

VILLAGE OF BARTLETT

COMMITTEE AGENDA

SEPTEMBER 19, 2023

BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN

1. Alan Horticulture Concept Plan

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

2. Issa's Venezuelan Food BEDA Application
3. Lake Street TIF Eligibility Report

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

23-65

DATE: September 15, 2023
TO: Kristy Stone, PDS Director
FROM: Daniel Harper, Village Planner *DH*
RE: **(CP #23-01) Alan Horticulture**

PETITIONER

Dean Kelley – Abbott Land and Investment Corp.

SUBJECT SITE

5.93 acres located at the northeast corner of Miles Parkway and W. Bartlett Road

REQUESTS

Concept Discussion (to obtain feedback on amending the annexation agreement and Planned Development for Blue Heron Business Park)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Mixed Use Business Park	PD
North	Office/Warehouse	Mixed Use Business Park	PD
South	Single Family Residential	Mixed Use Business Park	SR-4 PUD
East	Haron Woods Habitat Area	Recreation / Open Space	N/A
West	Vacant	Commercial	PD

ZONING HISTORY

The subject property is subject was annexed into the Village in 2003 and is subject to the Blue Heron Business Park Planned Development regulations adopted by Ordinance 2003-104. The Blue Heron Business Park consists of 125 acres and was divided into four (4) development areas, each of which has specific standards and use requirements. The subject property is in Development Area 4, which was intended for commercial uses and follows the use lists of the B-4 Community Shopping District.

CURRENT DISCUSSION

1. The petitioner is requesting a **concept plan review** to amend the Planned Development to have the property redesignated as Development Area 1 in order to allow for industrial uses on the property. The petitioner is proposing to utilize the site for a landscape contractor – Alan Horticulture.
2. The proposed **Site Plan** shows a 15,600 square foot building which provides 4,000 square feet offices space and 11,600 square feet for other uses and vehicle repair for the landscape contractor.
3. A fenced and gated contractor yard is located directly north of the building. The yard will contain a fueling station, forty-three (43) parking spaces for landscaping equipment and vehicles to accommodate approximately seventy-three (73) landscape trucks and trailers when double parked as the plan specifies, a covered nursery stack and twelve (12) storage bays for landscaping materials.
4. The proposed precast building would be 30'-6" feet tall with entrances and windows facing Miles Parkway and W. Bartlett Road. The north elevation shows five (5) overhead doors facing the contractor yard.
5. The West Bartlett Road Corridor Plan identifies this property as being in the Picturesque Western Gateway. This design guidelines in the Corridor Plan propose office buildings to be located near to the landscape buffer along West Bartlett Road and that building materials should combine a mixture of materials such as stone masonry, brick, siding, and glazing. Office parking and service areas should be screened from view of the corridor and truck doors and loading areas should be screened from view of the corridor. The design guidelines for the West Bartlett Road Corridor Plan are attached.

DISCUSSION POINTS

1. The petitioner is requesting feedback from the Committee of the Whole on the following:
 - a. Changing the designation of the property from Development Area 4 to Development Area 1 to allow for industrial uses i.e. Landscape contractor business and yard.
 - b. Reducing or waiving the West Bartlett Road corridor design guidelines for this proposal.
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. Amendments to the annexation agreement and the Planned Development

- b. Site Plan approval.
3. A copy of the concept plan and additional background information are attached for your review.

dh/attachments

General - PDS Team\memos 2023\065_Alan_Horticulture_vbc.docx



RECEIVED
PLANNING & DEVELOPMENT

JUL 24 2023

VILLAGE OF
BARTLETT

July 24, 2023

Sent via Hand Delivery

Village Board of Trustees
c/o Kristy Stone, Planning & Development Services Director
Village of Bartlett
228 Main St.
Bartlett, IL 60103

RE: 5.93 Acres at NEC West Bartlett Road and Miles Parkway in Blue Heron Business Park

Dear Village Board of Trustees,

Enclosed is a completed Application Packet for Concept Plan Review for the Alan Horticulture Project being proposed on the south end of Blue Heron Business Park, just east of Miles Parkway. The following attachments are included:

1. Completed & Signed Concept Plan Application
2. \$400 Application Fee payable to the Village of Bartlett
3. Site Concept Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
4. Building Elevations – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
5. Landscape Plan – Eight (8) folded full-size copies, one (1) 11" x 17", and one (1) via PDF
6. Exhibit I (Amended Concept Plan) of the 3rd Amendment to the Annexation Agreement for the Blue Heron Business Park in 2015 that shows the four development areas in the park – Eight (8) 11" x 17", and one (1) via PDF
7. Exhibit J (Amended PUD Plan) of the 3rd Amendment to the Annexation Agreement for the Blue Heron Business Park in 2015 that shows the four development areas in the park – Eight (8) 11" x 17", and one (1) via PDF
8. Proposed Amendment to the Concept Plan – Eight (8) 11" x 17", and one (1) via PDF
9. Proposed Amendment to the PUD Plan – Eight (8) 11" x 17", and one (1) via PDF
10. Blue Heron Business Park map – Eight (8) 11" x 17", and one (1) via PDF

I'd like to provide a brief summary of our request. For background, this approximately 125-acre parcel was annexed in 2003 as the Blue Heron Business Park. It was originally contemplated to be developed primarily as an industrial park, with four development areas:

- Development Area 1 – Industrial; Outside Storage permitted use
- Development Area 2 – Industrial; Outside Storage permitted use
- Development Area 3 – Industrial; No Outside Storage; pre-cast or masonry required
- Development Area 4 – Commercial

All lots have been sold and most have been developed, with the exception of the two parcels (4.25-acres and 5.93-acres) on either side of the south entrance on West Bartlett Road. The 4.25 acres and just under one half of the 5.93 acres were designated as Commercial in Development Area 4 in the Planned Development (PD).

The subject property consists of approximately 5.93-acres. The southerly half is within Development Area 4 that was zoned for commercial uses and the northerly half is in Development Area 1 that allows for industrial uses and outside storage.

Blue Heron and the Southwind Business Center parcel (approximately 40-acres) was annexed to the Village at approximately the same time, along with the 186-acre Bluff City Industrial Park that connects to the Blue Heron Business Park and is generally north and east of Blue Heron. We have marketed the south end of Blue Heron to commercial users for the past 15 years. We have received no serious inquiries with respect to any retail or commercial users for Blue Heron during that timeframe.

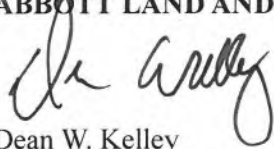
We believe the subject project as proposed as an industrial use will fit in with the character of Blue Heron and follow the general guidelines of screening and buffering of the Outside Storage areas. The 15,600 square foot precast building will be the headquarters for Alan Horticulture, a landscape contracting firm. It will contain 4,000 square feet of office within the building, and the storage areas to the north will be used for equipment, planting, and other materials. The yard portion is well-screened on all sides by the building to the south, the 300-acre Heron Woods State Habitat Area to the east, the Traffic Services building and yard to the north, with a berm and landscaping along the west entrance.

The request will include an Amendment to the Annexation Agreement to allow for the Concept Plan and PUD Plan to also be amended to allow for the conversion of the southerly half of the subject property to Development Area 1, and the approval of a precast building that may be a departure from the Bartlett Road Corridor Plan, but fits in with the other buildings in Blue Heron.

We appreciate your consideration and look forward to presenting this project to you at the next available Village Board Meeting.

Sincerely,

ABBOTT LAND AND DEVELOPMENT CORPORATION



Dean W. Kelley
President

Enclosures



VILLAGE OF BARTLETT CONCEPT PLAN APPLICATION

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

For Office Use Only
 Case # CP 23-01
 RECEIVED
 PLANNING & DEVELOPMENT
 JUL 24 2023
 VILLAGE OF
 BARTLETT

PROJECT NAME Alan Horticulture

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440 ext1

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Gifford 300, LLC

Street Address: 2250 Southwind Blvd

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-8700

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

Date: 7/21/2023

PROPERTY INFORMATION

Common Address/General Location of Property: NEC Miles Parkway and West Bartlett Rd.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-36-200-036-0000

Acreage: 5.93

No. of Lots/Units: 1

Zoning: Existing: PD
 (Refer to Official Zoning Map)

Land Use: Existing: Vacant

Proposed: PD (Amend PUD Plan)

Proposed: Industrial

Comprehensive Plan Designation for this Property: Mixed use Business Park
 (Refer to Future Land Use Map)

1/2 Industrial; 1/2 Commercial

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

Attorney TBD

Engineer _____

Other Architect: Charles E. Smith Jr., President

Arete Design Studio, Ltd., 13543 185th St., Mokena, IL 60448

Office: 815-485-7333; Cell: 815-980-0670; csmith@arete-ltd.com

Developer Same as Petitioner

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: 

PRINT NAME: Dean W. Kelley

DATE: 7/21/2023

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

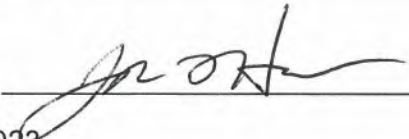
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed 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**: Gifford 300, LLC

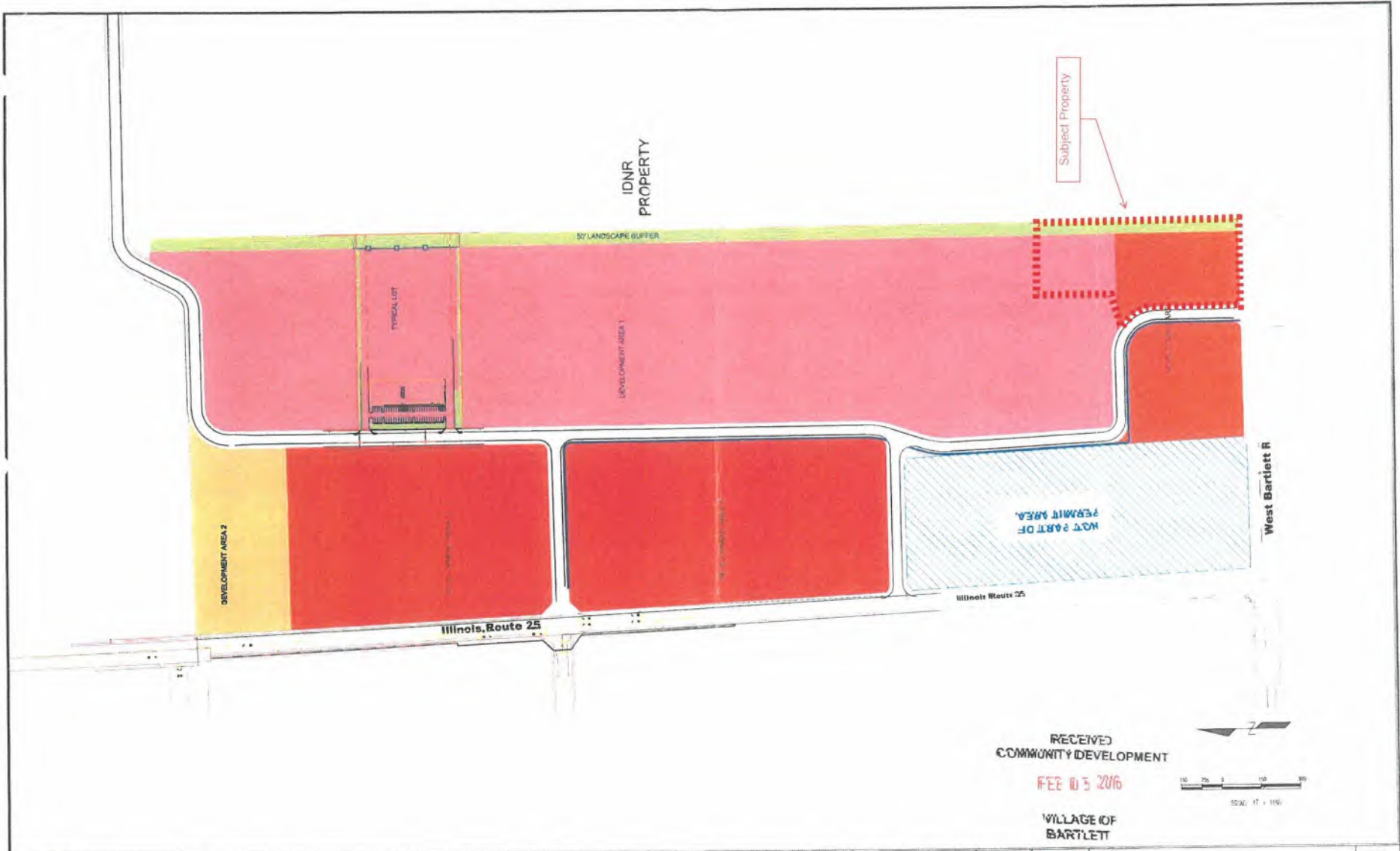
ADDRESS: 2250 Southwind Blvd.
Bartlett, IL 60103

PHONE NUMBER: 630-497-8700

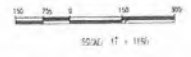
EMAIL: dean@abbottland.com

SIGNATURE: 

DATE: 7/21/2023



RECEIVED
COMMUNITY DEVELOPMENT
FEE 03 2016
VILLAGE OF
BARTLETT



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Development
3110 Southwind Boulevard • Bartlett, Illinois 60101
Phone: 630-497-5442 • Fax: 630-497-1477

DATE	DESCRIPTION OF REVISION	BY	SCALE	DATE	BY	SCALE

DESIGNED	DATE	CONTACT	PHONE
DESIGNED	DATE	CONTACT	PHONE
APPROVED	DATE	CONTACT	PHONE
DATE	SCALE	DATE	PHONE

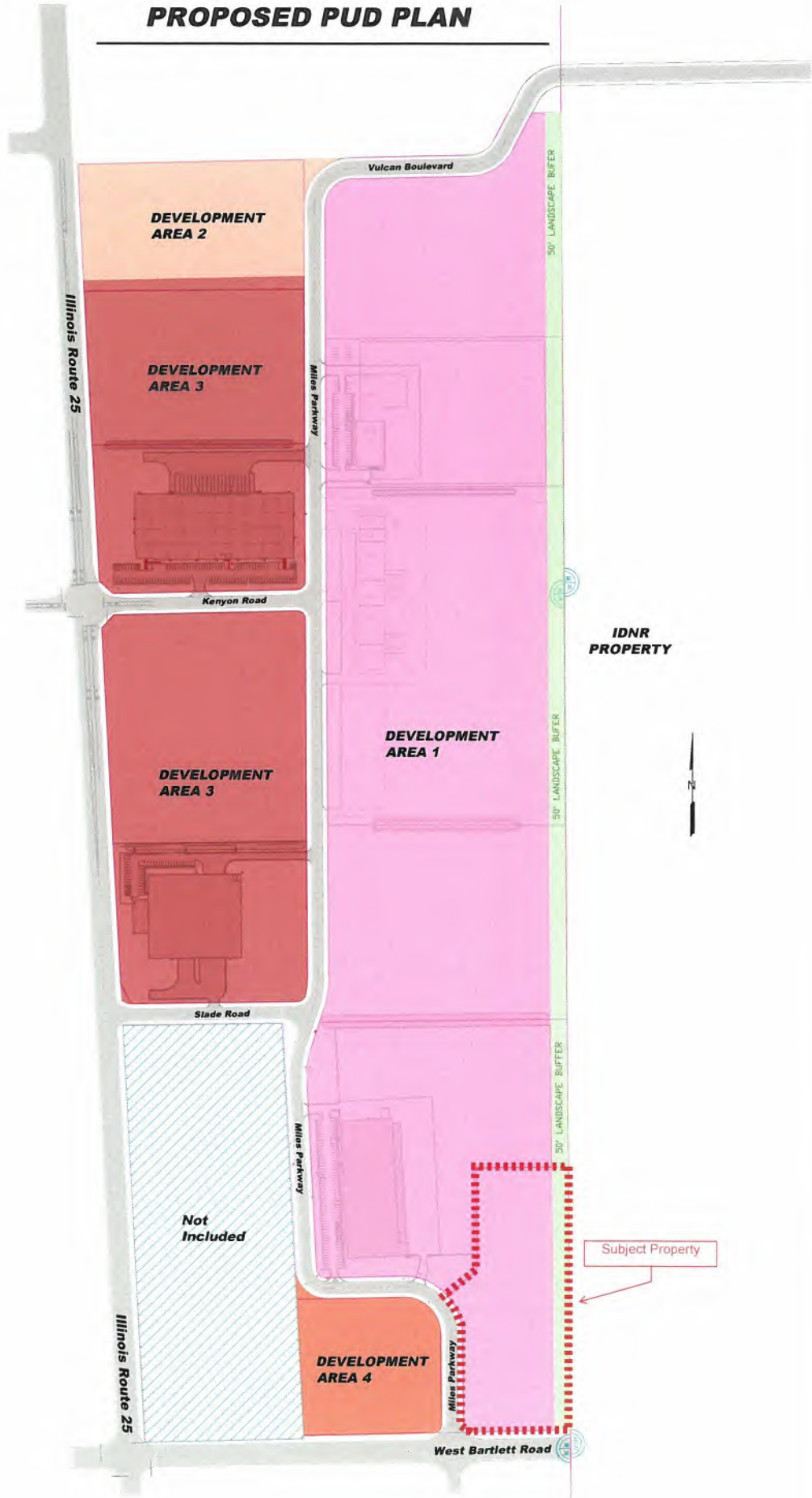
NOTICE
This project will be subject to a public hearing on the 15th day of the month of [Month] 2016, at the Village Office, 100 West Lake Street, Bartlett, Illinois 60101. The hearing will be held at 7:00 PM. The public is invited to attend and to be heard. The hearing will be held at the Village Office, 100 West Lake Street, Bartlett, Illinois 60101. The hearing will be held at 7:00 PM. The public is invited to attend and to be heard. The hearing will be held at the Village Office, 100 West Lake Street, Bartlett, Illinois 60101. The hearing will be held at 7:00 PM. The public is invited to attend and to be heard.

Blue Heron Bus Park
Exhibit D - Amend Preliminary PUD Plan

DATE	SCALE

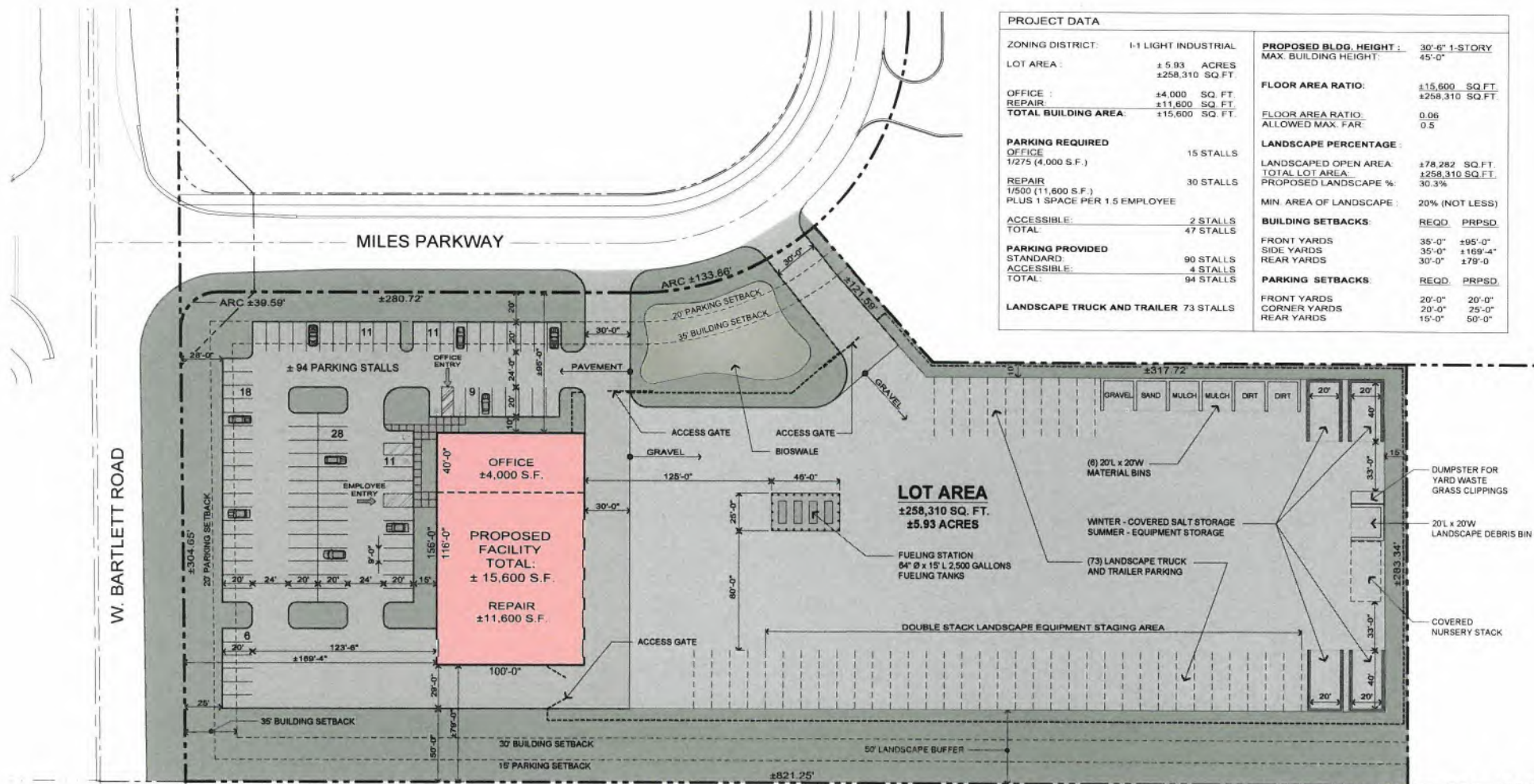
1. The Village of Bartlett is a home rule municipality. The Village Board is the governing body of the Village. The Village Board has the authority to adopt and amend the Village Code. The Village Board has the authority to grant a license to a person or entity to operate a business within the Village. The Village Board has the authority to grant a license to a person or entity to operate a business within the Village. The Village Board has the authority to grant a license to a person or entity to operate a business within the Village.

PROPOSED PUD PLAN



IDNR
PROPERTY

Subject Property



PROJECT DATA		
ZONING DISTRICT:	I-1 LIGHT INDUSTRIAL	PROPOSED BLDG. HEIGHT: 30'-6" 1-STORY
LOT AREA:	± 5.93 ACRES ±258,310 SQ. FT.	MAX. BUILDING HEIGHT: 45'-0"
OFFICE:	±4,000 SQ. FT.	FLOOR AREA RATIO: ±15,600 SQ. FT.
REPAIR:	±11,600 SQ. FT.	TOTAL LOT AREA: ±258,310 SQ. FT.
TOTAL BUILDING AREA:	±15,600 SQ. FT.	FLOOR AREA RATIO ALLOWED MAX. FAR: 0.06 0.5
PARKING REQUIRED		LANDSCAPE PERCENTAGE:
OFFICE	15 STALLS	LANDSCAPED OPEN AREA: ±78,282 SQ. FT.
1/275 (4,000 S.F.)		TOTAL LOT AREA: ±258,310 SQ. FT.
REPAIR	30 STALLS	PROPOSED LANDSCAPE %: 30.3%
1/500 (11,600 S.F.)		MIN. AREA OF LANDSCAPE: 20% (NOT LESS)
PLUS 1 SPACE PER 1.5 EMPLOYEE		BUILDING SETBACKS
ACCESSIBLE:	2 STALLS	REQD. PRPSD
TOTAL:	47 STALLS	FRONT YARDS 35'-0" ±95'-0"
PARKING PROVIDED		SIDE YARDS 35'-0" ±169'-4"
STANDARD:	90 STALLS	REAR YARDS 30'-0" 179'-0"
ACCESSIBLE:	4 STALLS	PARKING SETBACKS
TOTAL:	94 STALLS	REQD. PRPSD
LANDSCAPE TRUCK AND TRAILER	73 STALLS	FRONT YARDS 20'-0" 20'-0"
		CORNER YARDS 20'-0" 25'-0"
		REAR YARDS 15'-0" 50'-0"

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"
0 30 60 NORTH

SP-1

PROJECT #: 23020
DATE: 08/14/2023
REVISIONS: 09/06/2023
SCALE: AS NOTED
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ALL RIGHTS RESERVED

OWNER:
ALAN HORTICULTURE LLC.

4355 WEAVER PKWY, SUITE 350
WARRENVILLE, IL 60555

PROPOSED LANDSCAPE SERVICE FACILITY
SEC W. BARTLETT RD. & MILES PKWY.
BARTLETT, IL 60103

DESIGN BUILDER:

WISNER ENTERPRISES INC.
10150 SOUTH VIRGINIA AVENUE, SUITE J
CHICAGO RIDGE, IL 60415
(708)423-8200

ARCHITECT/PLANNER:

arete design studio.
1011 West 101st Street, Suite 1000
Chicago, IL 60642
(773) 487-3330
www.aretedesign.com

Alan Horticulture
Storage Yard Summary
9/7/23

1. Parking – There are a total of seventy-three (73) landscape truck, trailer and equipment positions located on the perimeter of the site. There are thirty (30) stalls on the east side of the yard that are for the double-stacking of those items and four (4) stalls next to it for single-stacking. These are each 40' in length.

On the west side there are nine (9) stalls at 40' in length. The parking areas will include typical landscape trucks, trailers and equipment and will serve as a staging area for equipment that is then used to service clients at various locations.

2. Material Bins – There are six (6) 20' x 20' bins on the west side of the property that will contain gravel, sand, mulch (2) and dirt (2).
3. Landscape Waste and Debris – There is a dumpster for yard waste and a bin for other landscaping debris on the north end of the yard.
4. Landscape stock – There will be landscaping materials at the far north end of the site labeled “covered nursery stock”. This will include trees, sod, bushes and plants, which will be under irrigation.
5. Salt Storage – There are a total of four (4) salt bins located – two at the far northeast corner and two at the northwest corner of the storage yard – that are 20' x 40' in dimension. These will be paved with concrete pads and covered. In the summer, these bins will store equipment and miscellaneous items.
6. Fueling Station – There is a proposed fueling station that will consist of four (4) above-ground tanks of 2,500 gallons each.



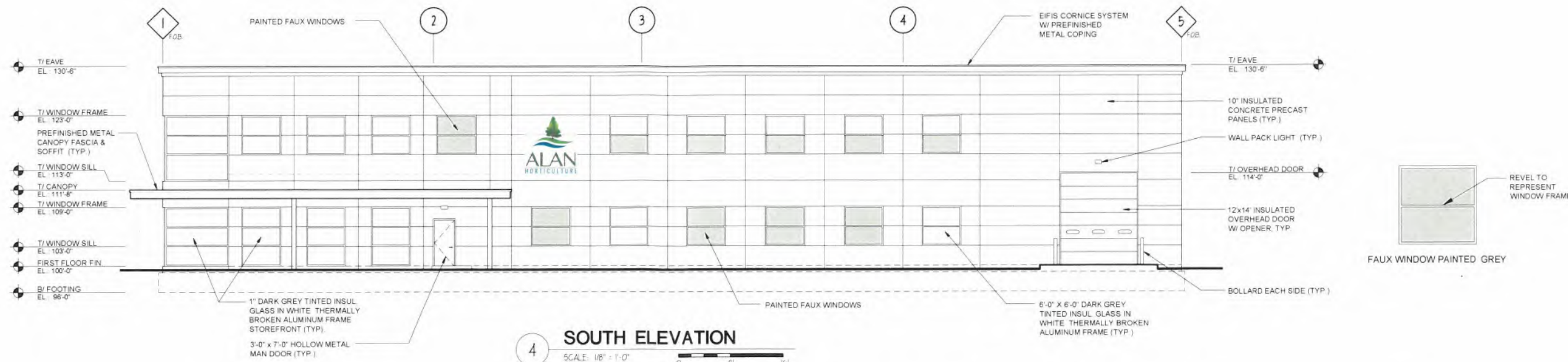
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HORTICULTURE

ALAN HORTICULTURE

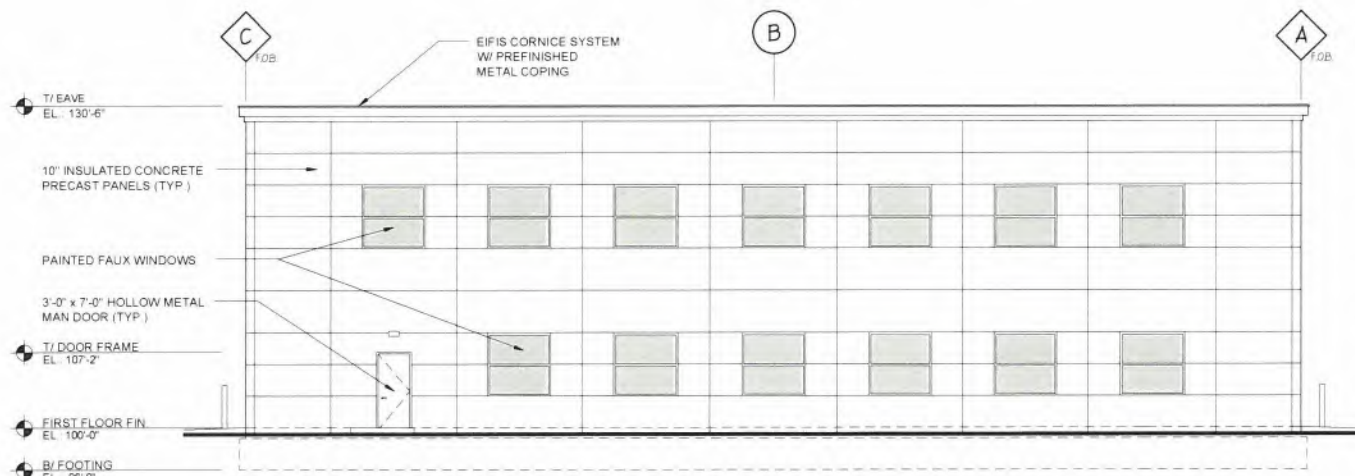
ME
ENTERPRISES, INC.

arete design studio
architecture • engineering • interiors

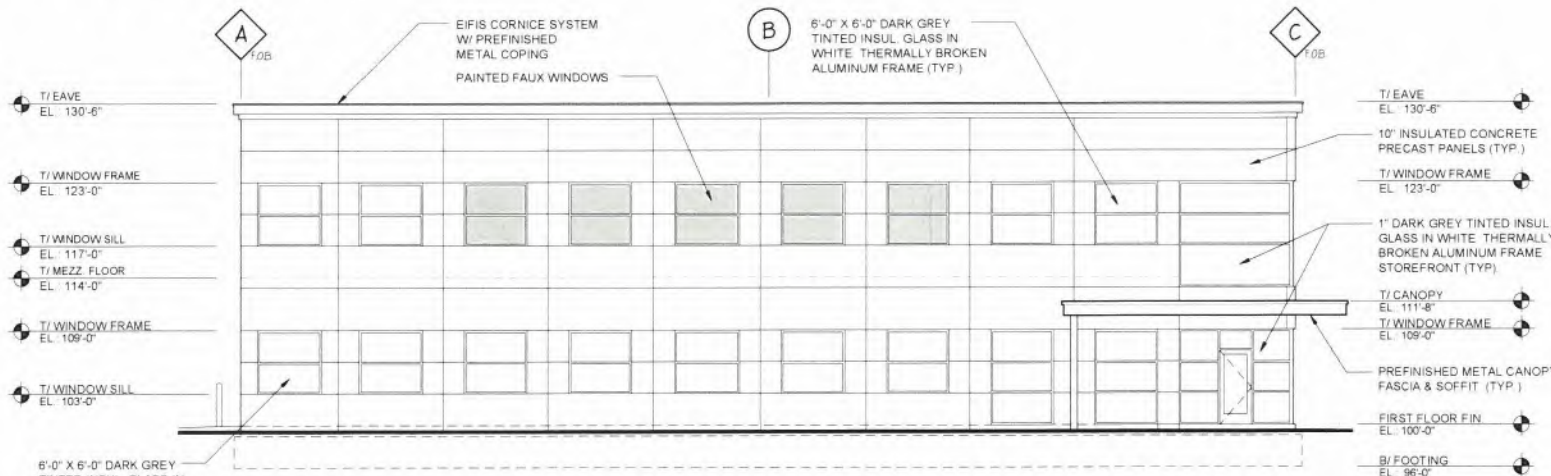
13543 West 185th Street, Mokena, Illinois
815.485.7333
arete.com
© 2023



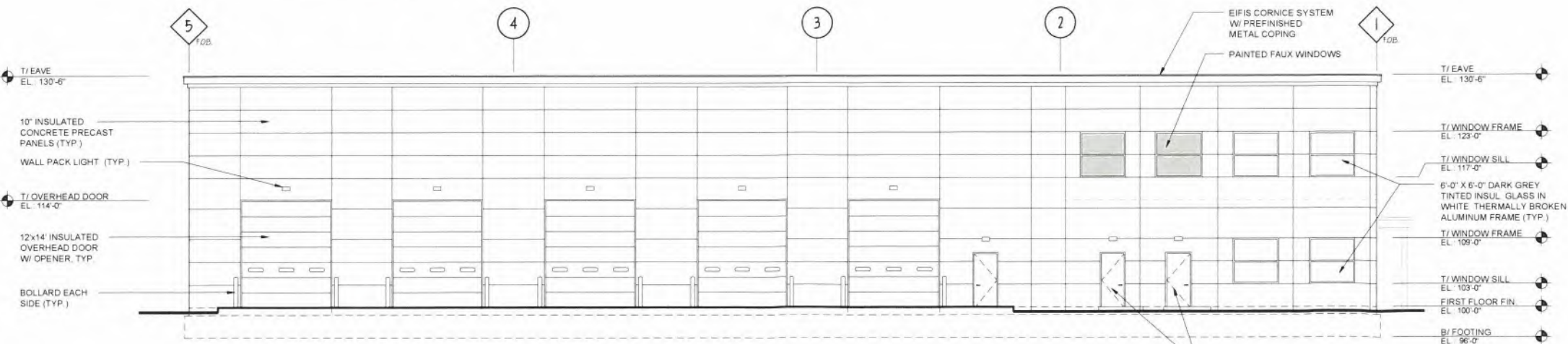
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EL-1

PROJECT #: 23020
DATE: 06/14/2023
REVISIONS: 09/06/2023
SCALE: AS NOTED

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OWNER:
ALAN HORTICULTURE LLC.



4355 WEAVER PKWY. SUITE 350
WARRENVILLE, IL 60555

**PROPOSED LANDSCAPE
SERVICE FACILITY**

SEC. W. BARTLETT RD. & MILES PKWY.
BARTLETT, IL 60103

DESIGN BUILDER:



10150 SOUTH VIRGINIA AVENUE, SUITE J
CHICAGO RIDGE, IL 60415
(708)423-8200

ARCHITECT/PLANNER:



13543 West 125th Street, Mokena, Illinois 60448
815-485-7333
arete-ns.com

EXHIBIT F

SURFACE USES (125 ACRES)

PD-Planned Development District
For the Planned Unit Development

A. Permitted Uses

Except as otherwise expressly set forth herein, the following uses shall be permitted on the Property as permitted uses in connection with the Planned Unit Development:

In Development Areas 1, 2 and 3:

- (i) Any use or combination of uses permitted in the I-1 Light Industrial District, provided such use is not listed as a special use or prohibited use herein, and meets the applicable performance standards set forth in Section 10-7A-8 of the Bartlett Zoning Ordinance;
- (ii) Any manufacturing, fabricating, processing, parking and storage uses, provided such use is not listed as a special use or prohibited use herein and meets the applicable performance standards set forth in Section 10-7A-8 of the Bartlett Zoning Ordinance;
- (iii) Any use or combination of uses permitted in the B-4 Community Shopping District, provided such use is not listed as a special use or prohibited use herein; and
- (iv) Any use or combination of uses permitted in the Office/Research District, provided such use is not listed as a special use or prohibited use herein.

In Development Area 4:

- (i) Any use or combination of uses permitted in the B-4 Community Shopping District, provided such use is not listed as a special use or prohibited use herein; and

The following uses shall be specifically designated as permitted uses on the Development Areas depicted on the Preliminary PUD Plan:

Development Area 1:

Garages, public and private.

Development Areas 1 and 2:

Automotive services
Tree removal services
Towing services
Paper products and manufacturing
Woodworking and wood products manufacturing
Sewer and septic tank cleaning and rodding services
Concrete pipe manufacturing and outside storage operation currently conducted by Welch Brothers, Inc., or their successors, may be expanded onto the approximate north 150 feet only.

Development Areas 1, 2 and 3:

Plastics manufacturing
Boiler and tank remanufacturing
Boot and shoe manufacturing
Computer manufacturing
Electronic and scientific precision manufacturing
Pharmaceutical and medicine manufacturing
Furniture, bedding and carpet manufacturing
Glass products, production and sales
Pottery and ceramics manufacturing
Wearing apparel manufacturing

Development Areas 1, 2, 3 and 4:

The deep subsurface mining and removal of limestone, galena, gravel, sand and other minerals (collectively, "Resources"), via blasting and other means, and, as incidental or accessory operations to the foregoing (i) construction, maintenance and operation of such conveyors and other movable and immovable equipment located underground which is necessary to carry out the foregoing, including underground passages, shafts or entries through, to and from other miens and lands adjacent to or on the property; and (ii) the storage of explosives and such other equipment necessary to carry out the mining (all or any of the aforesaid purposes being hereinafter included within the term "Mining Operations"). Notwithstanding anything contained in this Agreement to the contrary, to the extent applicable, the Mining Operations shall be conducted in accordance with the standards set forth in the Fluorspar and Underground Limestone Mines Act (225 ILCS 710/1 et seq.) in addition to any other applicable state, local or federal requirements or performance standards governing the same.

Distribution facilities
Ice rinks
Incubator space
Internet access center
Mail order houses
Bio-tech

B. Special Uses

Except as otherwise expressly set forth herein, the following uses shall be allowable as special uses in the PD-Planned Development Zoning District:

- (i) Those uses listed as special uses in the I-1 Light Industrial District and I-2 General Industrial Zoning District, unless said use is listed as a permitted use or prohibited use herein;
- (ii) Those uses listed as special uses in the O-R Office Research District, unless said uses are listed as a permitted use or prohibited use herein; and
- (iii) Those uses listed as special uses in the B-1, B-2, B-3 and B-4 Commercial Districts, unless said uses are listed as a permitted use or prohibited use herein.

The following uses shall be specifically designated as special uses on the Lots depicted on the Preliminary PUD Plan:

Development Areas 1, 2 and 3:

Motor freight terminal

Development Areas 2 and 3:

Garages, public and private

Development Area 3:

Automotive service
Tree removal service
Towing service
Chemical processing and production
Paper products and manufacturing

Development Area 4:

Boiler and tank manufacturing
Boot and shoe manufacturing
Computer manufacturing
Electronic and scientific precision manufacturing
Pharmaceutical and medicine manufacturing
Furniture, bedding and carpet manufacturing
Glass products, production and sales
Pottery and ceramics manufacturing

Wearing apparel manufacturing

Development Areas 1, 2, 3 and 4:

Meat markets
Restaurants and cocktail lounges with dancing
Package liquor stores
Boat sales
Truck/trailer rental facilities

One permanent dwelling unit, not exceed 750 sq. ft. per zoning lot, justified by a need for on-site security, occupied by an employee of the business located on the property whose responsibility includes security.

C. Accessory Uses

Except as otherwise expressly set forth herein, the following uses shall be permitted as accessory uses in the Subterranean Mining Zoning District:

- (i) Accessory uses, buildings or other structures customarily incidental to and commonly associated with a permitted or special use are permitted, provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of any separate business, profession, trade or industry; and
- (ii) Any accessory uses permitted in the B-1, B-2, B-3, B-4, I-1, I-2 or O/R Districts under the Bartlett Zoning Ordinance.

The following uses shall be specifically designated as permitted accessory uses on the Lots depicted on the Preliminary PUD Plan:

Development Areas 1, 2, 3 and 4:

Garages, carports or other off-street parking spaces. Truck parking. When trucks are parked within one hundred fifty (150) feet of a residence district boundary line, the size of the trucks shall be limited to not over one and one-half (1½) tons capacity.

Offices, incidental to a permitted or special use
On-site back up generators
Outlet stores, retail accessory to a manufacturing or wholesale establishment
Signs as regulated in Chapter 12 of the Bartlett Zoning Ordinance
Tool houses, sheds and other similar buildings for the storage of supplies and equipment
Water retention and detention areas
Water systems, individuals
Ventilation and elevator shafts to service the Mining Operations and Subterranean

Uses accessory to the subterranean uses set forth in Exhibit G

Development Areas 1, 2 and 3:

Heliports

Development Areas 1 and 2:

Railroad spur tracks

D. Prohibited Uses

All uses not expressly authorized as permitted, special, accessory or subterranean uses are expressly prohibited. The following are specifically prohibited on the Property in connection with the Planned Unit Development:

Adult book stores
Adult cabarets
Adult entertainment establishments
Adult mini-motion picture theatres
Adult motion picture theatres
Asphalt plant
Automobile racetracks, raceways, speedways
Airports
Automobile salvage yards
Combination simple cycle and combine cycle electric generating facilities
Combined cycle electric generating facilities
Concrete batching plant
Creosote treatments or manufacturing
Fertilizer manufacturing
Incinerators
Junk yards

Landfills, dumps, manufacturing and industrial activities involving storage, utilization or manufacture of materials that decompose by deterioration, monoash landfills, transfer stations, back fills, hazmat waste landfills, garbage dumps, sanitary and solid waste landfills and use as accessory to or related to said uses. Notwithstanding the foregoing, nothing shall preclude the use of clean construction fill for reclamation activities and to fill the rooms and caverns created by subterranean mining.

Ore reduction
Paint facilities
Penal and correctional institutions
Petroleum processing or refining
Railroad switching yards
Rubber manufacturing or treatment

Salvage material yards
Simple cycle electric generating facilities
Soap manufacturing
Stock yards and slaughter houses
Tanning operations, including storage of raw hides or skins
Waste transfer stations

The following uses shall be specifically prohibited on the Development Areas depicted on the Preliminary Land Plan:

Development Area 4:

Automotive services
Tree removal service
Towing service
Chemical processing and production
Paper products and manufacturing
Plastics manufacturing
Heliports
Motor freight terminal
Mineral processing
Woodworking and wood products manufacturing
Railroad spur tracks
Sewer and septic tank cleaning and rodding services
Garages, public and private

Development Area 3 (south of Kenyon Road):

Mineral processing
Woodworking and wood products manufacturing
Sewer and septic tank cleaning and rodding services

E. Lot and Bulk Regulations

Except as modified by the Annexation Agreement and unless the proposed use dictates otherwise, lot, site, structure and bulk regulations applying specifically to the Planned Unit Development are set forth below:

- (i) Development Area 4 shall utilize the lot, site, structure and bulk regulations established for the B-1 Zoning District, unless utilizing Pre-Approved Site Plan for the parcel adjacent to the IDNR Property.
- (ii) Development Area 3 shall utilize the lot, site, structure and bulk regulations established for the I-1 Light Industrial District.

- (iii) Development Area 1 shall utilize the lot, site, structure and bulk regulations established for the I-2 General Industrial District unless utilizing the Pre-Approved Site Plan.
- (iv) Development Area 2 shall utilize the lot, size, structure and bulk regulations established for the I-2 General Industrial District.

Picturesque Western Gateway: To protect and promote existing views from the roadway to commercial, business/office park, open space and residential landscape buffers. The principles of the Picturesque Western Gateway are to:

- Create a Gateway to the Village at West Bartlett Road and IL. Route 25
- Preserve views of natural areas and environmental amenities
- Integrate commercial and business/office park areas into the Gateway
- Enhance landscaped buffers separating residential areas from the roadway

Table 4: Design Guidelines for the Picturesque Western Gateway

ENHANCEMENTS OF PRIVATE DEVELOPMENTS FRONTING PUBLIC R.O.W.	
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EXTERIOR BUILDING TREATMENTS	
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SITE ENHANCEMENTS	
Parking	Residential parking should be provided in garages, which should express similar building proportions, façades and rooflines as those mentioned above and should be located such that they are set back from the residential access road. Limited on-street visitor parking may be provided on the residential access roadways. Commercial and office parking and service areas should be screened from view of the corridor with bufferyard landscaping. Truck docks and loading areas should be screened from view of the corridor or be fully enclosed.
Landscaping	<p>Landscape areas and plantings should be organized such that they reflect the native landscape features found in the conservation areas throughout Bartlett.</p> <ul style="list-style-type: none"> ▪ Parkway areas should include groves of mixed-size native canopy and understory tree plantings. ▪ Open space areas should include naturalized groupings of mixed-size evergreen and understory trees and shrub plantings. ▪ Gateway entry areas should emphasize main entrances to development sites through the use of ornamental trees, shrubs, and perennial and annual plantings including ornamental/native grasses. ▪ Bufferyard areas should include naturalized groupings of mixed-size native canopy trees, evergreen trees, understory trees and shrubs planted on berms. ▪ Detention areas should express curvilinear forms, which invite wildlife habitat and resident use. The edges of the detention areas should express shallow grades, planted with a variety of native grasses and groundcovers, such that a variety of landscape and wildlife will be attracted to the area.

<p>Signage</p>	<ul style="list-style-type: none"> ▪ Entry, wayfinding and directional signage should be organized and selected such that text and graphics are clearly visible and understood. ▪ Development site entry signage should promote West Bartlett Road as an extension of the downtown area. ▪ Signage materials should be selected such that they are visually subdued, such as neutral color selections of stone, wood, and/or metal. ▪ Signage should architecturally match or complement the building/development to which it belongs.
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ENHANCEMENTS WITHIN PUBLIC R.O.W.

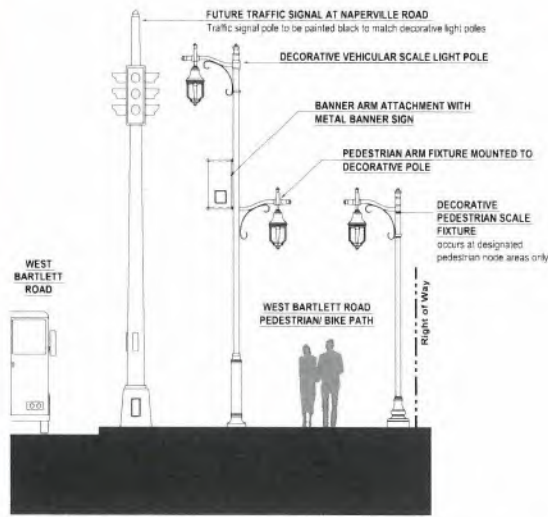
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Lumec Harmonia Series

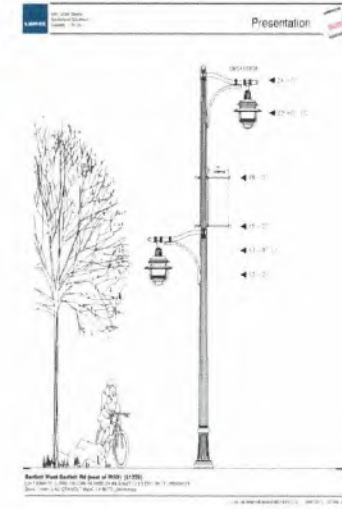
EXAMPLE PHOTOS

CORRIDOR LIGHTING - OCCURS WEST OF ROUTE 59



DIAGRAMMATIC SECTION

not to scale



LIGHT POLE ASSEMBLY SKETCH

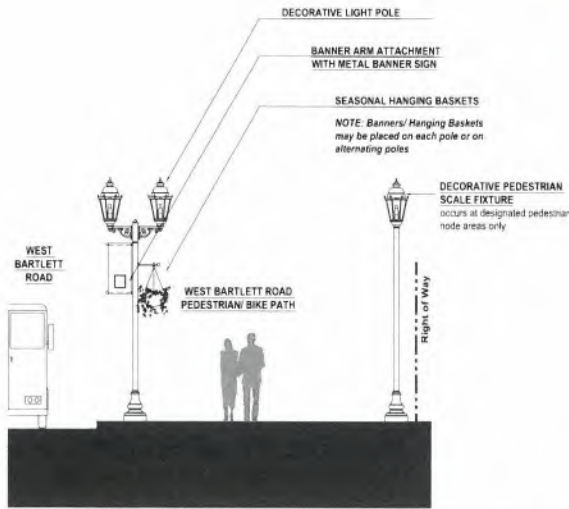
Provided by Lumec Lighting



Lumec Hexagonal Series

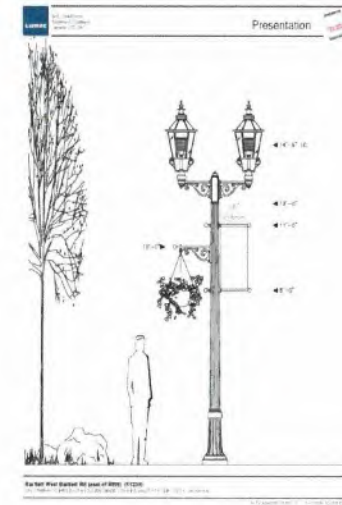
EXAMPLE PHOTOS

TRADITIONAL LIGHTING - OCCURS EAST OF ROUTE 59



DIAGRAMMATIC SECTION

not to scale



LIGHT POLE ASSEMBLY SKETCH

Provided by Lumec Lighting

West Bartlett Road Character Corridors

Village of Bartlett, Illinois

Exhibit 6 - LIGHTING OPTIONS

NOTE: Light pole schematics provided for discussion purposes only.

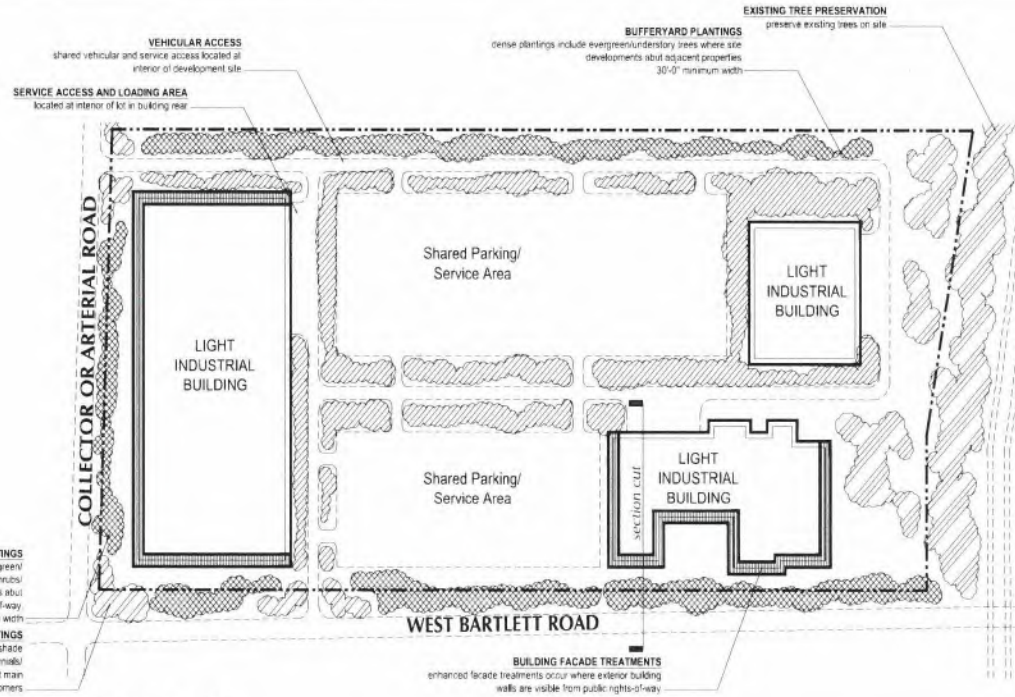
Future lighting along West Bartlett Road shall be coordinated with Cook County Highway and existing utility poles.





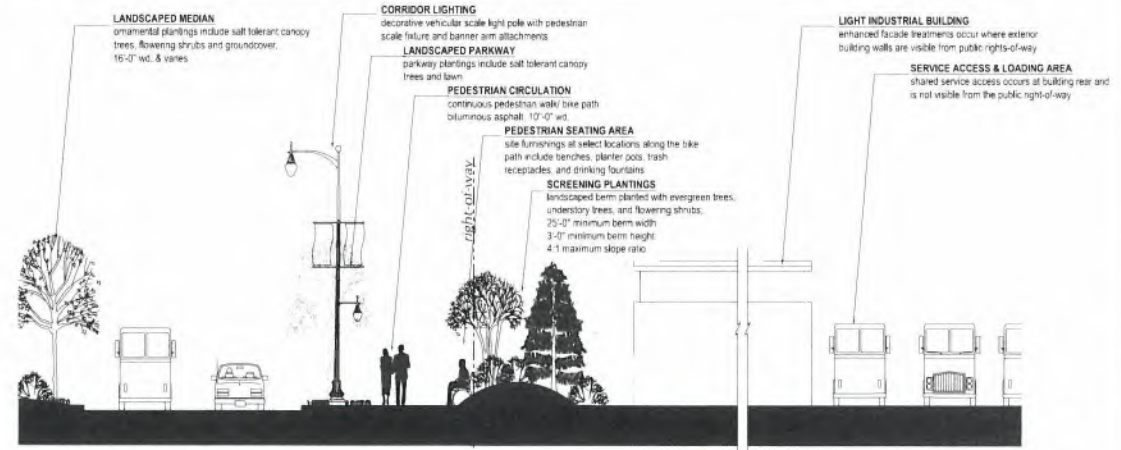
High quality exterior facade materials include metal siding, clerestory glazing and brick masonry. High quality landscape plantings provide for usable outdoor space by employees and visitors.

EXAMPLE PHOTOS



SAMPLE PLAN DIAGRAM

not to scale



SAMPLE SECTION DIAGRAM

not to scale

West Bartlett Road Character Corridors

Village of Bartlett, Illinois

Exhibit 1 - LIGHT INDUSTRIAL SITE DEVELOPMENT



February 2007

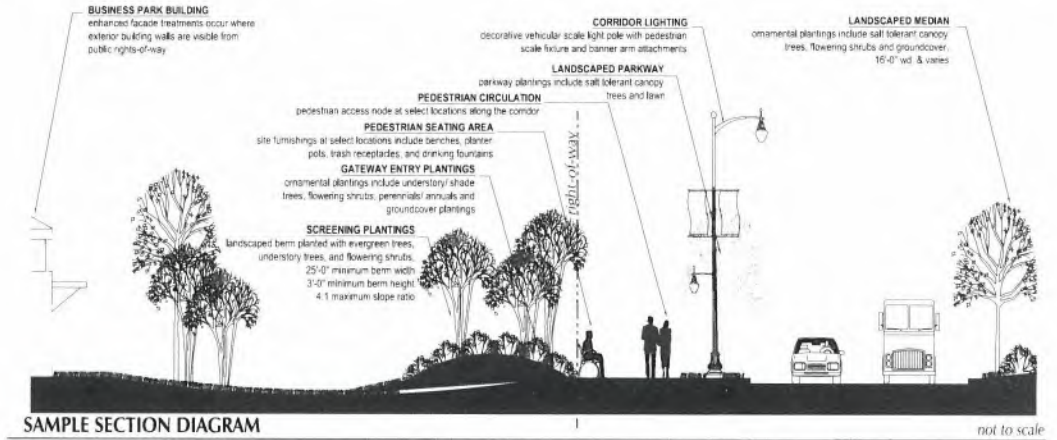
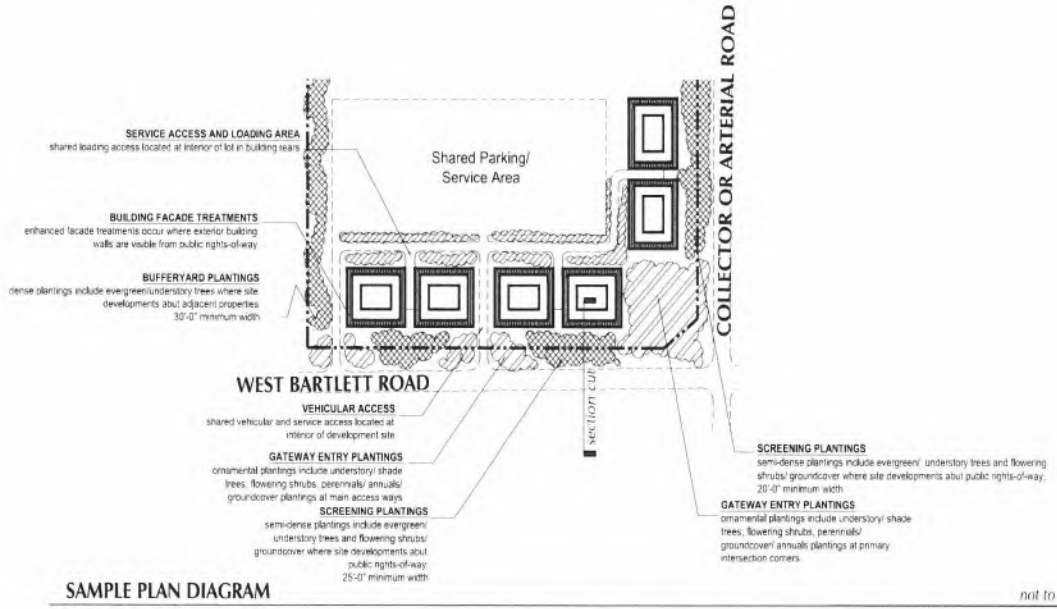


High quality gateway signage at the entrance to the business park directs motorists into the development site. Stone sign structure and landscape plantings represent local forms and materials.



Open space frontage creates an attractive landscaped setback for the development as well as an efficient method to store stormwater runoff.

EXAMPLE PHOTOS



West Bartlett Road Character Corridors

Village of Bartlett, Illinois

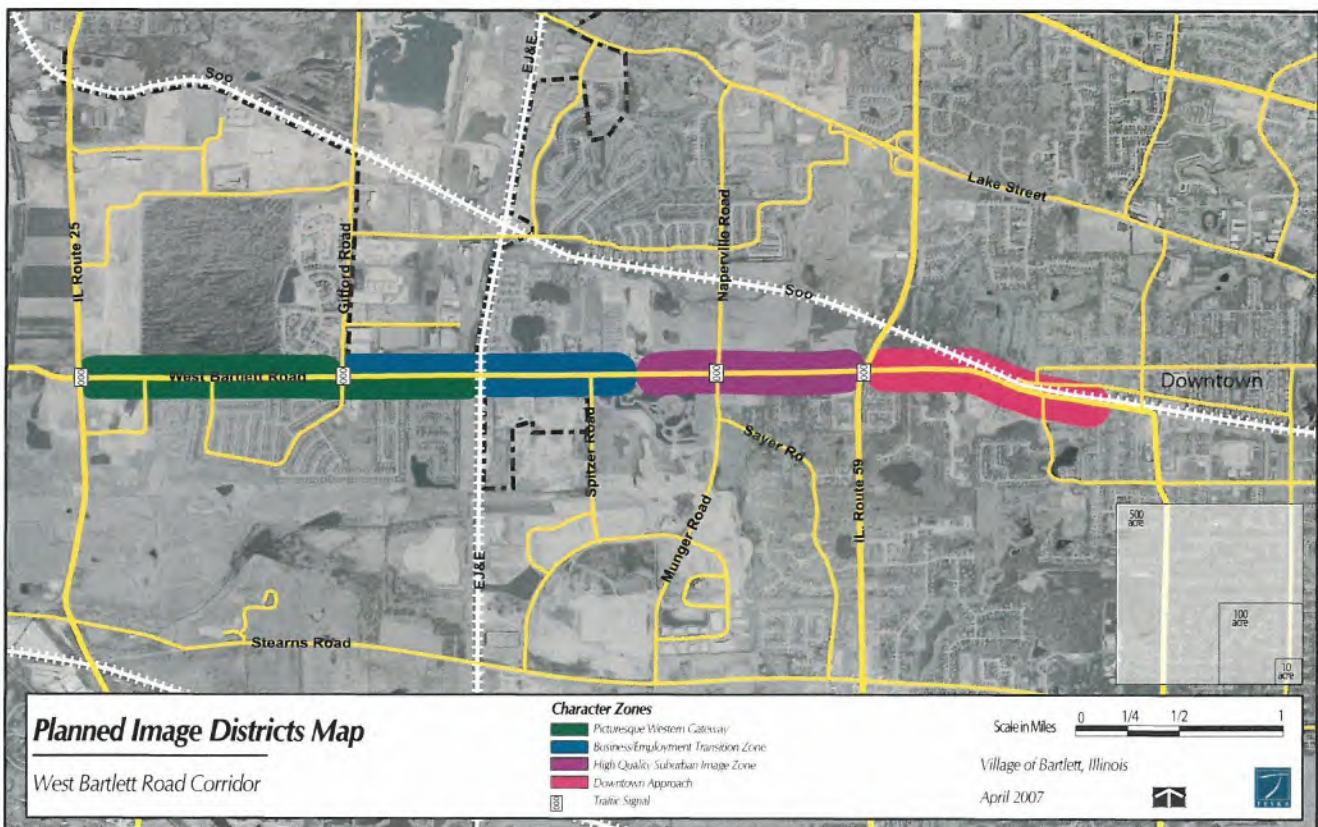
Exhibit 2 - BUSINESS PARK SITE DEVELOPMENT



Design Guidelines

The West Bartlett Road Corridor Design Guidelines are intended to put into place specific standards that reflect the value-derived goal relating to the design goals of the West Bartlett Road Corridor. The goal is to integrate the West Bartlett Road Corridor into downtown Bartlett in an attractive, functional and market-oriented fashion. Doing so will promote the vitality, economic health, livability and sense of place of the corridor district by enhancing its design elements and its physical appearance.

Before this overall design goal can be translated into specific design standards, it is helpful to identify distinct planned image districts for the Corridor. This is necessary because the corridor is long and the roadway and land uses contain divergent characteristics. At the western end of the Corridor the roadway is characterized as the Picturesque Western Gateway because of its natural and environmental amenities and its function as a primary entry point into the Village. Moving east, the next part of the roadway is characterized as the Business/Employment Zone because of the existing higher intensity commercial uses and the plans that will convert some of those uses to residential, business and office uses. The next roadway section is characterized as the High-Quality Suburban Image Zone because of existing and future residential uses that will dominate this section, along with integrated institutional and commercial uses. The final roadway section is characterized as the Downtown Bartlett Approach because of its role connecting the Corridor to the downtown area. See *Planned Image Districts Map* below.



The particular design principles and guidelines that follow are intended to ensure that new development and redevelopment enhance the visual quality and identity of the West Bartlett Road Corridor. It establishes architectural principles and urban design standards for the built environment and rights-of-way so as to create a recognizable corridor district with an appealing atmosphere that reflects harmony and continuity in building design and streetscape improvements based on each of the four image districts that demarcate the roadway corridor. The design guidelines described herein are intended as tools for communicating the design intent for future developments, redevelopments and streetscape improvements.

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Agenda Item Executive Summary

Item Name Issa's Venezuelan Restaurant BEDA Application Committee or Board Committee

BUDGET IMPACT

Amount: \$17,000

Budgeted

Yes

List what fund

Incentives

EXECUTIVE SUMMARY

Issa's Venezuelan Restaurant is expanding into Bartlett Town Center to open their second location, their existing one in a small strip center in Hanover Park.

Owners Luisa Estrada and Carlo Escalona have been seeking a second location and have found downtown Bartlett to their liking. Economic development staff worked with them and encouraged them to open this location in the lone remaining vacant restaurant space in the village.

Their buildout and renovation costs total \$50,227 and includes improvements to the ceiling, counter, plumbing, new and used equipment, fire suppression, signage, and other associated costs.

Staff is recommending a grant in the amount of \$17,000, which amounts to thirty-four percent (34%) of the renovation costs. The EDC reviewed the request at its August 14th meeting and unanimously recommended in favor of that amount.

The owners require translation assistance, so their general contractor Johan Malvestuto provides that service for them while handling business-related items.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Issa's Venezuelan Restaurant's BEDA application, Signed BEDA Program Application Acknowledgement, DRAFT minutes for this item from the August 14th Economic Development Commission meeting

ACTION REQUESTED

- Action requested - for the Committee of the Whole to review Issa's Venezuelan Foods' BEDA request and then forward it to the next Village Board meeting agenda.

Staff: Tony Fradin, Economic Dev. Coordinator

Date: September 8, 2023

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: September 8, 2023
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Issa's Venezuelan Restaurant BEDA Application

APPLICANTS: Luisa Estrada and Carlo Escalona on behalf of Issa's Venezuelan Food

BACKGROUND:

207 S. Main Street has been the only vacant restaurant space in the village for the past two years.

Having been part or the entirety of a restaurant since the development of Bartlett Town Center in 2005, this is a space that economic development staff has sought tenants for in conjunction with ownership and their broker since Trackside Diner closed after only a few months in 2021.

For the past five months, Town Center ownership and village staff have been working with Luisa Estrada and Carlo Escalona, the owner/operators of Issa's Venezuelan Food at Lake Street and Walnut Avenue in nearby Hanover Park.

The applicants recognize Bartlett's rising downtown area as a great place to expand their business and specifically cited the village's excellent reputation for safety and its "hometown feel" as reasons for expanding their business into a larger space that can accommodate more diners inside, and outdoor dining as well.

Economic development staff encouraged them and apprised them, as well as other prospective tenants, of the BEDA program as an added incentive to attract them to our growing downtown dining scene.

BEDA APPLICATION:

Ms. Estrada and Mr. Escalona, with assistance from their general contractor Johan Malvestuto, have documented \$50,227 worth of improvements to be made to improve the space and bring it up to current Code.

The buildout is less costly than some other recent projects due to there already being a commercial hood and ventilation system in place from previous tenants.

Issa's improvements include:

- \$10,500 to Hadyman construction, Inc. for rebuilding the front counter, replacing drop ceiling tiles, baseboards, cabinets, and painting
- \$4,000 to Hadyman construction, Inc. for plumbing improvements

- \$19,286 to WebstaurantStore for new equipment
- \$2,335 for additional (used) equipment from March Equipment in Addison
- \$1,446 for equipment from City Food Equipment in Lombard
- \$7,346 to Fox Valley Fire & Safety
- \$5,000 for a new sign
- \$315 for plumbing supplies



The applicants have been excellent to work with, applied for and obtained all relevant building permits in a timely manner, and have demonstrated a strong work ethic throughout this process and in running their current business in Hanover Park.

Theirs will be the first Venezuelan restaurant in the village and will include dishes including empanadas, cachapas (customizable sweet corn pancakes), customizable bowls, arepas and many more items.

Issa's is also the first applicant to submit all their application documents through the village's electronic portal.

RECOMMENDATION:

Staff recommends a grant in the amount of **\$17,000**, or thirty-four (34%) of the eligible BEDA expenditures.

AUGUST 14 ECONOMIC DEVELOPMENT COMMISSION MEETING:

Issa's business associate and contractor Johan Malvestuto served as the owners' translator at the August 14th meeting.

After a brief question and answer session, the EDC unanimously recommended in favor of a \$17,000 BEDA grant, which amounts to 34% of the build-out costs.

REQUEST:

Staff requests that the Committee of the Whole review Issa's Venezuelan Food's BEDA application and forward the item to the next Village Board agenda for a final vote.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Luisa Estrada de Escalera

Applicant(s) Address: _____ K 11

E-Mail Address: _____ @gmail.com

Primary Contact for Project: Johan Malvestuto

Cell Phone Number and/or Home Number: _____

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

Number of Years in Business: 1 year Number of Years in Bartlett: 0

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

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

Property Information:

Project Property Location/Address: 207 South Main Street Bartlett

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

Other (explain)

Number of Businesses on Site: _____

Names of Other Businesses on Site: _____

Size of Building (dimensions or total square feet) _____

Stories in building: _____ Parking spaces on property: _____

Last Real Estate Taxes Paid: _____

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

County: Cook DuPage Kane

Project Information:

Total Anticipated Project Cost: \$ 50,000

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

build-out, renovations, code updates, plumbing, Fire suppression, sign, equipment

If approved, estimated project completion date: Fall 2023

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

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.

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 also understand that if selected for this program, I will be required to enter into an Economic Incentive Agreement with the Village governing the terms and conditions of the BEDA grant award, and that the Village will not issue any grant funds unless and until I have fully executed the Economic Incentive Agreement in the form required by the Village.

I 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.

I acknowledge that the project is to be completed within 12 months, and that an extension request must be made in writing by the applicant and presented for approval to the Grant Administrator, EDC, or Village Board if necessary.

I acknowledge that if the final costs come in less than what was estimated to determine the reimbursement amount, then the grant amount would be reduced accordingly.

I acknowledge that the Village will perform a background check on myself and the other owners of my business, and I hereby agree to provide the Village with all necessary authorizations to conduct such background checks. I also acknowledge that my business must hold a valid, current business license issued by the Village and that my business must be current on all payments due to the Village in order to be eligible to receive any BEDA grant funds.

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

Digital Signature - I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



Luisa Estrada
Sep 1, 2023

Issa's Venezuelan food is made up of a family of Venezuelans who, due to the economic and political situation in our country, forced us to emigrate to the US, a country to which we are very grateful for the opportunities it has given us. We currently have a small business that started as a home-based business where we face many obstacles since it is not allowed to carry out this type of activity at home, which is why we went to a shared kitchen in the city of Elgin where after a year we managed to have our 1st restaurant in the city of Hanover. park where We offer a wide variety of traditional dishes that capture the authentic flavors of Venezuela. Our menu includes popular options such as empanadas, arepas, cachapas, tequeños, cupcakes, patacones, grills, soups, and party snacks. In addition to our on-site expertise, we provide catering services for special events. Our commitment to using fresh ingredients guarantees the highest quality in every dish. From our selection of Venezuelan drinks to our delicious desserts, we offer a complete culinary journey. Whether clients are looking for a quick meal, a cozy family meal or catering for their meetings, our restaurant offers exceptional service and a welcoming atmosphere, showcasing the rich and delicious cuisine of Venezuela.

We currently plan to open another restaurant in the city of Bartlett to serve our growing clientele. We are grateful for the attention we have received at the office in this city, since they have provided us with very complete information on all the applications that we must make to open our new restaurant. For this reason, we formally apply for a grant to continue with our project and to be able to open our restaurant quickly.

Sincerely :

TROY REALTY MANAGEMENT
INC

Troy Realty Management
6625 N. Avondale Ave.
Chicago, Illinois 60631
(773) 792-3000
(773) 792-8872 Fax

August 16, 2023

To Whom It May Concern:

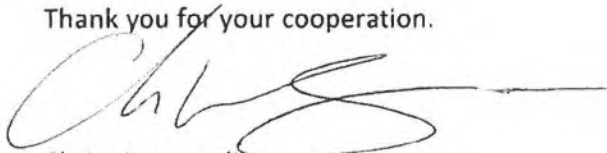
This letter is to inform the village of Bartlett that our newest tenant at our retail center known as Issa's Venezuelan Food has received authorization on our behalf to perform their current build out to code for the space known as 201-33 S. Main St. suite # 207 (Bartlett, IL 60631). We have instructed our tenant to follow all current building and state codes, including obtaining proper permits and approval from the village of Bartlett.

Included in this letter are paid receipts and invoices for all work performed on their behalf which are considered space improvements.

We believe they will be a great candidate for your grant program and hope they will be considered on your behalf.

If you have any questions, please do not hesitate to contact me directly at 773-792-3000 ext. 228.

Thank you for your cooperation.



Chris Verzevoulis
Troy Realty Management Inc.
773-792-3000 ext. 228
chris@troyrealtyltd.com

Hadyman construction, Inc

Address. 460 Dover Dr. Roselle IL 60172
Phone: 9548648132
Email. constructionhadymaninc@gmail.com



Bill To

207 S Main St
Bartlett, IL 60103
Estados Unidos

Invoice

114

Invoice Date

05/19/2023

Description	Amount
Cosmetic Remodeling Painting job all store walls and doors remplace drop ceiling tiles new plastic baseboards rebuild the front counter top for cashier area instalation of cabinet built new bar table in front the window	10,500.00

Invoice Total

\$10,500.00



Terms & Conditions

This proposal involve all the license and ensure.
the cost of permit costs is by the owner

Everything that is not shown in this budget will be considered an extra cost and will be notified to the owner, in case it is done it must be previously approved

for this project we 50% on front and 50% when is done.



Hadyman construction, Inc

Address. 460 Dover Dr. Roselle IL 60172
Phone: 9548648132
Email. constructionhadymaninc@gmail.com



Bill To
207 S Main St, Bartlett, IL 60103

Invoice # 119
Invoice Date 07/30/2023

Description	Amount
installation of all fixtures of plumbing over the plan 3 zinc compartments 2 zinc compartments 3 hands zinc and others showing in the plan	4,000.00

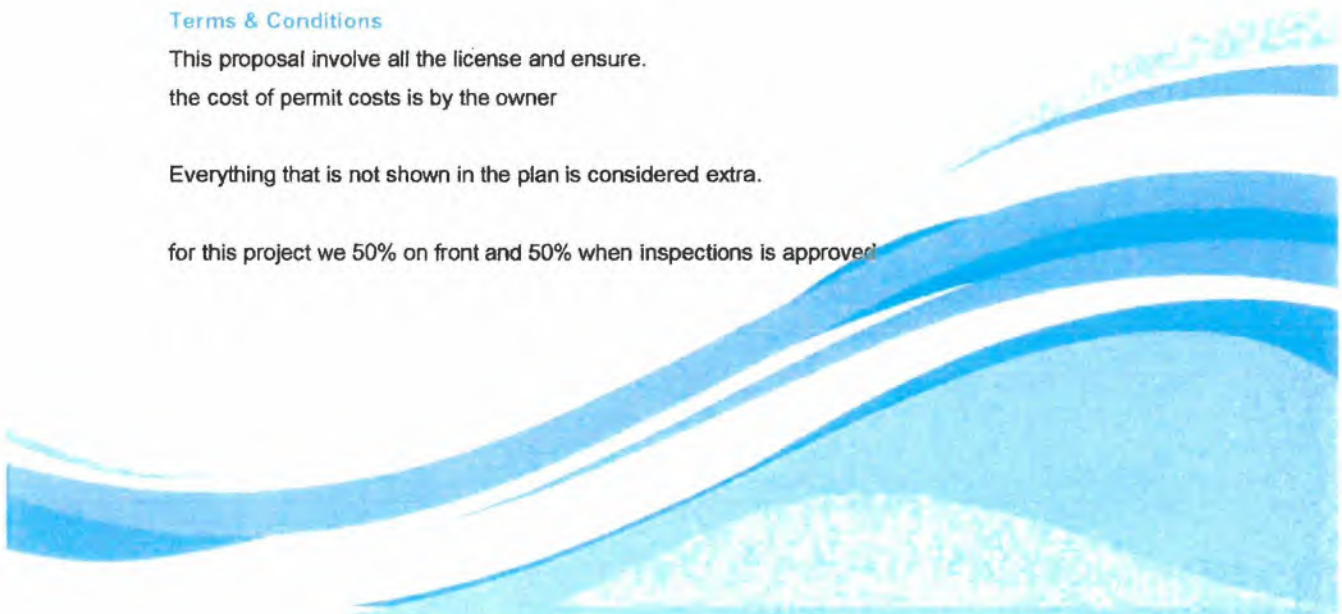
Invoice Total \$4,000.00

Terms & Conditions

This proposal involve all the license and ensure.
the cost of permit costs is by the owner

Everything that is not shown in the plan is considered extra.

for this project we 50% on front and 50% when inspections is approved



SubTotal:	\$16,913.90
Tax:	\$1,662.33
Shipping & Handling:	\$242.30
Liftgate:	\$55.00
Total (USD):	\$18,873.53

Payment Method: Alternate

Thank you for your business!

WebstaurantStore

40 Citation Lane
Lititz, PA 17543
717-392-7472

Note: The above address is for billing purposes only. For questions regarding returns, visit your account at

<https://www.webstaurantstore.com/MyAccount>

WebstaurantStore

Sales Invoice

Order Number	User ID	Date Ordered
87862854	24046041	7/14/23 at 3:08 PM

Bill To	Ship To	Shipping Method
Luisa estrada Issas Venezuelan food LLC 2360 walnut av Hanover park Hanover Park, IL 60133	Luisa estrada Issas Venezuelan food llc 2360 walnut av Hanover Park, IL 60133-3832	Ground

Your Contact	Customer PO	Customer Phone
help@webstaurantstore.com		(331) 235-6458

Item Number	Description	Unit Price	QTY	Tax	Total
177BMFW4	Avantco BMFW4 46" Electric Bain Marie Buffet Countertop Food Warmer with 4 Half Size Wells - 1500W, 120V	\$374.99	1	\$37.50	\$374.99
				SubTotal:	\$374.99
				Tax:	\$37.50
				Shipping & Handling:	\$0.00
				Total (USD):	\$412.49

Payment Method: Visa - XXXX0046

WebstaurantStore
 40 Citation Lane
 Lititz, PA 17543
 717-392-7472

Thank you for your business!

Note: The above address is for billing purposes only. For questions regarding returns, visit your account at <https://www.webstaurantstore.com/MyAccount>

Address: IL 60101
 Phone: (630)627-3031
 Fax: (630)627-3050

Deposit Receipt

BILL TO

ISSA'S VENEZUELAN FOOD
 207 S. MAIN STREET
 BARTLETT, IL 60103
 Phone: (224) 806-8369

Attn: JHOFRAN LANTEN

Customer #
 19938

SHIP TO

ISSA'S VENEZUELAN FOOD
 207 S. MAIN STREET
 BARTLETT, IL 60103
 Phone: (224)806-8369

Attn: JHOFRAN LANTEN

Order	Salesperson	Customer PO	Ship Via	Terms	Page				
131443	MARSHALL LOEB		MARCH TRUCK	CASH, CREDIT CARD, CASHIERS	1 Of 1				
Ord	Inv	B/O	Item #	Description	UOM	Unit Price	Disc	Disc. Price	Extended
1	0		106812	S/S EQUIPMENT STAND	EA	130.00	.00%	130.00	130.00
1	0		108429	AVANTCO 6' 3-DOOR 18 PAN SANDIWHC PREP TABLE	EA	1,245.00	.00%	1,245.00	1,245.00

All returns are subject to a 25% restocking charge. SERVICE CHARGE of 1.5% per month (18% APR) added to past due accounts. UEQ assumes no responsibility for any product loss as a result of refrigeration failure. Equipment listed above shall remain the property of UEQ until invoice is paid in full. Limited 30 day warranty on parts and labor under normal usage shall apply to the above equipment unless otherwise stated. After 30 day warranty expires on used equipment purchase, UEQ Corp., D/B/A March Equipment Co., is held harmless due to any equipment failure.
 DELIVERY AND FREIGHT ARE NON-REFUNDABLE

Sales Total	\$1,375.00
Freight	100.00
Install	.00
Misc.	.00
Taxable	1,375.00
Sales Tax	113.44
Order Total	\$1,588.44

Authorizing Signature _____ Print Name _____ Date _____

TERMINAL ID: 630-627-3031

TERMINAL ID: 630-627-3031

Terminal ID: ****153
7/19/23 12:18 PM

Terminal ID: ****153
7/19/23 12:19 PM

ISSA'S VE
207 S. MA
BARTLET
Phone: (22

VISA CREDIT - INSERT
AID: A000000031010
ACCT #: *****8960

VISA DEBIT - INSERT
AID: A000000031010
ACCT #: *****7217

CREDIT SALE
UID: 320016826490 REF #: 0034
BATCH #: 009 AUTH #: 095258

CREDIT SALE
UID: 320027422476 REF #: 0035
BATCH #: 009 AUTH #: 141796

Attn: JHO

AMOUNT \$1000.00

AMOUNT \$588.44

SHIP TO

V'S VENEZUELAN FOOD
S. MAIN STREET
TLETT, IL 60103
ne: (224)806-8369

I: JHOFRAN LANTEN

APPROVED

APPROVED

ARQC - A5C135C46DABC325

ARQC - 24832F2600C69E04

CUSTOMER COPY

CUSTOMER COPY

Order	Inv
131443	
1	0
1	0

108429 \ AVANTCO 6' 3-DOOR 18 PAN SANDI WCH EA
PREP TABLE

Terms			Page
Unit Price	Disc	Disc. Price	1 Of 1
130.00	.00%	130.00	Extended 130.00
1,245.00	.00%	1,245.00	1,245.00

Items are subject to a 25% restocking charge. SERVICE CHARGE of 1.5% per month (18% added to past due accounts. UEQ assumes no responsibility for any product loss as a result of refrigeration failure. Equipment listed above shall remain the property of UEQ until payment is paid in full. Limited 30 day warranty on parts and labor under normal usage shall apply to above equipment unless otherwise stated. After 30 day warranty expires on used equipment purchase, UEQ Corp., D/B/A March Equipment Co., is held harmless due to any equipment failure. CASH AND FREIGHT ARE NON-REFUNDABLE

Sales Total	\$1,375.00
Freight	100.00
Install	.00
Misc.	.00
Taxable	1,375.00
Sales Tax	113.44
Order Total	\$1,588.44

Signature Print Name Date

MARCH EQUIPMENT LLC

March Equipment
 930 W. Fullerton Avenue
 Addison, IL 60101
 Phone: (630)627-3031
 Fax: (630)627-3050

Order Date	Order #
07/25/2023	131469

Deposit Receipt

BILL TO
ISSA'S VENEZUELAN FOOD 207 S. MAIN STREET BARTLETT, IL 60103 Phone: (224)806-8369 Attn: JHOFRAN LANTEN

Customer #
19938

SHIP TO
ISSA'S VENEZUELAN FOOD 207 S. MAIN STREET BARTLETT, IL 60103 Phone: (224)806-8369 Attn: JHOFRAN LANTEN

Order	Salesperson	Customer PO	Ship Via	Terms	Page
131469	MARSHALL LOEB		CUSTOMER PICK UP	CASH, CREDIT CARD, CASHIERS	1 Of 1

Ord	Inv	B/O	Item #	Description	UOM	Unit Price	Disc	Disc Price	Extended
1	0		109056	30' X 60" S/S OPEN BASE TABLE WITH OVERSHELF	EA	345.00	.00%	345.00	345.00
1	0		109112	30" X 48" ALL S/S TABLE ON CASTERS	EA	345.00	.00%	345.00	345.00

All returns are subject to a 25% restocking charge. SERVICE CHARGE of 1.5% per month (18% APR) added to past due accounts. UEQ assumes no responsibility for any product loss as a result of refrigeration failure. Equipment listed above shall remain the property of UEQ until invoice is paid in full. Limited 30 day warranty on parts and labor under normal usage shall apply to the above equipment unless otherwise stated. After 30 day warranty expires on used equipment purchase, UEQ Corp., D/B/A March Equipment Co., is held harmless due to any equipment failure.
 DELIVERY AND FREIGHT ARE NON-REFUNDABLE

Sales Total	\$690.00
Freight	.00
Install	.00
Misc.	.00
Taxable	690.00
Sales Tax	56.92
Order Total	\$746.92




 Authorizing Signature Print Name Date

ADDISON IL 60101
630-627-3031

930 W. Fullerton Avenue
Addison, IL 60101
Phone: (630)627-3031
Fax: (630)627-3050

Terminal ID: ****154 ***5
7/25/23 11:21 AM

Discover Credit - INSERT
AID: A0000001523010
ACCT #: *****1923

CREDIT SALE
UID: 320610895185 REF #: 0047
BATCH #: 015 AUTH #: 02550B

AMOUNT \$746.92

APPROVED

ARQC - 39D8A4B1DE683B7E

CUSTOMER COPY

Deposit Receipt

Customer #
19938

SHIP TO

ISSA'S VENEZUELAN FOOD
207 S. MAIN STREET
BARTLETT, IL 60103
Phone: (224)806-8369
Attn: JHOFRAN LANTEN

Customer PO	Ship Via	Terms	Page
	CUSTOMER PICK UP	CASH, CREDIT CARD, CASHIERS	1 Of 1

Item	UOM	Unit Price	Disc	Disc Price	Extended
------	-----	------------	------	------------	----------

1" S/S OPEN BASE TABLE WITH	EA	345.00	.00%	345.00	345.00
1 0 109112 \ 30" X 48" ALL S/S TABLE ON CASTERS	EA	345.00	.00%	345.00	345.00

All returns are subject to a 25% restocking charge. SERVICE CHARGE of 1.5% per month (18% APR) added to past due accounts. UEQ assumes no responsibility for any product loss as a result of refrigeration failure. Equipment listed above shall remain the property of UEQ until invoice is paid in full. Limited 30 day warranty on parts and labor under normal usage shall apply to the above equipment unless otherwise stated. After 30 day warranty expires on used equipment purchase, UEQ Corp., D/B/A March Equipment Co., is held harmless due to any equipment failure.

DELIVERY AND FREIGHT ARE NON-REFUNDABLE

Sales Total	\$690.00
Freight	.00
Install	.00
Misc.	.00
Taxable	690.00
Sales Tax	56.92
Order Total	\$746.92

Jhofran Lanten
Authorizing Signature

Jhofran
Print Name

Date



ONE COMPANY DOES IT ALL

2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

June 15, 2023

Issa's Restaurant & Bar
Attn: Jhofran Lanten
207 S. Main Street
Bartlett, IL 60103
Via Email: jhofranlanten@gmail.com
Via Phone: 224/806-8369

Re: Ansul Fire Suppression System Installation- 207 South Main Street, Bartlett, IL 60103

Dear Jhofran:

Fox Valley Fire & Safety is pleased to submit our quote for the Ansul kitchen hood fire system at the above referenced project. Based on my site survey and the information provided, Fox Valley Fire & Safety proposes the following:

Fox Valley Fire & Safety will provide all Ansul equipment, nozzles, seals, plugs, detectors, brackets, fusible links, hand-pull, hand-pull cover, wire rope, cartridge, miscellaneous pipe & fittings, chrome on exposed piping and non-union labor to install a Ansul R102 6-gallon system for appliance specific protection of the existing 12ft. hood. We will also relocate the hand-pull to the back of the kitchen. Fox Valley Fire & Safety will also provide fire system drawings for submittal into the Village of Bartlett, permitting and final testing with Bartlett Fire Department. Upon completion, the system will be activated, certified and tagged.

Your cost for this package.....	\$	5,096.04
CAD submittal drawings.....	\$	195.00
Ansul Sentry 10lb. ABC fire extinguisher & Sign (Bar).....	\$	146.00
Illinois state sales tax.....	\$	309.57
Estimated permit fee for the Village of Bartlett.....	\$	275.00
Final acceptance testing with Bartlett Fire Department.....	\$	395.00
Your total cost for this work.....	\$	6,416.61

Exclusions:

1. Union labor
2. Electrical labor
3. Fire alarm labor
4. Premium-time labor
5. Installation of gas valve

Clarifications:

1. Fire alarm and electric shutdown tie into the Ansul (by others) needs to be completed before final testing.(I believe this is already completed)
2. Fox Valley Fire will be using the existing automan, mechanical gas valve, tanks, and hoses. If any of these are found to be non-operational additional fees will apply.
3. Bartlett may decide to send this for review to FSCI, if so, review fees, permit fees, final testing and drawings fees will increase and apply

June 15, 2023

Issa's Restaurant & Bar
Attn: Jhofran Lanten
207 S. Main Street
Bartlett, IL 60103
Via Email: jhofranlanten@gmail.com
Via Phone: 224/806-8369

Re: Ansul Fire Suppression System Installation- 207 South Main Street, Bartlett, IL 60103

Please sign and return this proposal to me at your earliest opportunity. Upon receipt of your signed approval, we can begin drawings for submittal into the Village of Bartlett.

We appreciate the opportunity to provide you with this quote. Please let me know if you have any questions or if I may be of further assistance.

Respectfully,

Andy Blachowicz
Fire Protection Specialist
Direct Line: 847/695-5990 ext.306
Cell Phone: 630/800-0424

***There may be a 50% down payment required prior to submittal and processing work orders for scheduling.**

*Credit Terms:

1. All orders are subject to credit approval and may require a deposit; prior arrangements not withstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Jhofran Lanten
Authorized Signature

Jhofran Lanten
Printed Name

Owner
Title

06/19/23
Date



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

July 24, 2023

Lynch Properties – 1245 Waukegan (Glenview)
Attn: Chris Verzevoulis, VP Property Management
6625 N Avondale Avenue
Chicago, IL 60631
Phone: 773-792-3000 Ext. 228
Fax:
Email: chrisv@troyrealtyltd.com

Project: Bartlett Center
201-233 S Main Street
Bartlett, IL 60103

Dear Chris:

Fox Valley Fire & Safety was recently onsite for fire alarm service call at the above referenced location on 06/23/23. During this service, our technician noted the fire alarm control panel was in "Supv for Duct Det (M33:-P27) upon arrival. Located and cleaned duct detector in Suite 207 kitchen office. Found signs of water damage on device and found cover loosely mounted. Reset the fire alarm control panel and supervisory remained clear. **Recommend returning to replace the water damaged duct detector at your earliest convenience.** Fox Valley Fire & Safety proposes to provide the following:

Fire Alarm System Equipment and Scope of Work:

- 1 - System Sensor InnovairFlex Duct Smoke Detector
- 1 - Air Sampling Tube
- 1 - Labor to replace device, test and final checkout

Your approximate cost for this package\$ 930.00

Please Note:

- *A new proposal will be provided for additional equipment or work, if required.*
- *The above is an approximate estimate for labor and materials and will be billed on a time and materials basis at \$182.00 per hour.*

Exclusions to this proposal are:

1. Products or services not listed above
2. Additional requirements from the local Fire Department
3. Premium time labor
4. Sales Tax
5. Fuel Surcharge
6. Freight or Shipping



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Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com
Fax 847-695- FOXX (3699)

To:	Chris Verzevoulis	From:	Dale Pope
Company:	Bartlett Center	Date:	July 24, 2023
Email:	chrisv@troyrealtlytd.com	Pages (incl cover)	3
Phone:	773-792-3000	Direct Phone:	224-293-5377
Re:	Fire Alarm Service (Proposal)	Direct Fax:	224-293-5378

Urgent For Review Please Reply

Bartlett Center

201-233 S Main Street

Bartlett, IL 60103

Six Areas of Service and Protection

- Fire Alarm:** Voice Evacuation, Elevator Recall and Area of Rescue Assistance Systems
- 24-Hour Monitoring Service - Fire Alarm and Security Systems:** Central Station, Direct Connect and Radio Networks as well as Municipal Keltron Radio Networks
- Fire And Safety Products:** Fire Extinguishers and Cabinets, Restaurant Kitchen Hood Fire Suppression Systems, Emergency and Exit Lighting and On-Site Fire Training
- Security:** Security, Card Access, Apartment Access, Camera Security (CCTV), Door Entry Systems, Medical Alert, Home, Music/Security Intercom and Central Vacuum Systems
- Engineered Fire Suppression:** FM200, Sapphire, CO2, Dry Chemical, Halon, Engineered, Vehicle Systems and Fire Door Testing
- Sprinkler Service:** System Service, Backflow and Fire Pump Testing

If you do not receive all pages, please call 847-695-5990 as soon as possible so we can fax it again.

Bartlett Center (Service Call Related Repairs)
July 24, 2023
Page 2

Please approve, date and fax this document to my attention at your earliest opportunity. Upon receipt of your approval, we will contact you to schedule this important life safety work.

I look forward to partnering with you on this project and appreciate your careful consideration. If you have any questions or if I may be of further assistance, please feel free to contact me at 847-695-5990, ext 255 or via e-mail at dalepope@foxvalleyfire.com.

Respectfully,



Dale Pope
Fire Protection Specialist

cc: Jason Matousek

Credit Terms:

1. All orders are subject to credit approval and may require a deposit; prior arrangements notwithstanding.
2. Payment Terms can be established by contacting our Accounts Receivable Department at 224-293-5308 or 224-293-5304.

Approval:

My signature below indicates that I am an authorized agent of the company receiving this proposal and that I have full power and authority to bind our company to the terms of this proposal.

Jhofran Lanten
Authorized Signature

Jhofran
Printed Name

Owner
Title

07/26/23
Date

224 806 8369
Scheduling Contact/Number

Jhofranlanten@gmail.com
Scheduling Email



376 W. North Avenue
Lombard, IL 60148

Phone 630-613-8535
Fax 331-307-7947

Sold To

Issa's Venezuelan Food
6813 Plumtree
Hanover Park IL 60133

Ship To

Issa's Venezuelan Food
6813 Plumtree
Hanover Park IL 60133

Customer # 0012961	Order Date 07/12/2023	Sales Order # EQ087664	Buyer	Customer P/O #	Ship Via	Salesman CL
Invoice # EQ88793	Invoice Date 07/12/2023	Ship Date	Freight Terms PREPAID	Job Number	Terms Due on receipt	

LN	QTY ORD	QTY SHIP	QTY E/O	QTY PYCK	PRODUCT DESCRIPTION	UOM	NET PRICE	EXTENSION
1	1	0	1		DAC-DCGM48 Griddle, Gas, Countetop - 48" W - 4 Burners, Nat. Gas MFG# DCGM48 * Above is a special order & * * Non-Returnable item *:	EA	1315.00	\$0.00
Credit Card....					Name.....	TransactionID	ApprovalCd	
/S xxxxxxxx					CARDHOLDER/VISA	CNP-5 26090709 032317		\$1
					Application ID: A0000000980840			
					Application Label: US DEBIT			
					Pin Statement: PIN Verified			
					Open Sales Order....	1,446.50		
					Invoice Total.....	0.00		
					Prior Payments.....	0.00		
					Shipments.....	0.00		
					Deposit Avail.....	0.00		
				Payment Received.....	1,446.50		
					Balance Sales Order.	1,446.50		
					Deposit.....	1,446.50		
					Due.....	0.00		

[CONTINUED]



370 W. NORTH AVENUE
Lombard, IL 60148

Fax 331-307-1847

Page 2/2

Sold To
Issa's Venezuelan Food
6813 Plumtree
Hanover Park IL 60133

Ship To
Issa's Venezuelan Food
6813 Plumtree
Hanover Park IL 60133

Customer # 0012961	Order Date 07/12/2023	Sales Order # EQ087664	Buyer	Customer P/O #	Ship Via	Salesman CL
Invoice # PEQ88793	Invoice Date 07/12/2023	Ship Date	Freight Terms PREPAID	Job Number	Terms Due on receipt	

LN	QTY ORD	QTY SHIP	QTY B/O	QTY PICK	PRODUCT DESCRIPTION	UOM	NET PRICE	EXTENSION

Signature Proof of Delivery:
RL E
07/12/23 16:23

All returns are subject to a 30% restocking fee. No returns after 7 Days. No Returns accepted on special orders. No Cash refunds, a check will be issued within 7-10 business days for refunds.

Merchandise	0.0
Freight	0.0
Misc Charges	0.0
Sub Total	0.0
Taxable	0.0
Tax (012)	0.0
TOTAL	\$0.0

Invoice 100

Fresh Ink Graphics Llc

Address 892B Anita Av Antioch IL 60002
872.222.8715
Email. info@finkgraphics.com



Bill To **Invoice Date** 07/12/2023
Issas Venezuela
restaurant Bar
207 Main Street South Bartlett il 60103

Description	Amount
new acrylic signs with led lights with installation sizes 6ft x30inch	5,000.00

Total **\$5,000.00**

Terms & Conditions

method of payment 50% in the beginning of the job and 50% when the job is completed

all fees or cost of permits is by the owner

1020 E LAKE COOK RD
BUFFALO GROVE, IL 60089
(847)520-6100

7/20/2023 4:15:26 PM

Reference Number: 536575999
Total: USD\$ 315.77
Transaction Type: Sale
Transaction Status: Pending Settlement
Card Type: VISA DEBIT
Card Brand: Visa
Card Number: xxxxxxxxxxxx7217
Entry Method: Chip
Approval Code: 191151
Approval Message: APPROVAL 191151
AVS Result: 0
Customer Name: LANTEN/JHOFRAN J
Invoice: 2840472

CVM: SIGN

EMV Details

AID: A0000000031010
TVR: 8000000000
IAD: 06011203A08000
TS1: 6800
ARC: 00



All controls...
warranted by the manufacturer
will be returned...
etc

COMP THERMOSTAT
FIXING VALUE 020414

X
Please sign here to agree to payment.

THIS COPY IS FOR YOUR RECORDS ONLY
IF YOU RECEIVED THIS VIA EMAIL

7/20/23
VISA
JH

1000

D

#:

1000

1000

1000



Cont
Marrant
will
credit

(PUSH-B)

WHITE 3/8" COMP THERMOSTAT
LEAD FREE MIXING VALVE 02041 2

7/20

Sub

DRAFT MINUTES FROM AUGUST 14, 2023 ECONOMIC DEVELOPMENT COMMISSION MEETING

Issa's Venezuelan Restaurant BEDA Application

Mr. Fradin presented the BEDA Application from Issa's Venezuelan Restaurant. Staff is recommending a \$17,000 BEDA Grant for the restaurant buildout.

Commissioner Lewensky asked if the \$17,000 had anything to do with budget constraints. Also, these receipts seem a little less detailed than other applications in the past. Did staff look into the contractors to ensure they are legitimate.

Mr. Fradin stated it did not have anything to do with budget constrictions.

Mr. Skrycki stated that staff audits the receipts before any checks are disbursed. This is also aided by the permitting process as well.

Commissioner Gorski asked if one of the contractor names was spelled correctly as it states "Hadyman" instead of "Handyman".

Mr. Malvestuto stated that is his business, and that is how they spell it.

Commissioner Perri asked how large the space is.

Mr. Fradin stated it is about 3,000 square feet (old O'Hare's and Trackside location).

Mr. Malvestuto (On behalf of Ms. Estrada) stated that the seating capacity will be about 100 people and will have around 28 tables.

Mr. Ohlson asked if this will replace the other location or be in addition to.

Mr. Malvestuto (on behalf of Ms. Estrada) stated that it is in addition to.

Commissioner Gorski asked if staffing is in place to open on time.

Mr. Malvestuto (on behalf of Ms. Estrada) stated we are planning to hire 12 employees.

Commissioner Perri stated that he has not had the pleasure of eating Venezuelan food. When I come into your restaurant, what are a couple of things you would recommend to me?

Mr. Malvestuto (on behalf of Ms. Estrada) stated they have a lot of delicious options. We have breakfast food like arepas. We have empanadas, Venezuelan style barbecue, some hamburgers, sandwiches, etc.

Commissioner Erickson asked about hours.

Mr. Malvestuto (on behalf of Ms. Estrada) stated 9 a.m. to 11 p.m.

Commissioner Erickson asked about who their target audience is.

Mr. Malvestuto (on behalf of Ms. Estrada) stated that they want to be something different that offers something unique to Bartlett and added that the built-in base from their other location will contribute to the word-of-mouth marketing.

Commissioner Densford stated that he has been to their other location and complimented the restaurant. He stated it's always busy. He added that based on his customers, there are a lot of Venezuelan people in town, and this business will be welcomed.

Commissioner Lewensky asked about the length of the lease.

Mr. Malvestuto (on behalf of Ms. Estrada) stated it is five years.

Mr. Fradin added that he will also help market this business, like all others, through small business Saturday, the cocoa crawl, etc.

Commissioner Erickson also recommended the chamber as a resource.

Commissioner Perri welcomed the petitioners to Bartlett, and stated as an American he is proud of the petitioners.

Commissioner Gorski asked for clarification on the hours and the number of employees, as 12 employees for the number of hours they are open doesn't make sense.

Mr. Malvestuto (on behalf of Ms. Estrada) stated that is their goal to get to that many hours, but initially, they will do what they can with the minimum 12 employees they are starting with. The goal would be to increase staff with demand.

Commissioner Perri moved to recommend a BEDA grant in the amount of \$17,000 to the Village Board. Seconded by Commissioner Erickson.

AYES: Commissioners Densford, Erickson, Gorski, Ohlsen, Lewensky, Perri,
Suffern

NAYS: None

MOTION CARRIED

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: September 12, 2023
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Lake Street Tax Increment Financing (TIF)

BACKGROUND:

Item #13 in the village's Strategic Plan, listed under short-term complex, is to *determine the need for a Tax Increment Finance (TIF) district in a portion of the downtown and along Lake Street.*

The Village Board has determined that the village should proceed with the formation of a new Tax Increment District along a portion of Lake Street.

TAX INCREMENT FINANCING:

Tax increment finance (TIF) is a tool that generates a pool of money used for reinvestment within the TIF area. This pool of money is created by "freezing" the assessed value of a property when a TIF district is created, known as the baseline EAV. The Village, county, township, school districts, and other local governments continue to collect property taxes based upon the baseline EAV from the date when the TIF was created.

Any increase in the property's assessed value which creates additional property tax revenue above the baseline EAV is deposited into the tax increment fund, which is then available for projects within the TIF district.

TIF dollars can be used for public infrastructure, land assemblage, streetscape, demolition and site preparation, studies, surveys and plans, financing costs, professional services, rehabilitation or renovation of existing public or private buildings and environmental cleanup.

WHY IS A TIF BEING CONSIDERED?

TIF funds help municipalities to make needed improvements to a specific area, like new roads, sewers, drainage improvements or provide incentives to attract private development and new businesses.

TIF designation also helps existing businesses expand or improve their properties that might otherwise find more attractive options elsewhere.

TIF helps to overcome the extraordinary costs that often prevent development and private investment from occurring, including addressing flooding and environmental issues,

investing in new infrastructure, and assembling properties into a single larger parcel for redevelopment.

Time is of the essence to develop a long-term strategy to spur development activity along Lake Street, an area in which the private market has not made significant investments over the past years as other areas throughout the village have developed.

Given the challenges facing the Lake Street corridor, future redevelopment of key sites would not occur without a TIF District.

ELIGIBILITY STUDY:

At its June 6th meeting, the Village Board approved a Resolution to engage the services of Teska Associates, a well-renowned consulting firm that previously guided the village through the formation of its four TIF districts.

At a not-to-exceed cost of \$25,750, Teska would proceed by first conducting an eligibility study, which it has completed.

Teska has found that the proposed Redevelopment Area qualifies as a "Conservation Area" TIF. The findings are preliminary, however the factors that qualify an area as such appear to be sufficiently present, those being: at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

In this instance, greater than 90% of the buildings exceed 35 years in age, and they found more than three eligibility characteristics, including:

1. Dilapidation
2. Deterioration
3. Excessive Vacancies
4. Lack of Community Planning
5. Relative Decline in EAV (Possibly)

On the decline of EAV, further research is needed for several reasons: Cook County, for multiple years in a row, is behind in its preparation and distribution of the Agency Report which lets us know what the EAV for the entire Village of Bartlett is for the 2022 tax year.

We anticipate that it will be released on November 1.

The study area had actual reduction in EAV in 2016, 2018 and 2021. It also was declining relative to the Consumer Price Index in 2018, 2021 and 2022.

To continue moving this new TIF forward, the next step is to authorize the consultant to proceed with the Redevelopment Plan, which will include input from various stakeholders

as well as engaging with other taxing bodies and some property owners within the proposed Redevelopment Area.

REQUEST:

Authorization from the Village Board to continue the process of creating this new TIF district, which will cost an additional \$16,500, consisting of preparation of the Project Redevelopment Plan (\$10,500), TIF Adoption including public meetings and a Joint Review Board (\$5,500) and an additional \$500 of various expenses.

The Village Board previously approved a not-to-exceed amount of \$25,750 to complete all phases of the creation of this proposed TIF, including the Redevelopment Plan, at its June 6th meeting.