

Minutes

Village of Bartlett Economic Development Commission July 9th, 2018

1) Call to Order

G. Kubaszko called the meeting to order at 7:02 pm

2) Roll Call

Present: S. Gandsey, Adam Lewensky, R. Miskiewicz (Chamber), T. Smodilla, J. LaPorte, G. Kubaszko,

Absent: R. Perri, C. Green, D. Gunsteen,

Also Present: T. Fradin, Economic Development Coordinator;
S. Skrycki, Assistant Village Administrator;
J. Dienberg, Administrative Intern;
Ajay Tantuwaya; BEDA Applicant

3) Approval of Minutes

4) BEDA Application: Indian Express 772 West Bartlett Rd

T. Fradin introduced the first BEDA applicant, Ajay Tantuwaya of Indian Express. He shared that Mr. Tantuwaya had applied for a \$50,000 grant in order to renovate his property in the Westgate Commons shopping center, to convert it from a previous salon into the Village's first Indian Restaurant. Mr. Fradin recapped the program as well as went through the petitioner's application. T. Fradin concluded that staff was recommending awarding the petitioner \$25,000, half of what was originally proposed by the petitioner. Mr. Fradin stated that staff is seeking a recommendation from the EDC to approve a BEDA grant to Indian Express at 772 West Bartlett Rd, in the amount of \$25,000 and opened the floor for questions for the petitioner.

A. Tantuwaya introduced himself and shared his vision of the restaurant. He shared that it would be a family restaurant, with him being the manager and the face up front, and his mother would be the chef in the back. He added that his mother has great experience amongst many areas of Indian cuisine, and is accommodating to the vegetarian community. He added that the restaurant will be well located in between the Jain Society Temple and the Shri Swaminarayan Mandir Temple, attracting many individuals from the Indian community to the area. He expressed that the restaurant will be mainly fast-food to-go, with a little bit of dine-in, and a little bit of catering. He anticipates being very busy during the summer time with many catering events.

T. Smodilla expressed excitement for the possibility of Bartlett's first Indian restaurant and opened up questioning to ask questions about the petitioners experience. She asked if the chef had much experience as a professional cook, about the petitioner's restaurant experience, and management

experience. She also asked Mr. Tantuwaya what the average ticket price would be as well as if he intended to apply for a liquor license and subsequently if he intended to apply for a video gaming license.

A. Tantuwaya shared that his mother does not have a culinary degree, but approaches her work with a professional attitude. Her food quality is great, and is well regarded amongst family and friends. He shared that this will be their families first time in the restaurant industry. Mr. Tantuwaya stated that he has a Bachelor's degree in Business Administration and that he currently works as an auditor. He is looking forward to managing the restaurant 24/7. His projected revenues are looking to be \$10,000-\$15,000 per month, with average tickets being \$20-\$25 per person. He added that he would be applying for a liquor license in the near future, with no immediate intention of applying for video gaming.

S. Gandsey asked if Mr. Tantuwaya did his own research for everything that he would need to start his business.

A. Tantuwaya shared that he did do his own research, and also shared that he worked in the industry throughout high school and college, showing that he had industry experience as to what he would need.

A. Lewensky asked if he received multiple quotes for the buildout, and if he looked for Bartlett businesses specifically.

A. Tantuwaya said that they found their contractor through family connections, sharing that they have had good references for that business.

S. Gandsey asked for clarification on when the restaurant would be open.

A. Tantuwaya stated that the goal is to be open September 10th, but that date may be pushed back to October.

S. Gandsey asked Mr. Fradin when the business had to be open to receive the rebate.

T. Fradin stated that that stipulation isn't spelled out, and that it is covered through the building application process, which is usually one year.

T. Smodilla asked that the application be amended to include Mr. Tantuwaya's full last name throughout the entirety of the application, and to include Bartlett, IL to the applicant's address.

S. Gandsey asked if it would be counter service.

A. Tantuwaya stated that there would be counter service and that there would be a small dining area, but projects that most orders would be for carryout.

T. Smodilla asked for the restaurants hours.

A. Tantuwaya stated that the hours would be 11am-7:30 pm Tuesday thru Saturday, 11am-5pm on Sunday and closed on Monday.

T. Smodilla asked if closing at 7:30 is prudent for diners in the Bartlett Area.

A Tantuwaya stated that it would be based on his research. Adding that the Westgate Commons area slows down at that time.

J. LaPorte asked if there would be outdoor seating, and asked if 16 dine-in seats would be enough.

A. Tantuwaya stated that focus of the shop is carry-out and catering. He added that if there is a need for a higher volume of tables, that he would add them.

A. Lewensky asked Mr. Fradin if there was a verification process for the quotes, and more specifically if there is an opportunity for a Bartlett based company to match the quote.

T. Fradin stated that using Bartlett based businesses is recommended, but not required. As for verifications, that is done on the back-end, as it is a reimbursement.

S Skrycki added that the petitioner selected a Bartlett Chamber member for his sign build-out.

T. Smodilla asked if the building permit process has been completed.

T. Fradin stated that it had not and that it is in process.

A Lewensky made a motion to recommend awarding \$25,000 to Indian Express to the Village Board for approval.

Seconded by: S. Gandsey

Motion Carried

5) New Business/Public Comment

T. Fradin stated that the Village will be creating a steering committee to rezone the downtown to make it more accommodating to future development. Mr. Fradin added that Commissioner Joe LaPorte will be serving on that steering committee.

T. Smodilla asked if the zoning overlay will be to accommodate the TOD plan.

T. Fradin stated that in a way it would, but it goes beyond that, as it will create a denser, more walkable, more pedestrian friendly area. He stated that it was more of an implementation strategy for the TOD plan.

S. Gandsey asked for an example of the different zonings.

T. Fradin stated that the committee will be looking to create form based zoning, rather than having a prescriptive list. This will allow a more diverse set of uses that can transform with the future. Limiting factors would affect the form, to again create more walkability and density.

S. Gandsey asked for an update on the property at 59 and Lake

T. Fradin stated that staff has received multiple letters of intent. He added that he had multiple meetings scheduled as recent as today. He added that the primary goal is a hotel and that staff is looking to have development at the site in the near future.

Adjournment

A motion was made to adjourn the meeting.

Motioned by: S. Gandsey

Seconded by: T. Smodilla

Motion Carried. The Meeting Adjourned at 7:40 PM