

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MAY 3, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

2250 Graham Street Truck Repair Concept

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY

Geek, Inc. BEDA Application

PUBLIC WORKS, CHAIRMAN REINKE

Downtown Sidewalk Discussion



AGENDA ITEM EXECUTIVE SUMMARY

| | | | |
|-----------|---|-----------------------|-----------|
| Item Name | Concept for discussion: 2250 Graham St - truck repair | Committee or Board | Committee |
|-----------|---|-----------------------|-----------|

BUDGET IMPACT

| | | | |
|-------------------|-----|----------|-----|
| Amount: | N/A | Budgeted | N/A |
| List what fund | N/A | | |

EXECUTIVE SUMMARY

The petitioner is requesting a **concept plan review** to allow truck repair and truck/trailer storage on 10 acres in the Bluff City Industrial Park. The property is zoned PD (Planned Development). The petitioner is proposing to construct two (2) 24,000 sq.ft. multi-tenant buildings for truck repair and office space and a truck and trailer parking lot consisting of 156 spaces.

The annexation agreement for Bluff City Industrial Park, approved by Ordinance 2003-98, lists automotive services (including truck repair) as a prohibited use. The subject property was originally identified as an asphalt/concrete plant on the Bluff City Industrial Park Preliminary PUD Plan and General Site Plan. Ordinance #2016-90 amended the Preliminary PUD Plan and General Site Plan to allow the storage of mobile office trailers, storage trailers and portable classrooms on the west 5 acres of the site and allowed truck and trailer parking on the east 5 acres. This ordinance also prohibits truck and motor vehicle repair operations.

The front building elevations are comprised of 16" x 8" gray split-face CMUs. The side and rear elevations are constructed of vertical metal panels. The rear of each building has 9-10 drive-in doors.

The petitioner is proposing to utilize an asphalt grindings surface for the trailer parking lot. The lot will be fully fenced, with a security gate located between the buildings.

Due to this property's location in the Bluff City Industrial Park, truck and trailer storage uses were grandfathered in for this property and exempt from the trailer and semitrailers storage lot and service tax requirements.

If the Village Board Committee gives a favorable review of this concept, the petitioner would then proceed with a full development application submittal requesting:

- an amendment to the annexation agreement to allow automotive services, including truck repair as a special use,
- an amendment to the Preliminary PUD Plan,
- an amendment to the General Site Plan,
- special use permits to allow:
 - truck storage on the west 5 acres of the Subject Property,
 - automotive services, including truck repair on the entire 10-acre parcel,
 - a planned unit development to allow 2 principal buildings on a single zoning lot
- final PUD plan approval.

ATTACHMENTS (PLEASE LIST)

PDS memo, applicant cover letter, application, location map, concept plan, building elevations, Bluff City Industrial Park amended Preliminary PUD Plan, Bluff City Industrial Park amended General Site Plan

ACTION REQUESTED

- For Discussion only - *To review the petitioner's concept plan and provide direction to the petitioner*
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director

Date: 04.22.22

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

22-23

DATE: April 25, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(CP #22-01) 2250 Graham Street**

PETITIONER

David A. Schaefer Architects on behalf of Freighstar Expediated LLC

SUBJECT SITE

2250 Graham St (Bluff City Industrial Park)

REQUEST

Concept discussion (to obtain feedback on amending the annexation agreement for the Bluff City Industrial Park to allow truck repair)

SURROUNDING LAND USES

| | <u>Land Use</u> | <u>Comprehensive Plan</u> | <u>Zoning</u> |
|---------------------|------------------------|----------------------------------|----------------------|
| Subject Site | Industrial | Industrial | PD |
| North | Industrial | Industrial | PD |
| South | Industrial | Industrial | PD |
| East | Detention | Industrial | PD |
| West | Municipal | Industrial | P-1 |

BACKGROUND

1. The Planned Development approved by Ordinance #2003-98, approved and executed the annexation agreement between Bluff City LLC, Southwind Financial Ltd and the Village of Bartlett for the Bluff City Industrial Park. The annexation agreement specifies the permitted uses, special uses and prohibited uses for the industrial park. *The annexation agreement lists automotive services as a prohibited use.*

2. Ordinance #2003-103 approved the Bluff City Industrial Park's Preliminary PUD Plan and General Site Plan which identified the Subject Property as an asphalt/concrete plant.
3. Ordinance #2016-90 amended the Bluff City Industrial Park's Preliminary PUD Plan and General Site Plan and approved a Final PUD Plan and granted special use permits to allow outdoor truck and trailer storage on the subject property. The Ordinance restricted outdoor storage on the Acton Mobile site (the west 5 acres of the Subject Property) to mobile office trailers, storage trailers and portable classrooms. The ordinance prohibited the following on the truck and trailer storage site (the east 5 acres of the Subject Property):
 - Operation of commercial office or retail businesses out of stored vehicles
 - Truck and motor vehicle repair operations
 - Storage of furniture not in an enclosed container
 - Storage of vehicles and trucks in disrepair
 - Junk yardsThe amended General Site Plan and approved Final PUD Plan are attached.

DISCUSSION

1. The petitioner is requesting a **concept plan review** for truck repair and a trailer storage facility in the Bluff City Industrial Park. The property is located in a PD (Planned Development) Zoning District.
2. The petitioner is proposing to construct two (2) 24,000 sq.ft. multi-tenant buildings for truck repair and office space and a 156 truck and trailer parking lot on the 10-acre property. *The annexation agreement lists automotive services, which includes truck repair, as a prohibited use in the Bluff City Industrial Park.*
3. The two buildings and trailer lot will share a single curb cut on Graham Street. The concept plan identifies 70 parking spaces including 4 accessible spaces which meets the zoning ordinance requirement.
4. The front building elevations are comprised of 16"x 8" gray split-face CMUs. The side and rear elevations are constructed of vertical metal panels. The rear of each building has 9-10 drive-in doors.
5. The petitioner is proposing to utilize an asphalt grindings surface for the trailer parking lot. The lot will be fully fenced with a security gate located between the buildings.

DISCUSSION POINTS

1. Due to this property's location in the Bluff City Industrial Park, truck and trailer storage uses were grandfathered in for this property and exempt from the trailer and semitrailers storage lot and service tax requirements.

2. If the Village Board Committee gives a favorable review of this concept, the petitioner would then proceed with a full development application submittal requesting:
 - a. an amendment to the annexation agreement to allow automotive services including truck repair as a special use,
 - b. an amendment to the Preliminary PUD Plan,
 - c. an amendment to the General Site Plan,
 - d. special use permits to allow:
 - i. truck storage on the west 5 acres of the Subject Property,
 - ii. automotive services including truck repair, and
 - iii. a planned unit development to allow 2 principal buildings on a single zoning lot, and

1 (3) final PUD plan approval.

3. A copy of the concept plan and additional background information are attached for your review.

John T. Clery, P.C.

ATTORNEY AT LAW

John T. Clery

LEGAL ASSISTANTS

*Michelle Ivanich
Kathy Rainey*



*1515 E. Woodfield Road
Suite 830*

Schaumburg, IL 60173

PHONE: 847-330-1000

FAX: 847-330-0368

john@johnclerylaw.com

March 25, 2022

Village of Bartlett President
Village of Bartlett Board of Trustees
228 S. Main Street
Bartlett, IL 60103

Re: Project Name 2250 Graham Truck Terminal-2250 Graham Street, Bartlett, Illinois

Dear Ladies and Gentlemen:

I am representing George Hristov in the above-captioned matter. His company, Freighstar Expedited LLC, has a contract to purchase this property. The contract to purchase is contingent on receipt of a favorable approval on his application to build a 50,000 square foot multi-unit truck terminal facility, that will give tenants the ability to do truck maintenance and repair.

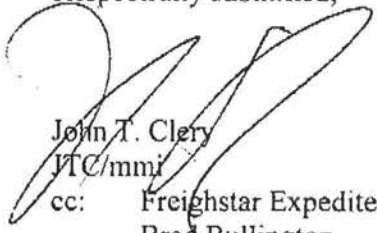
In order to do that, George Hristov is applying to the Village for truck repair which is not an allowed use on this property and currently is not permitted, per the zoning code. He is also applying for a Concept Plan Review.

Obviously, the land has been used historically for the parking of trucks/trailers and construction trailers. The multi-unit truck terminal facility, that will give tenants the ability to do truck maintenance and repair would certainly be a welcome addition to the Village of Bartlett and would generate substantial real estate tax revenue. The proposed use would also create jobs and opportunities within the industrial park. The proposed improvements will meet all building codes and adhere to the rules of the zoning district.

The property will tie into existing off-site storm water basins. All truck traffic will have plenty of radius to maneuver efficiently on the site. All personnel passenger vehicle parking will be up front near Graham with trucks parking and driving in the back, northerly part of the property. The site will be fenced and screened with trees.

Finally, this multi-unit truck terminal facility, that will give tenants the ability to do truck maintenance and repair will be a great addition to the Village of Bartlett. We are respectfully requesting Village approval for truck repair and currently not an allowed use on this property which currently is not permitted, per the zoning code. He is also applying for a Concept Plan Review.

Respectfully submitted,



John T. Clery
JTC/mmi

cc: Freighstar Expedited
Brad Bullington
George Hristov



VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

(Please type or complete in blue or black ink.)

For Office Use Only
Case # CP 22-02
RECEIVED
(Village Stamp)
JAN 27 2022
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME 2250 Graham Truck Terminal

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: David A. Schaefer Architects PC

Street Address: 2500 S. Highland Ave, Suite 340

City, State: Lombard, IL

Zip Code: 60148

Email Address: david@das-architects.com

Phone Number: 630-261-9250

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: Bluff City LLC

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-9440

OWNER'S SIGNATURE: [Signature]

Date: 1/25/22

(OWNER'S SIGNATURE IS REQUIRED OF A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: 2250 Graham Street

Property Index Number ("Tax PIN"/"Parcel ID"): 06-30-101-003

Acreage: 10.357

No. of Lots/Units: 1

Zoning: Existing: I-2 EDA
(Refer to Official Zoning Map)

Land Use: Existing: Industrial

Proposed: I-2 EDA

Proposed: Industrial

Comprehensive Plan Designation for this Property: Industrial

(Refer to Future Land Use Map)

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney

John Clery: 847-330-1000

1515 E. Woodfield Rd, Suite 830

Schaumburg, IL 60173

Engineer

Bono Consulting Inc, Robert Walker: 331-229-3512

1601 Bond Street, Suite 305

Naperville, IL 60563

Other

(GC) The Bridgewater Group, Michael Sinde: 847-338-9871

1750 Grandstand Place, #18

Elgin, IL 60123

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: David A Schaefer

PRINT NAME: David A. Schaefer

DATE: 1-19-2022

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Freightstar Expedited LLC

ADDRESS: 1201 W. Washington St
West Chicago, IL 60185

PHONE NUMBER: 773-680-5773

EMAIL: George.Hristov@FREIGHTSTARexpedited.com

SIGNATURE: George Hristov

DATE: 01/29/2022

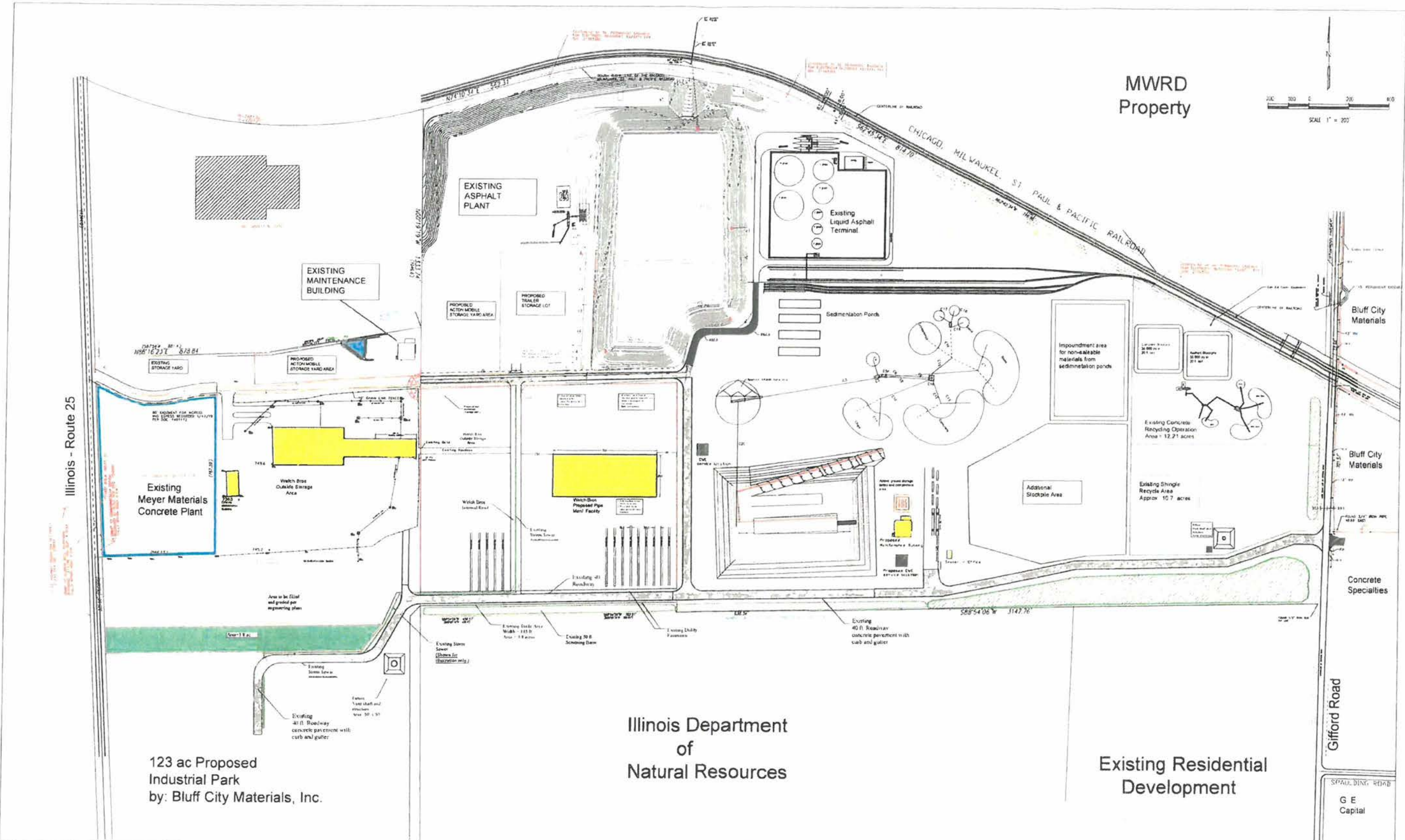


LOCATION MAP

06-30-101-003 (2250 Graham St)

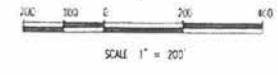
2022





Illinois - Route 25

MWRD Property



123 ac Proposed Industrial Park
by: Bluff City Materials, Inc.

Illinois Department of Natural Resources

Existing Residential Development

Gifford Road

SPAU, DING, REAR
G E Capital

BLUFF CITY MATERIALS, INC
225P SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX 630-497-9800

| DATE | DESCRIPTION OF REVISION | BY | DATE | DESCRIPTION OF REVISION | BY |
|----------|---|-----|---------|---|-----|
| 11/27/06 | ACTIN MOBILE ADDITION | AKS | 4/23/03 | Vulcan revise plant layout / shorten RR spur | MSD |
| 5/9/04 | Temporary Use | MSD | 4/7/03 | Gifford Road entrance alignment / road width | MSD |
| 5/5/03 | Concrete recycling plant/quarry layout/roadway-4C | MSD | 4/17/03 | Road location / Wash Site change / RR Spur layout | MSD |
| 5/1/03 | Asphalt Plant Site | MSD | 3/22/03 | Road changes / RR Access site re-site | MSD |
| 5/1/03 | Revised Detention Pond | AS | 1/13/03 | Road / Wash Site / RR Spur | MSD |
| | | | 1/13/03 | Retention Pond - Per. Pacific Consultants | MSD |
| | | | | Open Cut revised - Access ramp down | MSD |

Location
Route 25 Industrial Park
Title
General Site Plan

SHEET
1 of 1
PROJECT NUMBER: 2504
FILE NUMBER: 25-104 SITE NEW
SHEET NAME: / SITE PLAN 5-5-03

Small vertical text at the bottom right corner, likely a project or drawing number.



ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

KANE AND COOK COUNTY

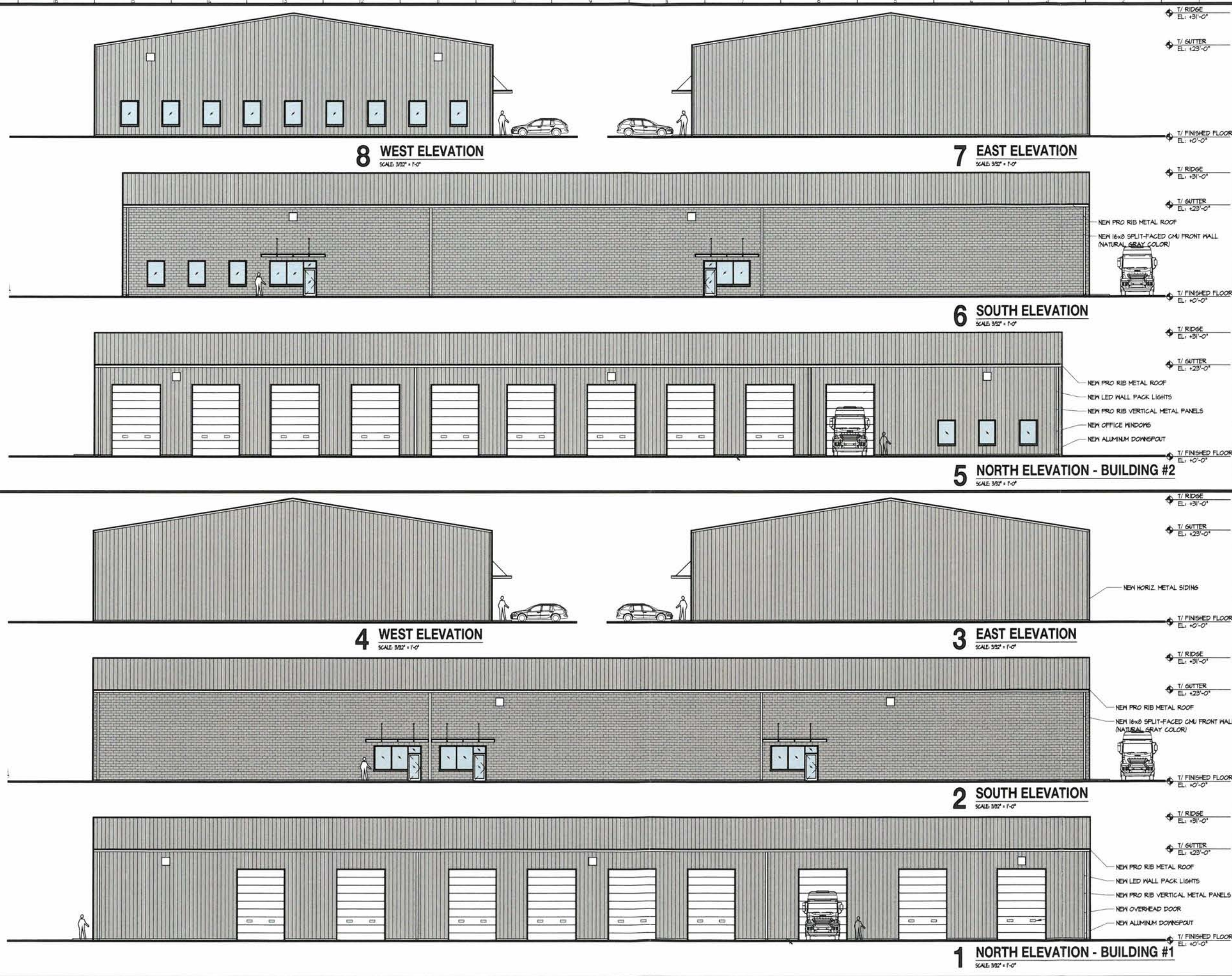
AMERICAN LAND AND CONSTRUCTION CORP.
 Subsidiary and Developer for Kane

EXHIBIT B
 LAND VALUE \$1M
 116 WEST MAIN STREET, SUITE 200
 ST. CHARLES, IL 62254
 (618) 337-2400 FAX: (618) 337-2400

**EXHIBIT B
 (AMENDED EXHIBIT E)**



DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE., SUITE 340
 LOMBARD, ILLINOIS 60148
 W: 630.261.9250 F: 630.261.9259
 © 2021 DAVID A. SCHAEFER ARCHITECTS, PC



- NEW PRO RIB METAL ROOF
- NEW LED WALL PACK LIGHTS
- NEW PRO RIB VERTICAL METAL PANELS
- NEW OFFICE WINDOWS
- NEW ALUMINUM DOWNSPOUT

| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------------------|
| - | - | - |
| - | 3/14/22 | PLAN REVIEW REVISIONS |
| - | 1/25/22 | VILLAGE CONCEPT PLAN REVIEW |
| - | 11/2/2021 | ISSUED FOR PRELIMINARY REVIEW |

STAMP: STATE OF ILLINOIS, DAVID A. SCHAEFER, LICENSED ARCHITECT, NOVEMBER 30, 2022 EXPIRES.

Signature: David A. Schaefer 11.2.2021
 DATE: 11/2/2021
 PROFESSIONAL DESIGN FIRM NO: 184.003216

BARTLETT TRUCKING CENTER
PD CONCEPT PLAN
 2250 GRAHAM STREET
 BARTLETT, IL 60103

| | |
|---------------------------------|------------------------|
| DRAWN BY: O. K. | SHEET NO. EL |
| PROJECT NO: 21-160 | |
| ISSUE DATE: NOVEMBER 2, 2021 | |

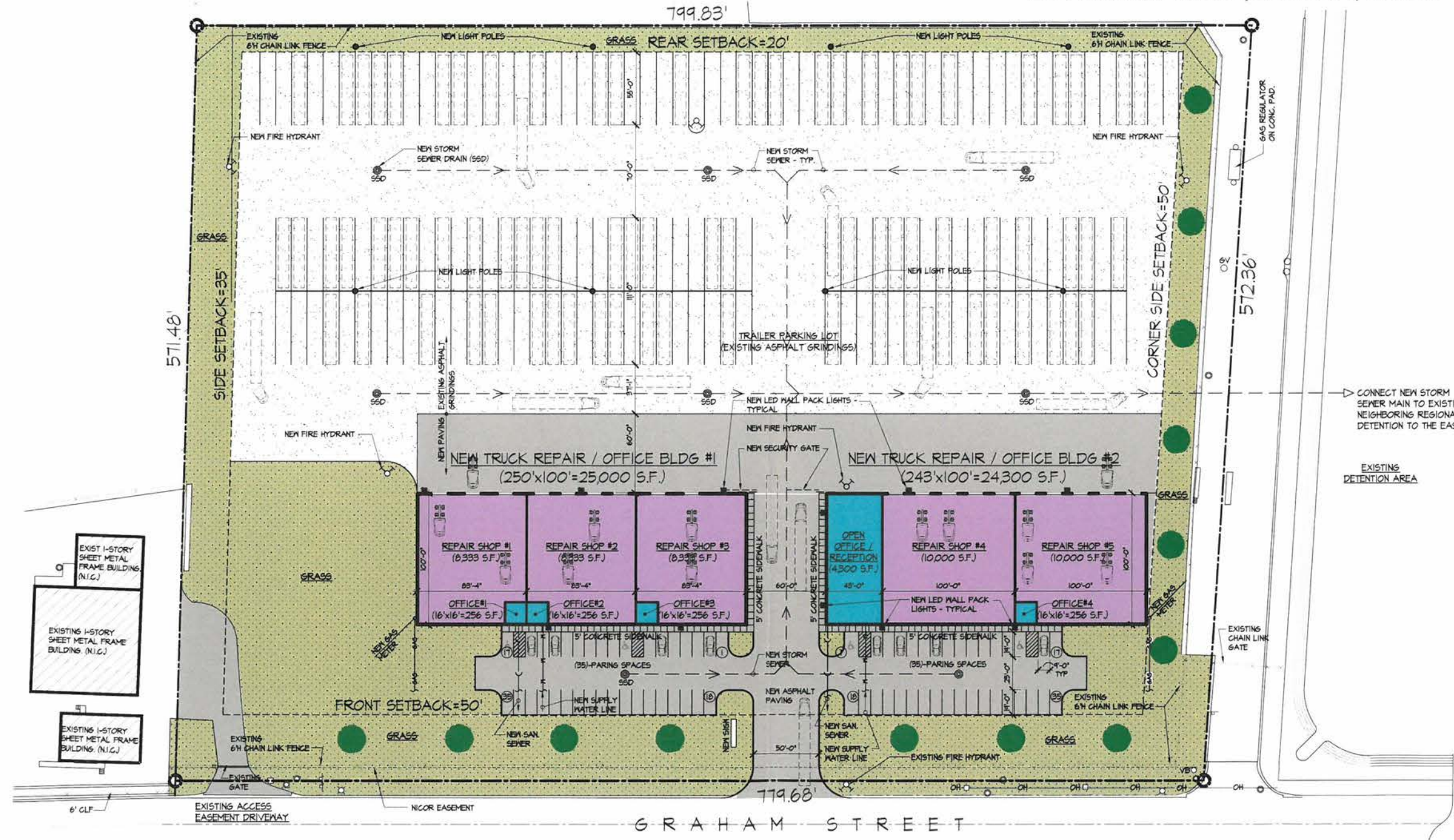
| PROJECT INFORMATION | | | | |
|-------------------------|---|---|----------------------|-----------|
| LOT AREA | 491,042 S.F. (10.35 ACRES) | | | |
| ZONING | PD-OFFICE / SI-VEHICLE SERVICE FACILITY | | | |
| USER GROUP | B-OFFICE / SI-VEHICLE SERVICE FACILITY | | | |
| CONSTRUCTION TYPE | II-B, NON-COMBUSTIBLE | | | |
| GROSS FLOOR AREA | 25,000 S.F. BLDG #1 + 24,300 S.F. BLDG #2 = 49,300 S.F. TOTAL (1.19 ACRES) (10.13%) | | | |
| PARKING REQUIRED | OFFICE AREA | ONE PARKING / EVERY 300 S.F. | 6,000 S.F. / 300 | 20 SPACES |
| | TRUCK REPAIR | ONE PARKING / EVERY SERVICE TRUCK | 20 REPAIR STALLS x 2 | 40 SPACES |
| | SHOP AREA | ONE PARKING / EVERY TWO EMPLOYEES | 20 EMPLOYEES | 10 SPACES |
| | TOTAL | USES NOT SPECIFICALLY LISTED SHALL BE DETERMINED BY THE COOK COUNTY DEPARTMENT OF HIGHWAYS. | | |
| | TOTAL | USES NOT SPECIFICALLY LISTED SHALL BE DETERMINED BY THE COOK COUNTY DEPARTMENT OF HIGHWAYS. | | |
| PARKING PROPOSED | 70 PARKING SPACES (INCLUDES 4 ACCESSIBLE SPACES) | | | |
| S.F. OF GRASS | 126,980 S.F. (2.90 ACRES) (28.0%) | | | |
| S.F. OF IMPERVIOUS AREA | 125,812 S.F. (2.89 ACRES) (27.9%) | | | |
| S.F. OF EXISTING GRAVEL | 198,740 S.F. (4.56 ACRES) (44.1%) | | | |

BARTLETT TRUCK REPAIR AND TRAILER STORAGE FACILITY PD CONCEPT PLAN

2250 GRAHAM STREET, BARTLETT, IL 60103



DAVID A. SCHAEFER ARCHITECTS
 2500 S. HIGHLAND AVE. SUITE 340
 LOMBARD, ILLINOIS 60148
 W 630.261.9250 F 630.261.9259
 © 2021 DAVID A. SCHAEFER ARCHITECTS PC



| NO. | DATE | DESCRIPTION |
|-----|-----------|-------------------------------|
| 1 | 3/14/22 | PLAN REVIEW REVISIONS |
| 2 | 1/25/22 | VILLAGE CONCEPT PLAN REVIEW |
| 3 | 11/2/2021 | ISSUED FOR PRELIMINARY REVIEW |

STAMP
 STATE OF ILLINOIS
 DAVID A. SCHAEFER
 001-014248
 LICENSED ARCHITECT
 NOVEMBER 30, 2022
 EXPIRES:
 David A. Schaefer 11.2.2021
 SIGNATURE: DATE:
 PROFESSIONAL DESIGN FIRM NO: 184.003216

BARTLETT TRUCKING CENTER
PD CONCEPT PLAN
 2250 GRAHAM STREET
 BARTLETT, IL 60103

| | |
|---------------------------------|------------------------|
| DRAWN BY: O. K. | SHEET NO. SK |
| PROJECT NO: 21-160 | |
| ISSUE DATE: NOVEMBER 2, 2021 | |

1 PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"
 NORTH

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: April 4, 2022
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator
RE: Geek Inc. Comics BEDA application

APPLICANTS: Bill Ahart

BACKGROUND:

Geek Inc. Comics has been in business for ten years on Army Trail Road in Carol Stream.

For several years, the owner, Bill Ahart, has been investigating potential expansion locations and found downtown Bartlett to his liking. With Bartlett Cleaners having closed early on in the pandemic, Mr. Ahart leased the space in Main Street Plaza and opened his business this spring.

Geek Inc. is the first dedicated comic book store in the village, adds a complementary unique retail use to downtown and is also the only retailer located in Main Street Plaza. In addition to comic books, Geek Inc. sells various games, supplies, and collectible items.

BEDA APPLICATION:

Geek Inc. will be replacing the Bartlett Cleaners sign with a new attractive sign that reads "Comics" along with its logo.

The attached quote for fabrication and installation of the sign by Signet Sign Company is \$3,985, which excludes permit fees and taxes.

Please note that the attached rendering is for illustrative purposes only and may not accurately reflect the exact dimensions of the proposed sign, which is subject to staff review and acquisition of a permit.

RECOMMENDATION:

Staff is recommending a BEDA grant reimbursement of fifty percent of the cost of the sign, which amounts to **\$1,992.50**.

APRIL 11th EDC MEETING:

Staff presented Mr. Ahart's BEDA application at the April 11th meeting of the Economic Development Commission.

Following the staff report, Commissioners expressed concern with the sign changing size and affecting the cost of the project. Staff ensured them that the grant could not exceed 50% of the total project expenditures per BEDA requirements, and that the cost of the project and subsequently the BEDA grant would only go down if the size of the sign is reduced.

The EDC voted 5-2 to recommend in favor of the recommending a BEDA grant reimbursement of fifty percent of the sign, which amounts to \$1,992.50 to Geek Incorporated.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Geek Inc Comics

Applicant(s) Address: 344 S. Main St. Bartlett IL

E-Mail Address: geekinc Comics @gmail.com

Primary Contact for Project: Bill Abart

Cell Phone Number and/or Home Number: 630

Applicant is or will be (check all that apply) Tenant Property Owner

Number of Years in Business: 10 Number of Years in Bartlett: .5

Contact Name and Information for Applicant's Agent or Architect (if any):

N/A

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

Property Information:

Project Property Location/Address: 344 S. Main St. Bartlett IL

This Property is (check all that apply): Retail Restaurant Office

Other (explain)

Number of Businesses on Site: 8

Names of Other Businesses on Site: The Still, Rebecca's Lakes, Brew Geste Salo.

Size of Building (dimensions or total square feet) 10,000 sq. ft.

Stories in building: 1 Parking spaces on property: 70

Last Real Estate Taxes Paid: _____

Property Tax Index Number(s) (PIN): _____

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 4500

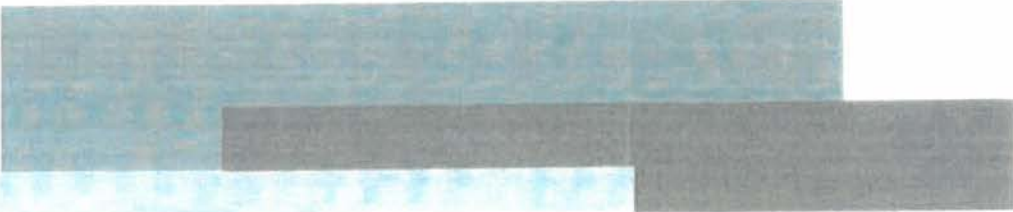
Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

Install charmed letter sign saying Comics above shop entrance

If approved, estimated project completion date: 4/25/22

Business Plan: For new business ventures, please include a two- to five-page business plan. Contact Tony Fradin with questions about the seven elements of a strong plan.

Please Attach: Contractor Estimates, Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien



Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project

I further acknowledge that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

[Handwritten Signature]

3/21/22

Applicant Signature

Date



Return this completed application with attachments to:
Tony Fradin, Economic Development Coordinator
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103



Bill Cody <geekinccomics@gmail.com>

Fwd: Bartlett Illinois correction

1 message

Stacey H <geekinc.assistant@gmail.com>
To: Bill Cody <geekinccomics@gmail.com>

Mon, Nov 8, 2021 at 3:19 PM

----- Forwarded message -----

From: Stacey H <geekinc.assistant@gmail.com>
Date: Mon, Nov 8, 2021 at 4:19 PM
Subject: Re: Bartlett Illinois correction
To: Gary Zale <signetsign@sbglobal.net>

I received it. I'll send it to the owner.

Thanks,
Stacey

On Mon, Nov 8, 2021 at 4:11 PM Gary Zale <signetsign@sbglobal.net> wrote:

Stacey,

The first quote that we sent you for \$ 1500.00 was for the install only, in case you wanted to ship the sign direct to us. It stated " fabrication" which was incorrect.

The letter set fabricated will be : \$ 2,485.00 plus \$ 165.60 tax on materials. Install was \$ 1500.00

Fab & install \$ 3,985.00 plus permit acquisition, permits, and tax.

Sorry about the mix-up.

Please respond to let me know you received this.

Thank You Very Much

Gary Zale
Sales Manager
Signet Sign Company
808 White Oak Lane
Bartlett, Illinois 60103
Fax: 630.830.8211
Office: 630.830.8242
Cell: 630.309.8242
Website: signetsigncompany.com
gary@signetsign.net

YOGA

COMICS



GEEK INC
COMICS

FREE
COVID RAPID
PCR TESTING

- Walk-In
- No Appointment
- Rapid Results
- In-Store Pickup
- PCR Results
- 24/7 Support

COVID-19 TESTING HERE

344

345

342 340 338 336

LOWER LEVELS

FROM DRAFT OF APRIL 11th, 2022 EDC MINUTES:

GEEK INCORPORATED BEDA APPLICATION

Mr. Fradin stated that Geek Inc. Comics has been in business for ten years on Army Trail Road in Carol Stream.

For several years, the owner, Bill Ahart, has been investigating potential expansion locations and found downtown Bartlett to his liking. With Bartlett Cleaners having closed early on in the pandemic, Mr. Ahart leased the space in Main Street Plaza and opened his business this spring.

Geek Inc. is the first dedicated comic book store in the village, and adds a complementary unique retail use to downtown and is also the only retailer located in Main Street Plaza. In addition to comic books, Geek Inc. sells various games, supplies, and collectible items.

Geek Inc. will be replacing the Bartlett Cleaners sign with a new attractive sign that reads "Comics" along with its logo.

The attached quote for fabrication and installation of the sign by Signet Sign Company is \$3,985, which excludes permit fees and taxes.

Please note that the attached sign rendering is for illustrative purposes only and may not accurately reflect the exact dimensions of the proposed sign, which is subject to staff review and acquisition of a permit.

Staff is recommending a BEDA grant reimbursement of fifty percent of the cost of the sign, which amounts to **\$1,992.50**.

Commissioner Gorski asked what size the sign would be, and asked if we know the proper dimensions of the sign are, for this shopping center.

Mr. Fradin stated he did not have that in front of him, and added that the Planning and Development Services department would review that signage. He stated that they would look at the unified sign ordinance, which varies by center. He stated that if anything, the sign may be too large as quoted, and could be scaled down. He added that if the EDC recommends this BEDA grant, it is not an approval on the sign as depicted, just the amount of the grant. This will still go through staff review for the signage approval.

Commissioner Gorski said that he was just curious as the previous sign, as well as the other signs in the center are smaller than the one in the image.

Commissioner Smodilla thanked Mr. Ahart for coming, and that she has always been a fan of comic books, and asked if they had any vintage Superman.

Mr. Ahart stated that they have Superman issues that date back to the 1940's.

Commissioner Smodilla stated that there was not any real information on the square footage of the sign, she is struggling with if that is an accurate cost. She stated that looking back on the Dogfather application, there was a more accurate square footage listed, and there was a good feel for the actual cost of the sign. She added that she is confused with the estimate listed in the packet, and how it was created. She stated that she is not opposed to supporting the grant for a new sign, given it is in the appropriate scale for the building itself, but also reticent approving a cost of nearly \$2,000, if the cost of the sign is substantially less.

Mr. Fradin stated that he anticipated that, and reminded the commission that the maximum grant for BEDA is capped at 50% and stated that if the cost of the sign ended up being cheaper, that they could not exceed 50%.

Commissioner Gorski asked if the grant would be a not to exceed number.

Mr. Fradin stated that could be appropriate in this case.

Commissioner Smodilla stated to Mr. Ahart that he can see the EDC's commitment to Bartlett's small businesses and have had a great success rate in extending these grants, but stated that she cannot vote to approve something that there are not real numbers on, given the commissions obligation to the taxpayers. She added that she is all for it, but would like to see what the actual cost will be once the permitting process is complete.

Mr. Ahart stated that is understood, and added that he forwarded staff a proposal, and stated that he just received the number that was estimated, with no real information on how they came up with the number. He stated that he is confident he can get more thorough details of how they came up with that number, but he does not have those on hand.

Commissioner Smodilla stated that would be helpful, and noted that according to the correspondence in the packet, that they had made one error already and wanted to make sure everyone's pencils were nice and sharp for this one.

Commissioner Perri asked what the hours of the business are. He also asked if his inventory consists of antique books.

Mr. Ahart stated that they are open on weekdays from noon to 7pm, and on Saturdays from 11am-7pm and Sundays from noon to 5pm. He added that the oldest books they have are from the 1920's, a Mutt and Jeff from 1921.

Commissioner Lewensky moved to recommend a BEDA grant reimbursement of fifty percent of the sign, which amounts in the amount of \$1,992.50 to Geek Incorporated, Seconded by Commissioner Gorski.

ROLL CALL VOTE

AYES: Commissioners, Gudenkauf, Hughes, Kubaszko, Lewensky, Perri

NAYS: Commissioners Gorski, Smodilla

ABSENT: Commissioners Erickson, LaPorte

MOTION CARRIED

Memo

DATE: April 25, 2022

TO: Paula Schumacher
Village Administrator

FROM: Dan Dinges, PE
Director of Public Works

SUBJECT: Downtown Sidewalk Discussion

Downtown sidewalks were discussed with the Committee in January. At the Committee meeting there was discussion on looking at the costs and long-term maintenance for various options: current design, brick ribbon & concrete, stamped concrete and concrete only. Attached please find a summary of the costs and advantages/disadvantages for the various options.

With More Brewing now under construction, we would like to get your feedback so that we can start working on improving the downtown sidewalks as projects come up in the downtown and have the sidewalk along More Brewing follow the selected option.

Typical Width (ft)
Length (ft)

7
400

Downtown Sidewalk Options

| Sidewalk Option | Estimated Removal & Replacement Costs | Estimated Installation Cost | Estimated Maint. | PROS | CONS | Comments |
|--|---------------------------------------|-----------------------------|---|--|---|---|
| 7' Concrete Sidewalk (Can add stamped look) | \$ 8.00 | \$ 22,400.00 | Minimal | Less trip hazards, easier to maintain w/ Village crews, Cheapest option More decorative than plain concrete but not as costly as colored/stained concrete | Not as decorative | Planters & benches/seatwalls can be added for enhancing |
| 7' Stamped & Stained Concrete | \$ 12.80 | \$ 35,840.00 | Minimal | No bricks to maintain, less trip hazards, adds decorative aspect | Requires sealing concrete, difficult to match if we need to replace a section, contractor likely needed to replace stamped & stained concrete | |
| 5' Sidewalk & 1' Brick Ribbons | \$ 16.00 | \$ 44,800.00 | Pressure wash every spring, Sealing every 2 yrs | Less brick to maintain, Village crews can maintain | Requires maintaining bricks to avoid trip hazards | |
| 5' Brick & 1' Concrete Ribbons | \$ 20.00 | \$ 56,000.00 | Resetting bricks \$ | Village crews can maintain | More brick area to maintain, more trip hazards | |
| 5' Stamped Concrete & Exist. Concrete Ribbon | \$ 25.00 | \$ 70,000.00 | Increased brick maint. \$\$ | Saving existing concrete ribbons, less disturbance. | Requires sealing concrete, requires doweling rebar into exist. Concrete. Contractor likely needed to replace stamped & stained concrete | |

* Assumes use of Clay Pavers for all paver options.