19, 2020**

materials he felt would complement the higher-quality materials utilized by both Goodwill and Chesterbrook Academy. She also felt that the residents in Woodland Hills and the townhomes would appreciate those upgrades.

Chairman Deyne asked if they had any discussions with the petitioner on the length of time that it would take for the construction of the project.

Ms. Grill stated that the petitioner was there to answer that question.

Chris McGuire, McCON Building Corporation, representing Culver's, stated that it would take 20 weeks for physical construction.

Chairman Hopkins asked how soon would they start construction?

Mr. McGuire stated upon the cities help, their hope is to start this project in July and have it opened before Christmas.

Chairman Hopkins asked if they got a positive review from the Plan Commission, is there any way they could go directly to the board for a final approval vote?

All were in favor.

Chairman Carbonaro asked what took them so long. He mentioned that Quincy Bridge Road was a private road that is riddled with potholes and if this was going to be the main connection, is there any way that it could be resurfaced?

Ms. Grill stated that the potholes are directly west and on the property of Chesterbrook Academy. She will reach out to them for those repairs.

President Wallace welcomed them to Bartlett and stated that if there was anything he could do to expedite their construction he would be happy to help.

Chairman Hopkins stated that this would move on to the Plan Commission and they would conduct a public hearing.

COMMUNITY & ECONOMIC DEV., CHAIRMAN GABRENYA

Chairman Gabrenya presented the Culver's Sales Tax Rebate. She stated that Culver's has requested a sales tax incentive of 50% of the municipal sales tax for ten years not to exceed \$125,000 to build and operate on Route 59, just north of Schick Road.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 19, 2020**

The owner stated this project will cost over \$3,800,000 including land, building costs, FF&E and other soft costs. We believe this restaurant will have extremely positive effects on the Village of Bartlett. This project will employ approximately 20 people during construction at various times. Once open, we will have approximately 25 full time (35-50 hours per week) and 25 part-time (15-20 hours per week) which will consist primarily of local students.

The \$2 million project would allow the Village to collect \$40,000 per year in sales tax, should an agreement be executed it would be \$30,000 until the threshold of years or dollar amount is met.

Assistant Village Administrator Scott Skrycki stated that this was a rebate requested from Culver's after a series of meetings in 2019 and continuing again through 2020. Staff recommends the sales tax rebate and they do it for a series of reasons, like the projected revenue. If you look at it through a ten year lens, the village would be projected to get \$275,000 with a \$125,000 rebate going to Culver's, a very conservative estimate based on \$2 million a year with no increase given the nature of Bartlett they feel that number would be a lot higher. They also looked at the competitive marketplace and what other communities are offering similar establishments and they feel as though this rebate is competitive, respectful to the tax base and they also appreciate Culver's ability to work with our PDS staff. They are going to have high architectural qualities, modern design, beautification of the building and it also hits many tenants of our community wide Strategic Plan. Staff thinks that this is a fair agreement and they do have one other sales tax agreement on the books which is a 50-50 agreement with Ace Hardware.

Chairman Carbonaro asked if there was any penalty if they left early or do they even need to look at that.

Mr. Skrycki stated that the agreement is not to exceed \$125,000, and it is for a period of 10 years so if for some reason they were not operating after a certain amount of years than that agreement would be concluded.

Ms. Schumacher stated that it is a sales tax rebate so it's what's being generated.

Chairman Reinke stated that he thought this was a wise investment for the Village of Bartlett and certainly for the Route 59 corridor.

All board members concurred.

Chairman Gabrenya stated that this would go directly to the Board for final approval.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 19, 2020**

Chairman Carbonaro moved to adjourn and that motion was seconded by Chairman Camerer.

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: None
MOTION CARRIED

The meeting was adjourned at 8:03 p.m.

Lorna Giles
Village Clerk