



VILLAGE OF BARTLETT ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
November 14, 2022 – 7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the October 10, 2022 meeting minutes
4. Public Comment
5. Small Business Saturday 2022
6. Merry and Bright 2022
7. New Business
8. Adjournment



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1. CALL TO ORDER

Commissioner Erickson called the regular meeting of October 10, 2022 of the Economic Development Commission (EDC) of the Village of Bartlett to order on the above date at 7:03 PM

2. ROLL CALL

Before the roll call, Mr. Fradin congratulated former Commissioner Joe LaPorte on his appointment to the Village Board of Trustees, thus creating a vacancy on the EDC.

PRESENT: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri

ABSENT: Commissioner Hughes, Smodilla

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg

3. APPROVAL OF AUGUST 8, 2022 MEETING MINUTES

Commissioner Perri moved to approve the August 8, 2022 meeting minutes, seconded by Commissioner Gudenkauf.

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri

NAYS: NONE

ABSENT: Commissioners Hughes, Smodilla

MOTION CARRIED

4. PUBLIC COMMENT

Scott Skrycki – 228 S. Main Street

Mr. Skrycki stated that a few weeks back was Oktoberfest, and Commissioners Gudenkauf and Erickson worked really hard to put on the event, putting in hundreds of hours of planning and physical labor to put on an extremely successful event in the community's eyes. Mr. Skrycki thanked the chamber for highlighting the businesses and putting on a truly wonderful event.

Commissioner Erickson thanked Mr. Skrycki and also thanked the Bartlett Area Chamber, Bartlett Rotary Club, Bartlett Lions Club and especially the Village of Bartlett for their support.



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5. PASTA MIA BEDA APPLICATION

Mr. Fradin stated that Pasta Mia is a successful long-term business that has served as a downtown Bartlett eating and drinking establishment for going on thirty years.

Owner and operator Peter Caruso has expanded and upgraded his business multiple times including expanding into a neighboring medical office ten years ago and, more recently, upgrading the outdoor dining space to include a patio and additional seating. Caruso books live entertainment on a continual basis and offers different food specials on a weekly basis, keeping the establishment a lively venue with an excellent variety of offerings.

Pasta Mia is one of the longest-running establishments in downtown Bartlett, sometimes being the most popular destination in the former Bartlett Plaza when the center suffered from a vacancy rate exceeding fifty percent for many years.

Now that the Streets of Bartlett has been redeveloped and is the liveliest center in the downtown, Caruso continues seeking ways that will allow the business to thrive for many years to come.

Mr. Caruso's application is to remove the existing storefront windows and install sliding windows.

Doors and windows are typically a customer's first impression of an establishment and play a part in setting the tone for a visit.

This improvement will create a more seamless transition from the interior to the exterior patio and should improve the restaurant's personality and be consistent with its brand as the go-to Italian eating establishment in downtown Bartlett.

A proposal from A&S Glass Co. of Oak Lawn is attached with an estimate of \$36,000.

Mr. Fradin concluded, stating that taking into consideration Mr. Caruso's long-term commitment to operating a venue that we could not even imagine not being located at the northwest corner of Streets of Bartlett, the fact that the village has never directly provided a financial incentive to the business (it has on multiple occasions to the shopping center owner), and the improvement that this project will make to not only the business, but the shopping plaza and downtown Bartlett as a whole, staff recommends a maximum fifty percent grant in the amount of \$18,000, to be paid once this project is completed to all applicable village codes and proof of payment is submitted.

Commissioner Lewensky asked staff to clarify the budget for the year, given the three BEDA's before the commission this evening.



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Mr. Fradin stated that yes, it is budgeted, and there is enough for these projects and they are currently well below the \$250,000 budget. There is also another \$50,000 applicant waiting in the wings that is being considered as well. Staff anticipates all three of tonight's grants to be paid out in the current fiscal year.

Commissioner Erickson stated this is the biggest year yet for grants.

Mr. Fradin confirmed.

Commissioner Gorski asked if there are some ineligible costs, or if the quotes came in better than expected.

Mr. Fradin based the number is based upon the initial proposal.

Mr. Caruso stated that they had some quotes come in later and were higher than the initial proposed costs.

Commissioner Erickson asked if the quotes are current, based on the date of the application, and the canceled September meeting.

Mr. Caruso stated that he doesn't believe the costs will go up, but is not sure.

Commissioner Erickson moved to recommend a maximum fifty percent BEDA grant in the amount of \$18,000 to Pasta Mia, that motion was seconded by Commissioner Perri.

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri
NAYS: NONE
ABSENT: Commissioners Hughes, Smodilla
MOTION CARRIED

6. BANBURY FAIR BEDA APPLICATION

Mr. Fradin stated that Banbury Fair is the long-time retail anchor of downtown Bartlett, having been in business for thirty-nine years.

The historic barn on the property dates back to 1902 and is in the process of being renovated and brought up to current Code in order to convert it into a food and beverage business. This conversion requires extensive renovation including electrical and plumbing upgrades, new windows and doors, a fire suppression system, parking lot repairs, HVAC, a deck, and equipment supporting the food and beverage uses.



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Previously, the Sufferns applied for a BEDA grant relating to costs primarily associated with running new water and sewer lines to the entirety of their adjoining properties and construction of a new structure housing bathrooms and a prep area.

The Village Board approved a \$50,000 BEDA grant at the March 1, 2022 meeting based upon \$242,548 worth of improvements made. Both the EDC and the Village Board were apprised of a second-phase application to be made at a later date primarily relating to the build-out of the barn.

This project is eligible for two BEDA grants due to being two distinct properties, each with its own PIN, and the barn to be issued a new address upon completion: 215 West Railroad Ave.

The Sufferns have submitted estimates totaling \$154,182 for this project, which is currently underway. Approximately \$82,000 worth of costs are to be paid by them as the landlords, with the remainder being paid by their tenant.

Estimated costs from their general contractor, Mark Leffler of Skillcraft Construction, total \$51,000 and include items ranging from air conditioning to flooring to asphalt parking lot repairs. Additional costs include nearly \$20,000 for windows and doors and over \$7,000 for an upgraded fire alarm system.

Mr. Fradin concluded stating that staff recommends a BEDA grant in the amount of \$41,000 in support of this project. This is based upon the approximately \$82,000 in expenses that are directly attributable to the Sufferns towards the permanent improvements being made to the barn property.

Commissioner Perri asked when the project is expected to be completed.

Mr. Suffern stated that they had a meeting today. The tile is being installed in the bathrooms today, and shortly thereafter the tile will be put into the kitchen extension. At the end of next week they are hopeful all of the kitchen equipment will be installed. With all of that in mind, everything is a matter of final inspections, occupancy permits and acquiring the different licenses for the business. We have not collected any rent to this point on the barn since the pandemic, and have restructured the business since then. Thank you for the first BEDA grant, and these grants have been extremely important to the completion of this project. Every dollar you can generate to do something like this is important.

Commissioner Erickson asked for clarification on the application and who will be receiving the grant, the owner or the operator.



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Mr. Suffern stated that he, the owner of the property, has paid for the project and will receive the grant. The difference in names on the costs comes down to invoices being addressed to the operator.

Commissioner Gorski asked if Mr. Suffern had a role in the selection of vendors, or if the general contractor did.

Mr. Suffern said that he and his contractor reviewed all of the different quotes together. I am a frugal guy, and I would use his expertise to help make the best decision.

Commissioner Gudenkauf asked who will own the business when it is open.

Mr. Suffern stated that the operator will own the business, and he will own the property. This has been our business model for many years, and have had many people rent from us while we improve the property. We have a long-term lease with Rakesh.

Commissioner Lewensky clarified that the grant is going to the landlords, the Sufferns.

Mr. Fradin stated that is correct.

Commissioner Erickson thanked everyone for the clarification and added that it was confusing look at the different names on the application.

Mr. Skrycki stated that the memo indicates the money will go to the Sufferns. This has been a two-year project. When tenants do a buildout of that nature, it is not uncommon where certain things are purchased by the property owner versus the business owner. We have all of the paperwork if anyone would like to review it.

Commissioner Erickson moved to recommend a maximum fifty percent BEDA grant in the amount of \$41,000 to Banbury Fair, that motion was seconded by seconded by Commissioner Gudenkauf.

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri

NAYS: NONE

ABSENT: Commissioners Hughes, Smodilla

MOTION CARRIED

7. MORE BREWING BEDA APPLICATION

Attracting a microbrewery to downtown Bartlett has been one of the targeted businesses for many years.



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Meanwhile, brothers and village residents Sunny and Perry Patel launched MORE Brewing in Villa Park in 2015.

Due to many factors including their commitment to providing the highest quality product and customer service, employing a dedicated and proficient staff, being flexible and regularly updating their offerings, MORE Brewing quickly became so popular that they expanded their business to an expansive space in Huntley.

Meanwhile, village staff began engaging with Sunny and Perry in an effort to identify an ideal location for them to expand into. This occurred at around the time that the former Lucky Jack's location was obtained and demolished by the village, setting the stage for them to obtain a high-profile site in the heart of downtown Bartlett.

In meetings with the MORE team, the village's economic development team negotiated a land sale, sales tax rebate, and provided a BEDA application.

Already well underway, MORE Brewing's 17,325 SF facility will be a two-story microbrewery and full restaurant featuring a second story walk-out rooftop with a full basement.

It will include a ten-barrel brewhouse which will allow for research and development of new beers as demand in the market changes. Taproom operations will encompass 10,000 SF between two levels of seating space amounting to 160+ taproom seats. An extended season (with radiant in-ground heating) will allow for an additional 60 seats.

The applicants have provided a highly-detailed business plan, demonstrating the precision and planning that goes into operating their highly successful business, in addition to an estimate from Purohit Architects totaling over \$4.4 million. That figure includes contingency costs, working capital, and professional design fees of \$135,000, which are not considered eligible costs in the BEDA program.

With those excluded, the project still amounts to at least \$3.6 million in construction costs, making it one of the largest investments in downtown Bartlett for many years. The only comparable investment in the past fifteen years was the purchase and renovation of Bartlett Plaza to the Streets of Bartlett.

Mr. Fradin concluded by stating that staff recommends the maximum BEDA grant amount of \$50,000, which amounts to one to one-and-a-quarter percent of the total project costs (excluding the land purchase). We have continued communicating with the Patel brothers throughout the process of this project, which is trending towards becoming costlier than the attached estimates due to current economic conditions.

Mr. Skrycki added that the applicants were unable to be in attendance.



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Commissioner Perri asked when the BEDA check is executed.

Mr. Fradin stated upon completion of the project, and all permits are completed and they are open for business.

Commissioner Kubaszko asked when they expect to be open.

Mr. Fradin stated that they are currently looking at February, which would still be in the current fiscal year, and is budgeted for.

Mr. Skrycki reminded the commissioners that in future fiscal years the video gaming revenue is expected to increase, which is where the BEDA funds are based on. This current fiscal year is on track to bring in close to \$350,000 as compared to the budgeted \$250,000.

Commissioner Erickson asked why some of the spots on the application read "VOID".

Mr. Fradin stated their attorneys had done that so that no items in village packets are construed as an actual contract.

Commissioner Gorski asked about the slowed down construction.

Mr. Fradin stated that there was a labor stoppage.

Mr. Skrycki added that there can be a domino effect when you have all of your contractors lined up, and have one hiccup along the way. Our staff met with them this week, and they are getting on track to get it closed up before the wintertime.

Commissioner Perri asked if the village will increase the BEDA program given the success of the program.

Mr. Fradin stated that there have been great successes, and there are more properties to be developed and improved around the village.

Commissioner Kubaszko asked if inflation will contribute to a bigger BEDA budget.

Mr. Fradin stated that if staff uses the full \$250,000 one year, they will consider that a great success. Changes to the program are always being considered to best serve the businesses and it is something to consider.

Commissioner Erickson moved to recommend a maximum BEDA grant in the amount of \$50,000 to MORE Brewing, that motion was seconded by Commissioner Perri.



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ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri
NAYS: NONE
ABSENT: Commissioners Hughes, Smodilla
MOTION CARRIED

8. NEW BUSINESS

Mr. Fradin emphasized once again that Oktoberfest was a great success.

Mr. Skrycki added that the branding RFP is moving forward. Staff pumped the breaks to get our ducks in a row with the budget cycle, and we wanted to see these projects popping up so that they are taken in with the process. The RFP will be going out in the next week or so.

Commissioner Erickson asked about the business survey.

Mr. Dienberg stated that we are at about 10% responding right now, with another month to go. He added that there are close to 800-900 resident surveys that have been turned in as well.

Mr. Skrycki added that the only cost to the surveys has been staff time. Years back this would have been something we went out to RFP for, but now our technology is allowing us to do it in house.

Commissioner Perri asked for an update on the car dealership and the residential development in the area.

Mr. Fradin stated that they are almost ready to start, and are working on obtaining the proper permits. I am under the understating that they want to break ground by the end of the year. The residential project went before the village board last week presenting their townhome phase.

Commissioner Perri asked if that will include the senior housing talked about last week.

Mr. Fradin stated that the D.R. Horton project at Route 59 and West Bartlett Road does have an age targeted portion of the development moving forward. If you are referring to the project on the west side of Route 59 between Schick and Army Trail, it is facing some major hurdles.

Commissioner Erickson advised staff to go back to the Village to reappoint someone for the vacancy left by Trustee LaPorte's appointment to the Village Board. She also recommended staff reevaluate the attendance requirements for the commission, as it is



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hard to make quorum with people missing. I feel that we need to address attendance and who is actually here as commissioners and ensure that we are not scrambling every Monday that we have enough people to vote on the items on the agenda. I think that really needs to be looked at.

Mr. Fradin stated that we will take a look.

Commissioner Erickson stated that it will be hard to fill Joe's spot, he was great, he was always here, he contributed and had a lot to say.

There being no further business to discuss, Commissioner Gorski moved to adjourn the meeting, and that motion was seconded by Commissioner Gudenkauf

ROLL CALL VOTE TO ADJOURN

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Lewensky, Kubaszko, Perri
NAYS: NONE
ABSENT: Commissioners Hughes, Smodilla

The meeting was adjourned at 7:59 p.m.

Joseph Dienberg
Management Analyst

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: November 9, 2022
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator
Joey Dienberg, Management Analyst
RE: Small Business Saturday

BACKGROUND:

Small Business Saturday is an American shopping event held on the Saturday after US Thanksgiving during one of the busiest shopping periods of the year. This year, Small Business Saturday will be on November 26th.

First celebrated in 2010, Small Business Saturday calls to attention the importance of shopping at the small businesses that serve as the backbone of the American economy and our local communities. Each year, Small Business Saturday draws shoppers to main streets across the country with great deals on unique products and services, events that encourage shopping locally, and unique experiences that introduce you to new venues.

The idea for this special day is to encourage people to shop small during the post-Thanksgiving weekend and support their local economies. It has become a holiday shopping tradition dedicated to supporting all kinds of businesses — from the corner store, to your favorite local restaurant, to your neighborhood book shop — and everything in between!

SMALL BUSINESS SATURDAY IN BARTLETT:

Unlike several surrounding municipalities, Bartlett does not have big-box retailers like Target, Wal-Mart, Meijer or Costco, nor does the Village have a major shopping mall like Woodfield Mall, Stratford Square or Charlestown Mall.

What Bartlett does have is an interesting mix of small businesses, many of which are sole proprietorships, and several which have opened over the past few years, especially in Streets of Bartlett.

With that in mind, staff has once again requested promotional items from Small Business Saturday at American Express to distribute to small businesses in the downtown area including tote bags, stickers, banners, and buttons for them to display between now and the 26th.

Regular participants include the Shoppes at Banbury Fair, Arts in Bartlett, the small retail shops at 138 S. Oak Avenue, Town & Country Gardens, Forever After Antiques &

Collectibles, Spin Doctor Cyclewerks, and several independent restaurants throughout town.

We encourage them to participate on their own with giveaways or specials of their own in an effort to encourage local residents to shop small the day after Black Friday.

Staff will be promoting Small Business Saturday via multiple posts on the Discover Bartlett Facebook page, Instagram account and website.

This year we have worked with our GIS staff to create an online dashboard where businesses can participate in adding their business to our Small Business Saturday online map. In this map, shoppers will be able to identify all businesses that have signed up to participate in SBS, and see what deals they have throughout the entire holiday weekend.

We sent out an email to every business inviting them to participate in Small Business Saturday, which resulted in the aforementioned dashboard, and we are encouraging them to come up with their own promotions for that day.

As members of the EDC, we request that you share these posts on your own social media and generally urge your contacts to shop small in Bartlett if possible this holiday season.

Memorandum

To: Chairman and Members of the Economic Development Commission
From: Joey Dienberg, Management Analyst
Date: November 9, 2022
Re: Merry & Bright 2022

Background:

In an effort to create a succinct overall brand for all holiday events throughout Bartlett, partnering with the Bartlett Area Chamber, the Bartlett Park District, The Bartlett Library District, Bartlett Rotary Club, and the Bartlett Lions, the village is continuing our *Merry and Bright* celebration. Merry and Bright brings all events, old and new, from all of the different taxing bodies and organizations participating under one concise brand.

Tree Lighting:

Friday, 12/2, from 5 p.m. to 8 p.m.

The kickoff to 2022's Merry and Bright celebration will be the traditional Bartlett Tree Lighting with many new (**bolded**) and traditional aspects including; visits with Santa and assorted Disney characters, **warm up by a cozy fire**, rides on a horse drawn carriage, **a live reindeer display**, holiday decorated cars, **various food vendors**, and more! Village staff is collaborating with other taxing bodies on the marketing of the event, and there is more to come along the way.



Cocoa Crawl:

Saturday, 12/10, from 11 a.m. to 4 p.m.

Join a fun filled day of supporting local businesses and sampling cocoa beverages -- some hot, some cold and even some for those 21 years and older. Get your \$10 tickets at business.bartlettareachamber.com/events -- includes passport/ticket book that covers the cost of your cocoa drinks, souvenir mug (while supplies last) and map to the participating vendor locations, where you can sip some cocoa as you “crawl” along. Free for 16 and younger. Drop your passport at the last location visited for a chance to win fun raffle prizes.

The businesses listed below all are participating in the event.

- 180 Red Fit*
- Armanetti’s Beverage Mart*
- ARTIS Senior Living of Bartlett*
- Arts in Bartlett
- Associated Bank
- Balance Family Chiropractic
- Bartlett Concert Band - Arts in Bartlett*
- Bartlett Soap N Suds *
- Best Dental Group*
- Dance Motions Academy*
- Derango Family Dental
- Elevate*
- Escobar Salon and Barbershop*
- Flags USA
- Hoot Dogs
- JC Mexican Restaurant
- Lucky’s Barber Shop
- Magnum Realty
- McMae's Tavern and Grill
- Mr. Car Wash*
- National Karate & Martial Arts*
- North of the Border
- One Taco Dos Tequilas*
- One Twenty Live
- Pasta Mia
- Rebecca’s Cakes by Design
- The Closet Boutique in Little Shop on Oak
- The Oaks at Bartlett*
- The Still Bar & Grill
- Town and Country Gardens
- Town Liquor & Food*

** New this year*

Summary:

The village is continuously looking to improve all of our events and find ways to create business engagement. While this year’s events are mostly set in stone, staff is always looking for new ideas to continuously enhance village events as apart of the Village Board’s strategic plan.

