

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
March 18, 2025

The Committee meeting will start at 6:00pm. The Committee meeting will be recessed at 7:00pm for the regular Board meeting and will continue thereafter

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)
4. **STANDING COMMITTEE REPORTS:**
 - A. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
 1. Town Center Landscape Design Options
 - B. **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**
 1. JC's Mexican Restaurant BEDA Request
 - C. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
 1. Review Proposed Budget (PW, Professional Services, Finance, Central Services/IS)
5. **EXECUTIVE SESSION**
 - A. Closed session pursuant to Section 2(c)(1) of the Open Meetings Act to discuss the appointment, employment, compensation or performance of specific employees
6. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA
ITEM: Town Center Landscape Design Options

BOARD OR
COMMITTEE: Committee

BUDGET IMPACT

Amount	\$2,796,875.00	Budgeted	\$2,698,000.00
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Fund: Metra Grant & General Fund	Corresponding Activity Measure: Budget & Implement Downtown Streetscape Beautification & Landscaping
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EXECUTIVE SUMMARY

At the February 18th Board Meeting, the Village Board approved the design/build contract for the Metra & Town Center Project but requested that we bring back the Town Center design options for review. The design options are:

- Extension of stream
- Sound system
- Signage
- LED lights

ATTACHMENTS (PLEASE LIST)

Memo, Exhibits

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Continue the business recruitment strategy to attract development to invest in the downtown area and provide options for businesses to locate to Bartlett.

Budget & Implement Downtown Streetscape and Beautification & Landscaping

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION:

Staff: Tyler Isham, Assistant Director of Public Works

Date: March 7, 2025

Memo

PUBLIC WORKS

To: Paula Schumacher, Village Administrator
From: Dan Dinges, Director of Public Works
Subject: Town Center Landscape Design Options
Date: March 10, 2025

At the February 18th Board Meeting, the Village Board approved the design/build contract for the Metra & Town Center Project but requested that we bring back the Town Center design options for review. The design options are:

- Extension of stream
- Sound system
- Signage
- LED lights



Depot Museum + Town Center Plazas

Village of Bartlett | Committee of the Whole | March 18, 2025

Christopher B Burke Engineering | Teska Associates



PROJECT SCOPE + STUDY AREA

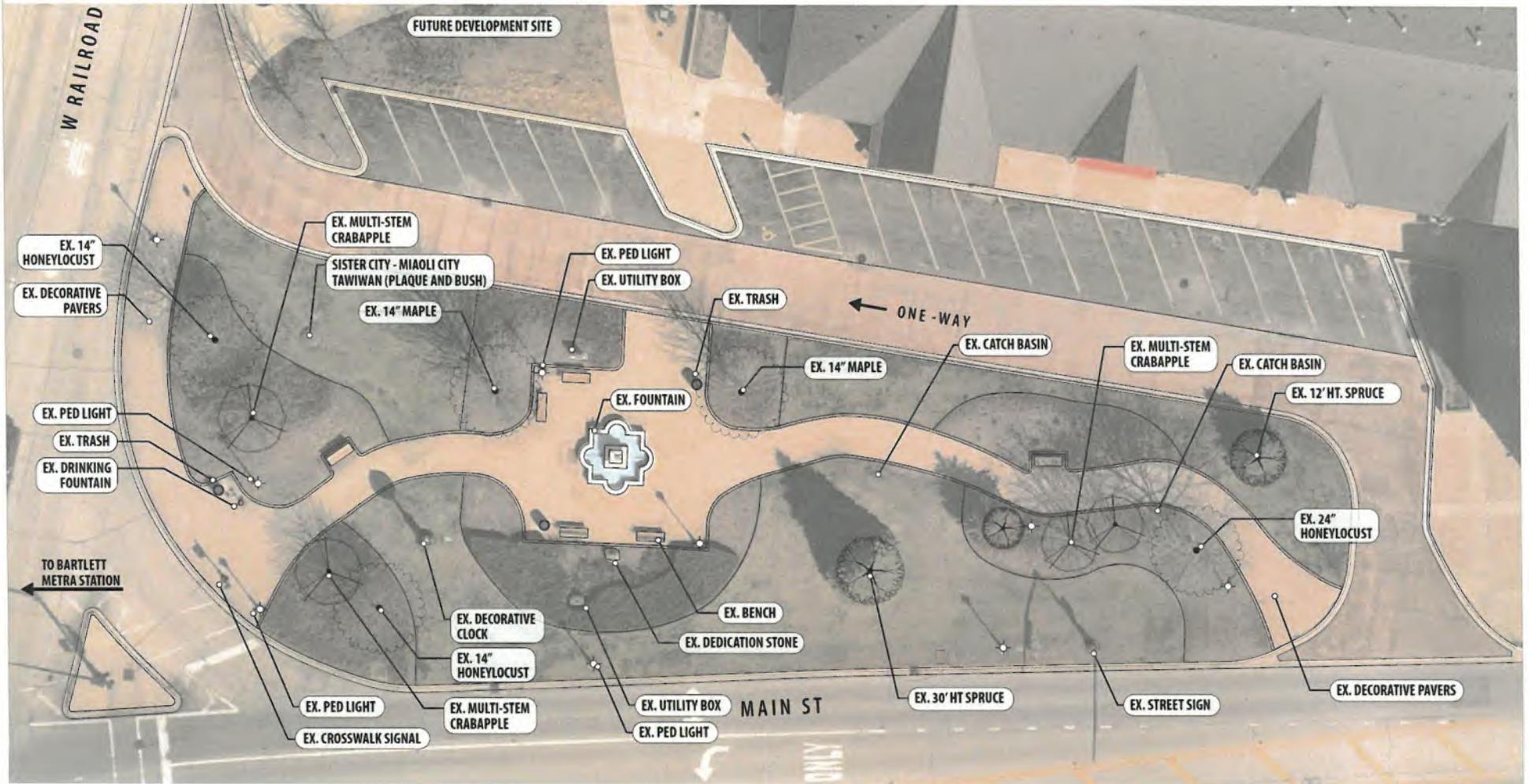


PROJECT UPDATE

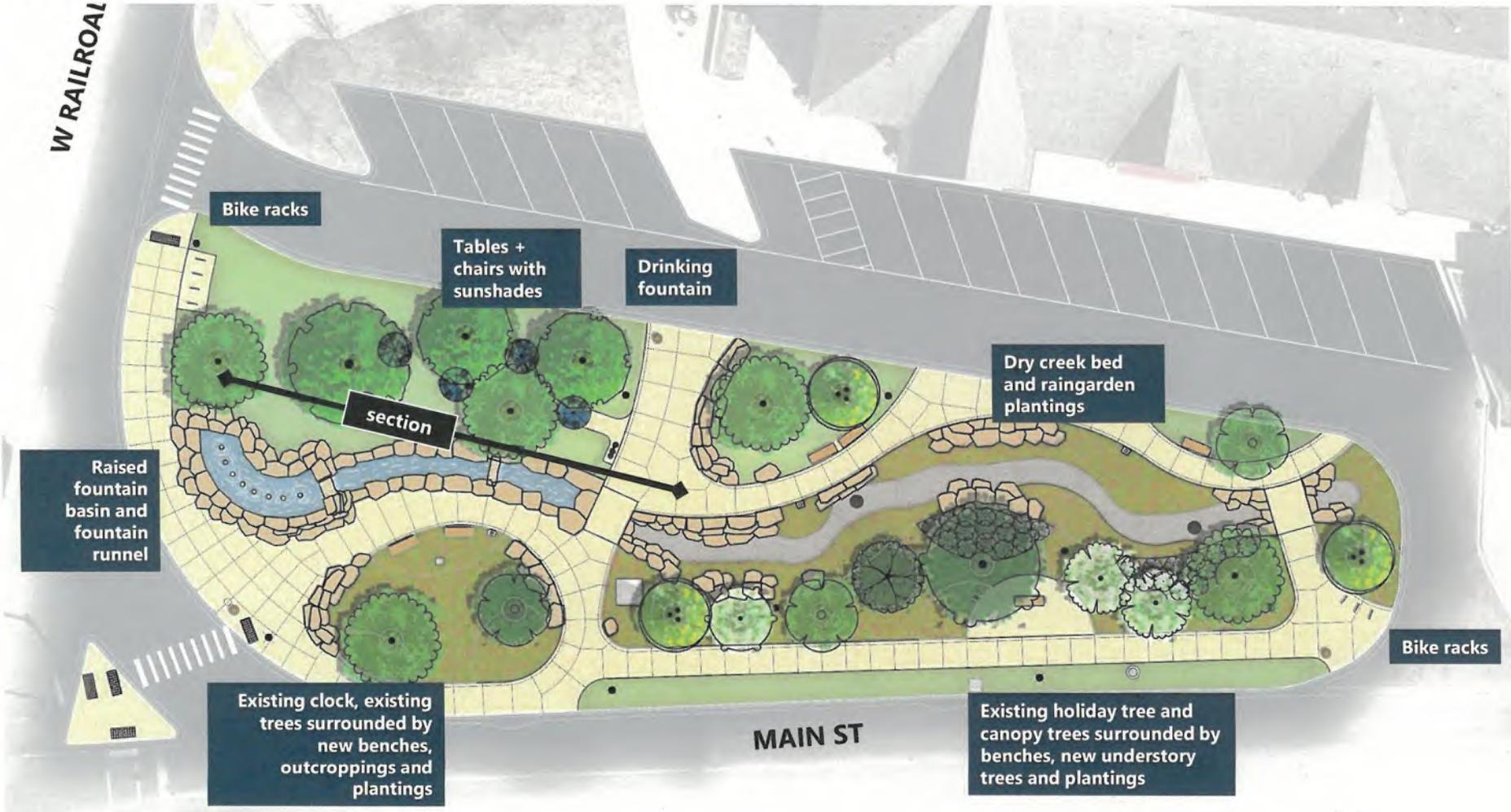
Discussion items from February 18, 2025 meeting

- **Alternate for Extended Runnel**
- **Signage Options**
- **Bench Swing**
- **Color LED Tree Tree Uplight**
- **Sound System**

TOWN CENTER PLAZA | EXISTING CONDITIONS



TOWN CENTER PLAZA | PROPOSED PLAN



TOWN CENTER PLAZA | PROPOSED SECTION



TOWN CENTER PLAZA | SIGNAGE OPTION - A



EXISTING DOWNTOWN SIGNAGE



COLOR / TEXT (OPTION A)

COLOR / TEXT LOGO TO MATCH DOWNTOWN SIGN (OPTION B)

COLOR / TEXT (OPTION C)

COLOR / TEXT (OPTION D)

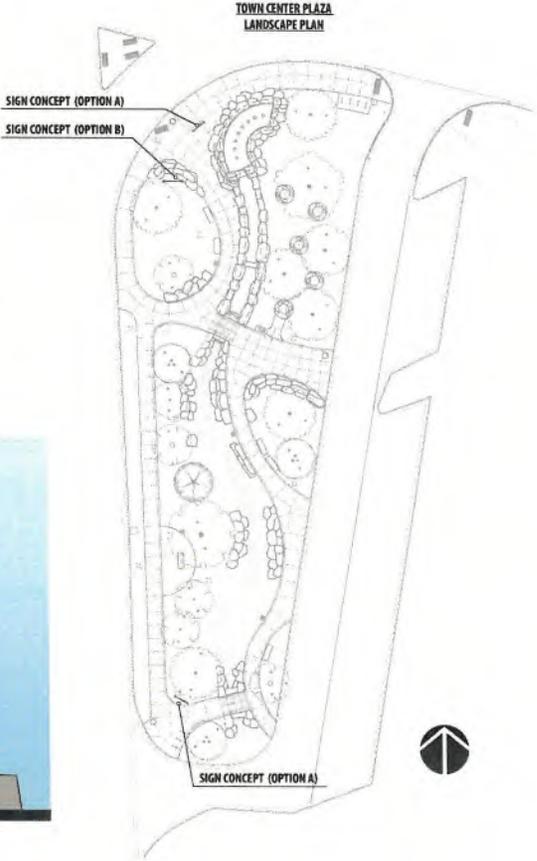


TOWN CENTER PLAZA SIGNAGE (OPTION A)

- Sign materials to match existing Bartlett downtown signage
- Text 4 1/2" ht.

TOWN CENTER PLAZA SIGNAGE (OPTION B)

- Sign materials to match existing Bartlett downtown signage
- Text 6" ht.



TOWN CENTER PLAZA LANDSCAPE PLAN

SIGN CONCEPT (OPTION A)

TOWN CENTER PLAZA | SIGNAGE OPTION - B



FORMED LETTERS

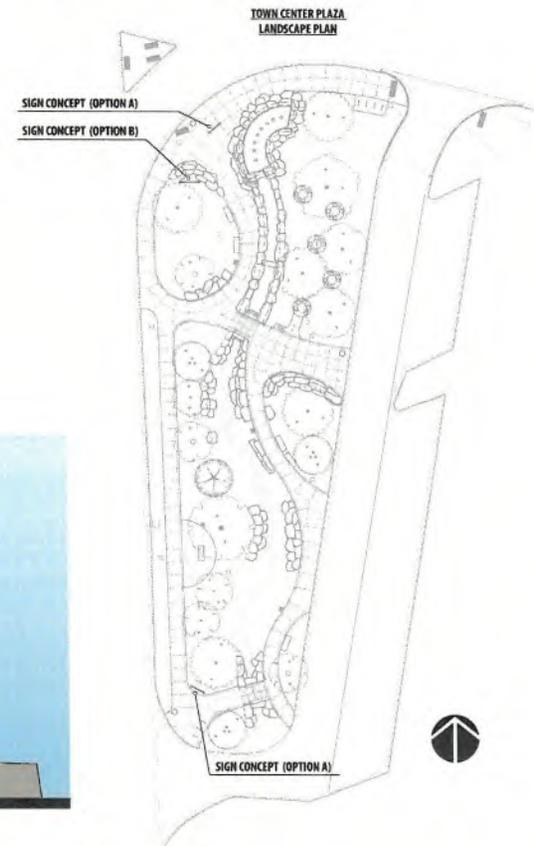


TOWN CENTER PLAZA SIGNAGE (OPTION A)

- Formed Aluminum Sign
- "Bartlett" Text 8" Ht. Formed Letters
- "Town Center Plaza" Text 3" Ht.

TOWN CENTER PLAZA SIGNAGE (OPTION B)

- Formed Aluminum Sign
- "Bartlett" Text 14" Ht. Formed Letters
- "Town Center Plaza" Text 5" Ht.



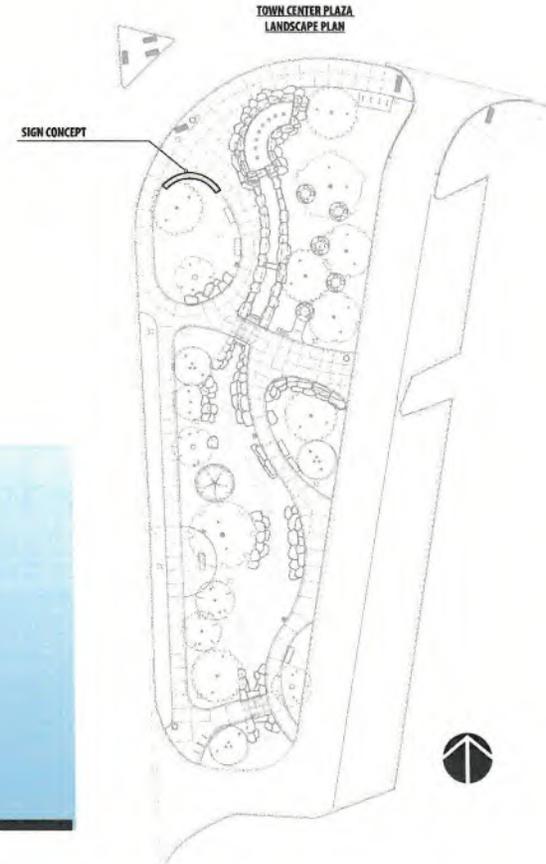
TOWN CENTER PLAZA | SIGNAGE OPTION - C



INTERACTIVE LETTERS



TOWN CENTER PLAZA SIGNAGE
• Limestone Wall w/ 3 Layers Letters
• "Town Center Plaza" Text 14" ht.



TOWN CENTER PLAZA | BENCH SWING



TOWN CENTER PLAZA | COLOR LED TREE UPLIGHTING



TOWN CENTER PLAZA | SOUND SYSTEM

- **On Ground Speaker**
- **Pole Mount Speaker**

BUDGET

Current Contract	\$ 2,795,875
Current Allowances	\$ 340,000

Potential Additional Items	
Extended Runnel (includes landscape credit)	\$ 165,000
Signage A	\$ 12,000 - \$ 14,500
Signage B	\$ 14,000 - \$16,500
Signage C	\$ 27,200
Bench Swings	\$ 103,000
Color LED Tree Uplighting	\$ 5,000 - \$ 50,000
Sound System	\$ 45,000 - \$ 65,000

NEXT STEPS

- **Request direction on how to proceed with various alternates/options**
-



Agenda Item Executive Summary

AGENDA ITEM: JC's Mexican Restaurant BEDA Request
COMMITTEE

BOARD OR COMMITTEE:

BUDGET IMPACT

Amount Approx. \$10,871 **Budgeted** \$250,000

Fund: Incentives **Corresponding Activity Measure:** # of BEDA Grants Approved

EXECUTIVE SUMMARY

JC's Mexican Restaurant at 130 West Bartlett Ave. has been a staple in the downtown Bartlett dining scene for the past 18 years. Owner/operator Luz Alvarez and her son, Luis, recently upgraded and remodeled the facility to improve workflow and serve customers dining in the rear outdoor patio. As part of their upgrade, JC's was required to upgrade its fire alarm system to meet current Code requirements.

The applicant has submitted the first BEDA request this fiscal year and has estimated the fire alarm upgrade to cost \$21,742 including a quote for \$18,932 from United States Alliance Fire Protection, Inc., \$1,350.88 in materials from Home Depot related to the conduit, and an estimate of \$1,500 in labor related to running the conduit.

JC's request appeared before the EDC at its February 10, 2025 meeting, at which time the EDC unanimously recommended in favor of a fifty percent (50%) rebate to be issued for BEDA-eligible costs related to this project, estimated to result in a grant of \$10,871.

ATTACHMENTS (PLEASE LIST)

Memo, JC's Mexican Restaurant's BEDA application, DRAFT minutes from the February 10, 2025 EDC meeting

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Revisit, refine and execute the village's overall economic development incentives.

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

To review JC's Mexican Restaurant's BEDA request and forward to the next Village Board meeting agenda.

Staff: Tony Fradin, Econ Development Coordinator

Date: March 11, 2025

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: March 11, 2025
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator
RE: JC's Mexican Restaurant BEDA Application

JC's Mexican Restaurant is a long-term restaurant that has been a prominent member of the business community on the high-profile corner of Bartlett Avenue and Oak Avenue for over eighteen years.

In addition to the high-quality food and drinks offered, JC's is a small, family-owned and operated restaurant providing the highest level of service.

The owners have created a welcoming atmosphere, including the recent addition of an outdoor dining area at the rear of the building.



2025 RENOVATION

The owners are currently remodeling some of the interior to improve the restaurant's workflow to both their original layout and their expanded outdoor patio.

As part of this project, JC's is required to update its fire alarm system to meet the current Code requirements.

Attached in the grant application is a proposal from United States Alliance Fire Protection, Inc., for \$18,932.40 for materials and labor for their upgraded alarm system, plus a quote from Home Depot for \$1,350.88 for additional materials for a grand total of \$20,283.28.

The applied for amount of \$21,742 includes an estimate for labor costs, which will be pending until JC's final submittal.

RECOMMENDATION

JC's Mexican Restaurant has been one of the most long-term restaurants in downtown Bartlett. Luz Alvarez and her son, Luis, have proven their dedication to growing and improving their business over the years and, as property owners, have continued to reinvest in their property.

Besides the Code requirement aspect of the project, this new state-of-the-art fire alarm system will help ensure the building's safety in the unfortunate event of a fire.

We have not yet had a BEDA grant this fiscal year; therefore, staff recommends a **fifty percent rebate** in the amount of \$10,871 to be paid upon completion of the project, passing inspection by the Fire Protection District and all village inspectors, and proof of payment is submitted.

The final amount may fluctuate due to labor costs.

FEBRUARY 10 ECONOMIC DEVELOPMENT COMMISSION MEETING

Staff presented JC's Mexican Restaurant's BEDA request to the EDC at its meeting on February 10, 2025.

The owner's son, Luis Alvarez, answered some questions from commissioners, explaining that the electrical work would be done by licensed electricians, that the restaurant would reopen prior to installation of the new alarm system, and that the upgrades being done should help increase the profitability of the business and require the hiring of additional staff.

The EDC then recommended in favor of a fifty percent (50%) grant based upon eligible expenses for the alarm upgrade, which has been estimated to be \$21,742, resulting in a grant of approximately \$10,800.



Village of Bartlett, IL

BEDA-25-1

Bartlett Economic
Development
Assistance Application
Status: Active
Submitted On: 2/2/2025

Primary Location

130 W BARTLETT AVE
BARTLETT, IL 60103

Owner

LUZ M ALVAREZ
[REDACTED]
[REDACTED]

Applicant

Luz Alvarez
 630-483-4065
 jc.mexican.restaurant@gmail.com
 130 W. BARTLETT AVE
BARTLETT, IL 60103

Introduction

Assistance

The Bartlett Economic Development Assistance (BEDA) grant program provides grants up to a maximum of \$50,000 for **sales tax producing** uses including retail establishments and restaurants. Grant funds will be distributed on a reimbursement basis once projects are substantially completed.

Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies Village-wide, with the exception of properties that are located within existing Tax Increment Financing (TIF) districts.

The amounts of incentives granted will vary based upon the improvements made and each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations including, but not limited to, the Zoning Ordinance and Building Codes. Bartlett's municipal code is available online Bartlett Municipal and Zoning Code.

Individual properties will be eligible for grants regardless of who the current tenant may be once every two fiscal years. The Village of Bartlett's fiscal year runs from May 1st of every year through the following April 30th.

Targeted Businesses

Priority will be given to those generating sales tax for the Village as defined by those offering merchandise or food and beverage services to the public, the sale or providing of which is subject to sales tax ("Retail sales"), and from which the revenue derived constitutes the majority of the revenue of the business. Example of eligible businesses include, but not limited to, retail stores, restaurants, and specialty food stores.

Additional consideration will be given to projects that will create new job opportunities as a result of the project.

Only businesses located in commercially-zoned areas are eligible to participate in this program. Existing businesses wishing to expand and/or upgrade are also encouraged to participate.

Eligible Project Costs Include:

- Façade Renovations
- Interior Build-Outs and/or Rehabilitation
- Windows and Doors
- Signs or Awnings
- Outdoor Dining Areas - Permanent Improvements Only
- Code-Required Landscaping Improvements
- ADA Compliance
- Improvements in Energy Efficiency
- Lighting
- Code-Compliance Related Items

Approval Process for Successful Grant Applications

1. Schedule a pre-application meeting with Bartlett's Economic Development Team. Contact Tony Fradin at (630) 540-5937 or tfradin@bartlett.il.gov.
2. Submit a complete application.
3. Staff reviews application and presents it to the Economic Development Commission, which reviews the application and makes a recommendation to the Village Board.
4. Village Board approval or denial.
5. Following approval of grants, the recipient must sign an Economic Incentive Agreement including a recapture agreement should the business fail to remain open or meet its obligations within the following two years.
6. Following approval of grants, all applicable permits and licenses must be obtained per the Village Code. All work must begin within six months of awarding of grant and be completed within twelve months.
7. Grant recipients shall provide a request for reimbursement and required documentation for work completed. Once work is completed in accordance with submitted plans, the Village will reimburse the approved funds.

Criteria that Will Be Considered on Applications

1. The amount of private investment in the project and the ratio of private investment to the rebate.

2. Jobs anticipated to be created or retained as a result of the new business or expansion.
3. The type of use, with priority given to sales tax generating businesses.
4. The amount that the project demonstrates a significant improvement over the existing situation including the reoccupation of vacant buildings or spaces within commercial buildings.
5. The extent to which the project will improve the aesthetics of the property.
6. That the project will enhance Bartlett's appeal to new businesses and visitors and add value to the Village
7. The Village of Bartlett supports local businesses and contractors and encourages applicants to purchase materials and services locally. Consideration will be given to the extent to which materials are purchased and local contractors are engaged in the project. or provided an opportunity to compete for participation in the project.

Applicant Information

Is the Applicant the Primary Contact for the Project? Applicant is or will be*
 * Property Owner
 Yes

Number of years in business* Number of years in Bartlett*
 18 18

Contact name for applicant's agent or architect

Property Information

The property is . . . (check all that apply)

Retail

Restaurant

Other

Number of businesses on site:*

1

Size of building (dimensions or square feet)*

2592 SQFT

Stories in building:*

2

Number of parking spaces on property:*

6

Amount of last real estate taxes paid:*

24,904.37

Property Tax Index Number(s) (PIN)*

06344050340000

County*

Cook

Project Information

Total anticipated cost \$:*

21742.14

Project scope:* 

Installation of new complete fire alarm system.

Affidavit

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*

✔ Luz Alvarez
Feb 2, 2025

Internal Use Only

Business Plan for JC's Mexican Restaurant

Executive Summary: JC's Mexican Restaurant has been in operation and locally owned since 2006. We serve traditional dishes, emphasizing fresh ingredients, bold flavors, and a friendly atmosphere. Our mission is to provide an authentic and memorable dining experience to locals and visitors, with exceptional service and quality food at affordable prices.

Business Description:

- **Business Name:** JC's Mexican Restaurant
 - **Location:** Downtown Bartlett, Illinois
 - **Ownership Structure:** S-Corporation
 - **Type of Business:** Full-service Mexican restaurant (dine-in, takeout, and delivery services)
-

Menu Offering: The restaurant serves a variety of Mexican dishes, including but not limited to:

- **Appetizers:** Chips and salsa, guacamole, queso fundido
 - **Entrees:** Tacos, burritos, enchiladas, fajitas, chimichangas, quesadillas
 - **Specialty Dishes:** Carne Asadas, Mahi Mahi Tacos
 - **Drinks:** Traditional Mexican beverages, soft drinks, margaritas, tequila-based cocktails
 - **Desserts:** home-made flan, bunuelo chips, Tres Leches Cake
-

Market Analysis:

- **Target Market:**
 - **Primary:** Local residents of Bartlett and surrounding towns, including families, young professionals, and retirees.
 - **Secondary:** Commuters traveling to and from nearby cities, tourists visiting the area, and people seeking quality Mexican food.

Marketing Strategy:

1. **Branding and Positioning:**
 - JC's Mexican Restaurant is an affordable, friendly, and an authentic Mexican dining experience.
 - Our outdoor patios offer great space to enjoy great food and drinks.
2. **Promotional Strategies:**
 - **Social Media:** Leverage platforms like Instagram, Facebook, and TikTok to showcase delicious food, promotions, and behind-the-scenes restaurant life.
 - **Loyalty Programs:** We offer a frequent diner card so customers can earn rewards.
3. **Online Ordering & Delivery:**
 - We have in house delivery during dinner hours.
 - We are also partnered with Uber Eats to offer customers ease and convenience.

Operational Plan:

1. **Location and Layout:**
 - The restaurant is located in a prime location in downtown Bartlett.
 - The interior has a warm, welcoming atmosphere, with Mexican-inspired décor.
 - Two outdoor patios are also available for the warmer months.
2. **Operating Hours:**
 - Monday to Thursday: 11:30 AM – 9:00 PM
 - Friday and Saturday: 11:30 AM – 10:00 PM
 - Sunday: 11:30 PM – 8:00 PM (Mothers Day - Thanksgiving Day Weekend)
3. **Expansions:**
 - We have expanded our outdoor space by building an outdoor patio in our recently acquired lot.
 - We have improved our work space to improve work flow and provide better service to both our original layout and our expanded outdoor patio.

Conclusion:

JC's Mexican Restaurant has been and strives to continue being an anchor business in Bartlett. We have done so by providing excellent customer service, high-quality authentic Mexican dishes, and an inviting atmosphere. We have built a loyal customer base, many meaningful connections, and friendships. We look forward to our future expansion plans to bring even more people into downtown Bartlett.



United States Alliance Fire Protection, Inc.

Fire Sprinklers • Design/Installation • Inspections • Testing • Maintenance • 24 Hr Emergency Service

PROPOSAL

Job Name JC's Mexican Restaurant
Invoice To JC's Mexican Restaurant
130 W. Bartlett Ave
Bartlett, IL 60103

Contact: Luis
Main #: 630-483-4065
Mobile #: 773-851-8199
Email: jc.mexican.restaurant@gmail.com

Site Address: 130 W. Bartlett Ave

Bartlett, IL 60103

Open Date: 1/18/2025

Expiry Date: 2/18/2025

Sales Rep: Jasem Askar

Estimator: Cory Crary

Email Address: Jasem.Askar@usafpi.us

Work Description:

PRICE PER DESIGN BUILD OF PROJECT AT 130 W. BARTLETT AVE, BARTLETT, IL. PLANS FOR BID WERE PROVIDED BY CUSTOMER TO UPDATE AN EXISTING FIRE ALARM SYSTEM FOR TENANT BUILDOUT. ADDITIONAL DEVICES AT ADDITIONAL COST PLUS LABOR MAY BE REQUIRED AFTER PLAN REVIEW OR FIELD INSPECTION BY AHJ.

USA FIRE PROTECTION PROPOSES TO ADD DEVICES AS FOLLOWS:

- (1) FIRE ALARM CONTROL PANEL
- (1) DISPLAY ANNUNCIATOR
- (24) SMOKE DETECTORS WITH BASES
- (2) HEAT DETECTORS WITH BASES
- (8) PULL STATIONS
- (1) KITCHEN HOOD MONITOR MODULE
- (8) HORN STROBES
- (10) STROBES
- (1) WEATHERPROOF WALL MOUNT HORN STROBE
- (1) SURGE PROTECTOR
- (1) DOCUMENT BOX

MATERIALS:

- 1 LOT FIRE WIRE NOTIFICATION AND DATA CIRCUIT
- 1 LOT MISC ELECTRICAL SUPPLIES

LABOR:

- PROJECT MANAGEMENT & SUPERINTENDENT TIME
- TO COMPLETE DEMO WORK
- TO PULL WIRE, TRIM OUT DEVICES, PROGRAM FACP AND PRE-TEST SYSTEM
- TO RETURN FOR INITIAL ACCEPTANCE TEST BY AHJ

WARRANTY:

- ONE YEAR WARRANTY ON PARTS

SUBMITTAL:

- FULL SUBMITTAL WITH SHOP DRAWINGS, CUT SHEETS AND CALCULATIONS

EXCLUSIONS:

- 120 VOLT AC DEDICATED CIRCUIT – USE EXISTING CIRCUIT
- MONITORING RADIO - USE EXISTING
- KITCHEN HOOD VENDOR WILL NEED TO TERMINATE WIRING INTO THE ANSUL EQUIPMENT
- CUSTOMER'S ELECTRICIAN WILL PROVIDE AND INSTALL ALL ELECTRICAL MATERIAL AND CONDUIT
- INSTALLATION OF DUCT SMOKE DETECTORS - NO HVAC INFORMATION
- FIRE CAULK, PATCH & PAINT

PERMIT:

- PERMIT, PLAN REVIEW AND INSPECTION FEES ARE NOT INCLUDED IN PRICE

Proposed Total excludes any and all city fees or permit fees unless stated otherwise
** By signing this proposal you agree to all terms and conditions as outlined below **

Proposed Total: \$18,932.40

Authorized Signature: _____ Date: _____

Print Name: _____ PO #: _____



JCs Fire Alarm Conduit

Item availability and in-store pricing is based on the Bartlett store.

Items: 12
Order Subtotal: \$1,350.88

Item	Description	Qty	How To Get It	Price
	Unbranded 1 in. x 4 in. x 8 ft. Premium Kiln-Dried Square Edge Whitewood Common Board SKU # 914681 Model # 914681 Internet # 100023465	4	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 208 In Stock 76	\$4.98 Aisle: 24 Bay: 005
	Grip-Rite #6 x 1-5/8 in. #2 Phillips Bugle Head Coarse Thread Drywall Screw 1 lb. Box SKU # 479666 Model # 158CDWS1 Internet # 100112584	1	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 494 In Stock	\$4.98 Aisle: 17 Bay: 014
	USG Sheetrock Brand 4.5 gal. All Purpose Ready-Mixed Joint Compound SKU # 258725 Model # 380501 Internet # 100321605	1	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 905 In Stock	\$20.58 Aisle: 18 Bay: 013
	USG Sheetrock Brand 2-1/16 in. x 250 ft. Paper Drywall Joint Tape SKU # 258423 Model # 382175 Internet # 100321613	1	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 400 In Stock	\$3.81 Aisle: 18 Bay: 003
	USG Sheetrock Brand 5/8 in. x 4 ft. x 8 ft. EcoSmart Firecode 30 Drywall SKU # 1002406807 Model # 14116608 Internet # 301403453	2	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 373 In Stock 1	\$12.73 Aisle: 18 Bay: 002
	Wheatland Tube 3/4 in. x 10 ft. Electrical Metallic Tubing (EMT) Conduit SKU # 203114 Model # 0550110000 Internet # 202068040	70	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 210 In Stock 29	\$9.68 Aisle: 46 Bay: 001 Valid Through: 2023-04-03 to 9999-12-30
	Steel City 4 in. 30.3 cu. in. Metallic Square Box SKU # 434981 Model # 521711234EW-25R Internet # 202590467	70	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 177 In Stock 4	\$2.97 Aisle: 46 Bay: 010

Item	Description	Qty	How To Get It	Price
	Rust-Oleum Professional 15 oz. High Performance Enamel Gloss Safety Red Spray Paint SKU # 163484 Model # 7564838 Internet # 100196249	8	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 14 In Stock <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  Aisle: 3 Bay: 012 </div>	Was \$9.98 \$8.98 Save \$1.00 (10.0%)
	Hallex 3/4 in. Electrical Metallic Tube (EMT) Set-Screw Coupling (25-Pack) SKU # 933020 Model # 12401B Internet # 202077154	11	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 23 In Stock <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  Aisle: 46 Bay: 011 </div>	\$9.63
	Grip-Rite #6 x 1-5/8 in. #2 Phillips Bugle Head Coarse Thread Gold Screws 1 lb. Box SKU # 832189 Model # 158GS1 Internet # 100187712	2	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 24 In Stock <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  Aisle: 17 Bay: 018 </div>	\$8.98
	Hallex 3/4 in. Standard Fitting Electrical Metallic Tube (EMT) 1-Hole Straps (20-Pack) SKU # 403695 Model # 26152 Internet # 100191266	12	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 115 In Stock <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  Aisle: 46 Bay: 011 </div>	\$6.92
	Hallex 3/4 in. Electrical Metallic Tube (EMT) Set-Screw Connectors (25-Pack) SKU # 853851 Model # 62707B Internet # 100584735	7	<input checked="" type="checkbox"/> Shipping unavailable <input checked="" type="checkbox"/> Pick it up today 34 In Stock <div style="display: inline-block; vertical-align: middle; margin-left: 10px;">  Aisle: 46 Bay: 011 </div>	\$15.98

Items: 12
Order Subtotal: **\$1,350.88**



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION
DRAFT MINUTES
February 10, 2025

1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the February 10, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 7:00 PM

2. ROLL CALL

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

ABSENT: Commissioner Densford

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki

3. APPROVAL OF November 11, 2024, MEETING MINUTES

Motion by Gorski, Seconded by Suffern

MOTION CARRIED

4. PUBLIC COMMENT

None

5. JC'S MEXICAN RESTAURANT BEDA REQUEST

Mr. Fradin provided background of JC's Mexican Restaurant, which has been located at 130 W. Bartlett Avenue for the past eighteen years. The business is run by mother and son Luz and Luis Alvarez. It is a quintessential unique-to-Bartlett small business. They own the property.

JC's is updating its facility to improve workflow and better service the new rear patio area. As part of its renovation, JC's is required to upgrade the fire alarm system to meet current Code requirements.

They are in the process of renovating the interior of the restaurant and will soon reopen the business, which has been closed for the past several months.

The applicant submitted the attached quotes totaling \$20,283 including an estimate of \$18,932 from United States Alliance Fire Protection, Inc., plus an additional \$1,350 for



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materials from Home Depot. They have estimated some additional labor costs, bringing the project estimate to \$21,742.

Tony reported this is the first BEDA application submitted this fiscal year and noted the importance of fire safety, in particular for restaurants, which have a higher risk for fires than most other types of businesses.

Staff recommended a fifty percent grant when the project is completed. Tony introduced the owner's son, Luis Alvarez.

Mr. Alvarez described JC's remodeling project, stating that they were not able to work with the existing fire alarm system, as it was too old to meet current standards. Fire Code requires an entire new panel, wiring and conduit. He added that the labor cost is an estimate since his brother-in-law will be assisting him with the conduit, and he would like to compensate him for his labor.

Commissioner Gorski asked if doing the work, themselves, will meet Code requirements since the village requires licensed electrical contractors. Mr. Alvarez replied that both Mr. Heimbecker and the village's building director, Mr. Komorowski, confirmed that there is no such requirement for running the conduit, and the fire alarm company will be doing all the electrical work and wiring.

Commissioner Perri asked Mr. Alvarez to address the outdoor seating at the rear of the restaurant, since this project is to improve workflow and better serve the area. He also asked where patrons prefer to sit, in front or in back. Mr. Alvarez responded that when customers ask to sit outside, he asks if they prefer to sit in front or in back. He added that sitting in the new rear patio is quieter and more private, while many customers prefer sitting in the busier front area.

Commissioner Perri asked if JC's anticipates an increase in business resulting from this project. Mr. Alvarez responded that is their intention. The restaurant has a small dining room and there is limited seating in front of the building. They nearly double their seating capacity with the seating in the rear of the building and will be promoting that option more this coming spring and summer.

Commissioner Perri asked if JC's will be hiring additional staff to support this expansion. Mr. Alvarez replied, "Yes." They lost some employees while the restaurant was closed for the past several months, but they retained their cook and anticipate hiring additional servers as they reopen for business.

Commissioner Erickson asked when they are scheduled to install the new alarm system and reopen for business. Mr. Alvarez responded that they intend to reopen next week, and they intend to install the new alarm system in about three weeks. Mr. Heimbecker



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has agreed to allow them to reopen since they have plans for the new alarm system submitted and a contract to have it installed. Their goal is to reopen by Valentine's Day.

Commissioner Suffern noted that he is very proud to have JC's Mexican Restaurant as neighbors. He commended their perseverance for being open all these years. Mr. Alvarez responded that it is thanks to his mother. She is the star of the show. He and his sister help.

Commissioner Erickson stated this is a great investment in their property and made a motion to approve a fifty percent BEDA grant, based on the village's final approval of eligible costs. She urged JC's to join the Bartlett Area Chamber of Commerce.

Motion by Commissioner Erickson, Seconded by Commissioner Suffern, to approve a fifty percent rebate (approximately \$10,871) to JC's Mexican Restaurant upon completion of the installation of their new fire alarm system.

Motion carried by a unanimous roll call vote.