



VILLAGE OF BARTLETT ECONOMIC DEVELOPMENT COMMISSION

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
May 12, 2025 – 7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the April 14, 2025 meeting minutes
4. Public Comment
5. TL's Four Seasons BEDA Application
6. Meeting Time Discussion
7. New Business
8. Adjournment



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION
MEETING MINUTES
April 14, 2025**

1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the April 14, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 7:00 PM

2. ROLL CALL

PRESENT: Commissioners Kubaszko, Gorski, Suffern, Densford, Erickson, and Gudenkauf

ABSENT: Commissioners Perri and Lewensky

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

3. APPROVAL OF February 10, 2025, MEETING MINUTES

Motion by Suffern, Seconded by Densford

MOTION CARRIED

4. PUBLIC COMMENT

None

5. BRANDING UPDATE

Mr. Fradin stated that we are about to begin a new fiscal year and will resume the community branding initiative.

He detailed our efforts over the last fiscal year including a summary of the process by which the village selected a5 Branding & Digital, and the media outlets we engaged with, events that we promoted the We Belong brand, branded items, and press coverage.

He reminded the EDC that we use "You Belong" branding for economic development purposes including at the ICSC show in Chicago.

Tony shared some statistics from the media coverage on Fox News and WGN TV and Radio, reaching hundreds of thousands of viewers and listeners.

Tony detailed the plan to move forward in the new fiscal year, including the creation of a branding guide, promotion of the new Lake Street TIF district, and Route 59 corridor. He described the branding guide as providing consistent imaging across signage, the village website, social media, and more.



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Tony told the EDC that we would continue updating them and the Village Board as the community branding campaign moves forward, including analytics.

6. LEGACY BUSINESSES

Mr. Fradin introduced this program as an effort to formally recognize long-term businesses in town that have been in business for at least 25 years. Now that it is 2025, it is an ideal time to launch this.

It is a great accomplishment to remain in business for 25 years and proves that a business can withstand the test of time and serve as an anchor of a neighborhood, such as your favorite restaurant, shop, salon, or a reliable auto repair shop.

We will invite participation via email blasts and will do our best to compile a list of these long-time businesses to reach out personally. It would be nice to visit them when the weather improves.

Tony noted that Commissioner Suffern and his wife, Jan, and their partner Sandy are a great example of a legacy business with Banbury Fair now over forty years in business.

Commissioner Erickson suggested tying this in with the Chamber of Commerce. Tony replied Yes, we will partner with the Chamber in getting the word out to their members. Some businesses do not email a lot, so we'll try to reach them too. Bob's Auto Body, for example, has been in business for fifty years.

Tony mentioned that we'll tie this into our branding that we just spoke about, such as "this legacy business Belongs in Bartlett."

Commissioner Erickson suggested we tie this into Oktoberfest. Tony replied that seems like a long time from now, but it is a great suggestion and will be here before we know it.

7. NEW BUSINESS

Tony mentioned that Bartlett Mart will be opening soon right across the street from Village Hall at the former dry cleaner space at 331 S. Main Street.

On the industrial side, the village's largest business, Rana Meal Solutions, is constructing a 300,000 SF production facility, their third in Bartlett along with two additional cold storage facilities. Rana employs over 1,400 as of a few years ago, and continues to grow and expand in town.



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Tony noted that he worked with them recently on a Cook County Class 6B property tax incentive, which the Village Board approved at a meeting last month. Due to the massive disparity between Cook County and DuPage County with commercial and industrial property taxes, this reduction is significant, potentially half a million dollars or more per year. Rana and other large industrial developers and businesses would not build new here without it, since we are right on the border between counties. The village now has 8 approved Class 6B incentives.

Commissioner Erickson asked if we could discuss EDC meeting time at an upcoming meeting. We have not had resident or business participation, partly because of the time of the meeting.

Mr. Skrycki replied that some other towns have different meeting times, including during the day. They can engage the business community more. We must investigate it.

(inaudible question)

Tony replied that we will look into it, since there seems to be a consensus among commissioners and we do want to increase engagement.

Commissioner Suffern mentioned the great success of Brewster Creek Business Park and suggested that we take steps to let residents know about what is going on out there; it is not just a bunch of huge buildings.

Tony agreed that we could do a better job promoting it internally. In the industrial real estate market, the business park is well-known. We have not been promoting it as much recently due to it being mostly built out. He always refers to Brewster Creek Business Park as the economic engine of the village and, as economic development commissioners, they can also help spread the word about what successful business parks we have. It is mostly comprised of newer Class A and Class B buildings, so it has attracted many businesses from older business parks and build-to-suit projects.

Commissioner Gorski suggested a LinkedIn post with more information about Brewster Creek Business Park. He then asked for an update on the BEDA program.

Tony reported that there has only been one BEDA grant payment this fiscal year, \$50,000 to the Boss's Signature. The work has not yet been completed on JC Mexican's new fire alarm system, so that \$11,000 will be paid out in the coming fiscal year. We have two more in the works, one for a new restaurant in the former Wee-Dee's location, and another for a long-term, but not quite legacy twenty-five-year-old downtown restaurant.



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April 14, 2025**

8. ADJOURNMENT

Motion by Commissioner Densford, Seconded by Commissioner Erickson

The meeting was adjourned at 7:50 PM.

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: May 7, 2025
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator
RE: TL's Four Seasons BEDA Application

APPLICANT: Zishu (Shawn) Li, owner/operator of TL's Four Seasons

BACKGROUND: TL's Four Seasons has been in business in downtown Bartlett for twenty years. Owner and operator Shawn Li has run this successful Chinese and Japanese restaurant and has been featured on TV and print media periodically over the years.

Known for its great food and atmosphere, TL's is also well known for its hospitality and dedication to great customer service. It is a restaurant that the village is truly blessed to have and serves as one of the anchor dining venues in downtown Bartlett.

Over the years, staff has encouraged Mr. Li to improve upon the signage and façade, enhancing the visibility of his restaurant, particularly to Metra riders. The current sign's visibility is not eye-catching in comparison to newer restaurants in the area.



Staff encouraged Mr. Li to enhance the façade in conjunction with a BEDA application this spring and to add an awning and paint.

In addition to owning and operating the restaurant, Mr. Li is the owner of 110 W. Bartlett Avenue.

The attached quote from Chicago Sign and Light Company details \$32,999 in anticipated costs including \$9,682 for exterior sign-related painting, \$8,970 for a 30' X 24' awning, and \$14,357 for the illuminated raceway sign plus electrical work. Mr. Li has been working closely with planning staff to meet the village's requirements.

This is the first BEDA application this fiscal year.

RECOMMENDATION:

This being the first application this fiscal year and TL's having proven itself as an anchor restaurant in downtown Bartlett for over twenty years, we recommend a fifty percent (50%) grant, estimated to be **\$16,500** when completed.



BEDA-25-3
 Bartlett Economic
 Development Assistance
 Application
 Status: Active
 Submitted On: 5/6/2025

Primary Location
 110 W BARTLETT AVE
 BARTLETT, IL 60103

Owner
 MILESTONE HOLDINGS LLC
 WEST BARTLETT AVE 110
 BARTLETT, IL 60103-7228

Applicant
 zishu li
 630-
 @ .o.com
 110 w. bartlett ave.
 bartlett, IL 60103

Applicant Information

Is the Applicant the Primary Contact for the Project?
 *
 Yes

Applicant is or will be*
 Property Owner

Number of years in business*
 21

Number of years in Bartlett*
 21

Contact name for applicant's agent or architect
 shawn li

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)*

4200 sf

Stories in building:*

2

Number of parking spaces on property:*

8

Amount of last real estate taxes paid:*

9923.23

Property Tax Index Number(s) (PIN)*

06-34-405-021-0000

County*

Cook

Project Information

Total anticipated cost \$:*

32999

Project scope: * 

new restaurant luminate sign with awning

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*

✓ Zishu Li
May 4, 2025

Attachments



Additional Documents Regarding Project (optional)

TL's 4 Season05.01.2025.pdf

Uploaded by zishu li on May 6, 2025 at 3:43 PM

CHICAGO SIGN®

Chicago Sign® and Light Company
PO Box 1427, Wheaton, IL 60187
630-675-7717 ChicagoSigns@aol.com

04.11.2025

TL'S FOUR SEASONS

110 W. Bartlett Ave,
Bartlett, IL

Proposal:

1) Painting as shown: \$9672 .

2) 30" x 24' sunshade awning \$8,970.00.
50% deposit, balance on completion.

3) Individual illuminated raceway

letters as shown: \$9,877.00

Remove existing wood sign and misc electrical items, mount the wood sign temporarily while wall painting is done. \$1,400.00

Remove wood sign when paint is complete.

Install raceway letters and sunshade

awning. \$3,080.00

Total Item #3: \$14,357.00

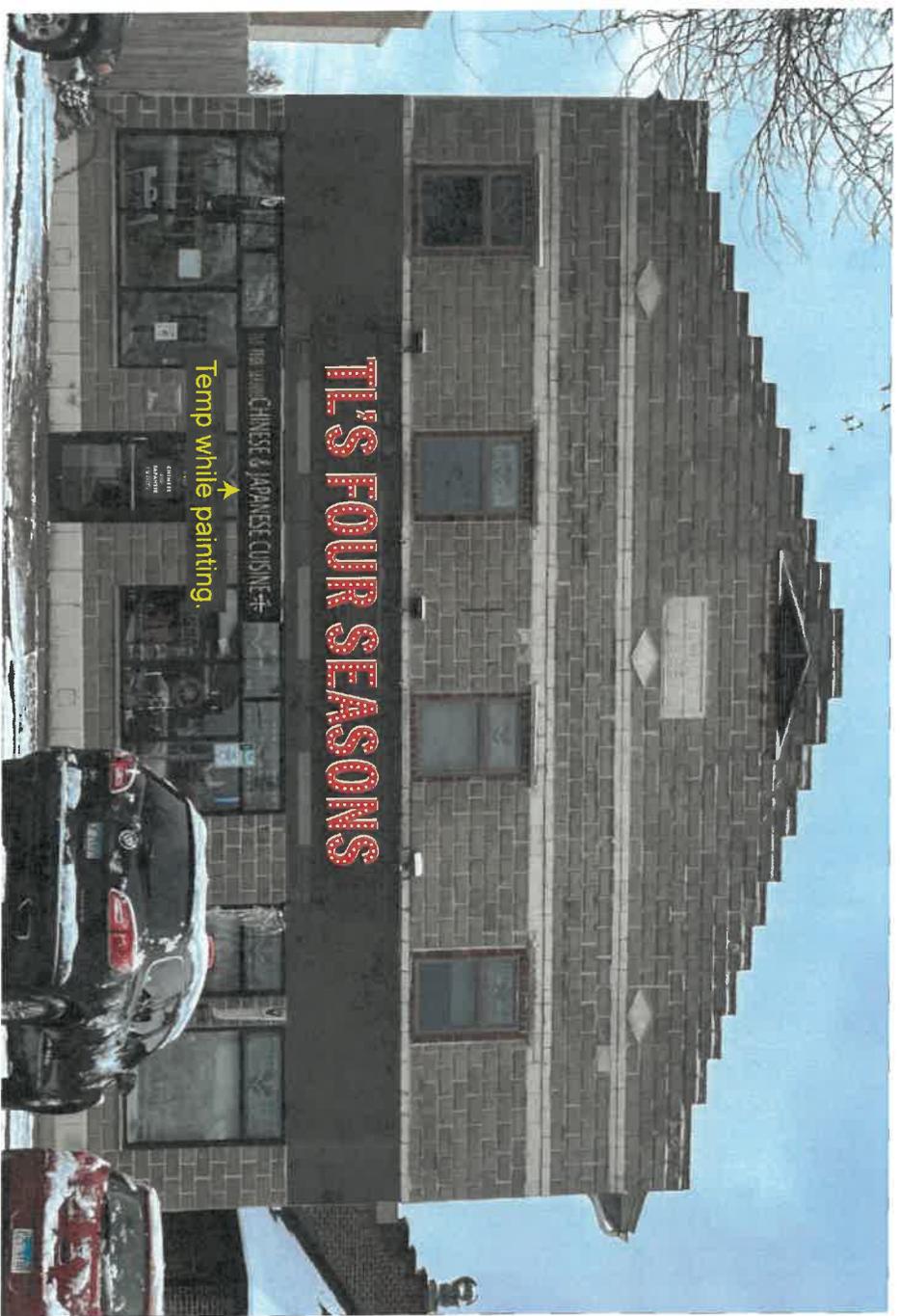
50% deposit with order, balance due upon completion.
Permit expense additional at cost plus \$440.00 (including final inspection). Engineer's stamp, if required, additional.

Submitted for
approval, John Doyle, President.

Accepted: _____

Title: _____

Date: _____



South Elevation Nominal 1400 sq ft facade. 48' Storefront.

21' 8"

TL'S FOUR SEASONS

26-1/2"

Individual LED lamp illuminated letters on raceway,
Clear acrylic face. UL label, disconnect switch. **48 sq ft**

1'

24'



2' 6"



Aluminum Sunshade awning, 30" projection, 6" x 24'. Matte Black

CHICAGO SIGN®

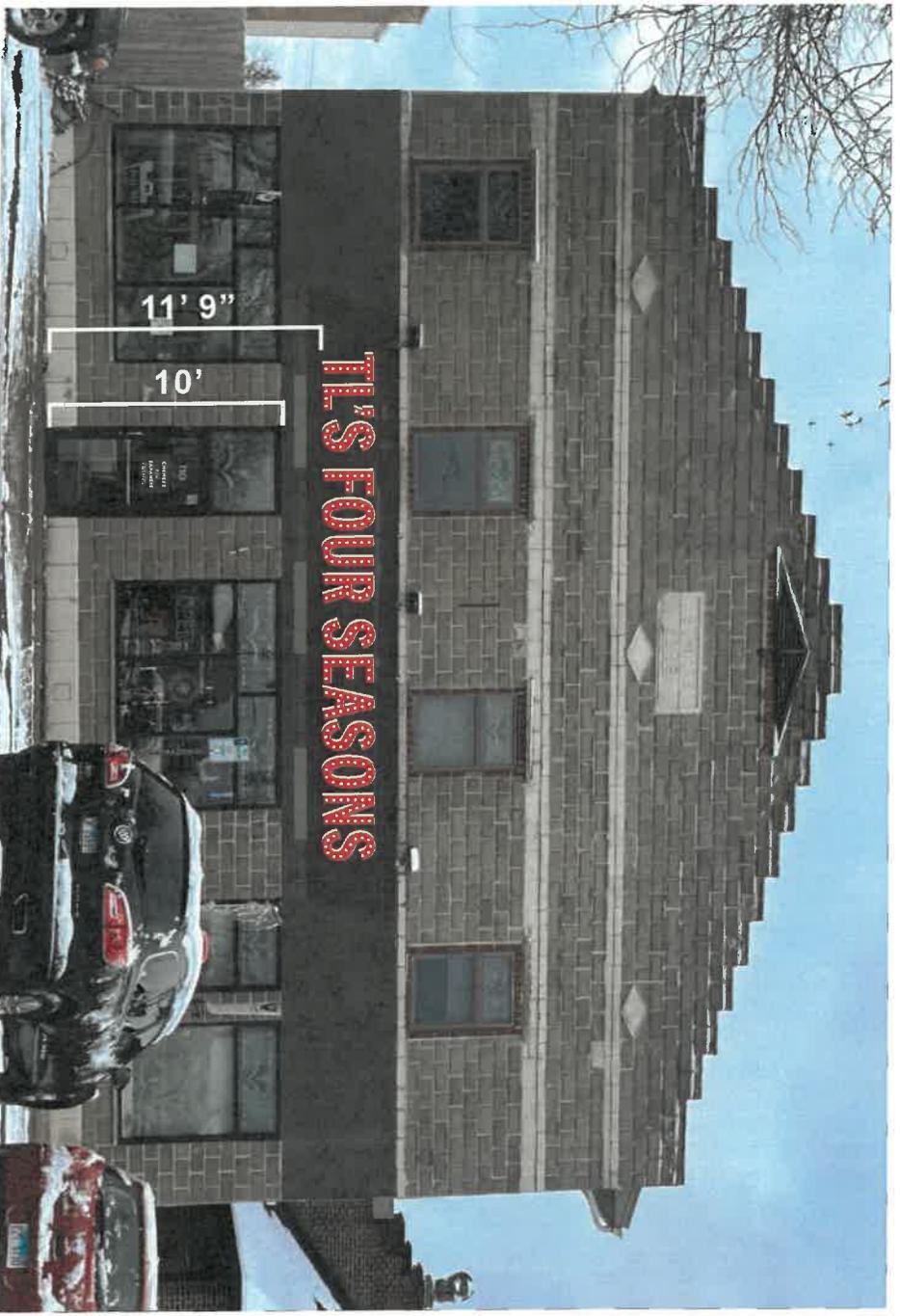
Chicago Sign® and Light Company
 PO Box 1427, Wheaton, IL 60187
 630-675-7717 ChicagoSigns@aol.com

05.01.2025

TL'S FOUR SEASONS
 110 W. Bartlett Ave,
 Bartlett, IL

Proposal:

- 1) Remove existing wall sign and lights. Paint wall as shown.
- 2) Install individual illuminated raceway letters as shown. Connect to existing electric circuit.
- 3) Install 30" x 24' sunshade awning.



21' 8" South Elevation Nominal 1400 sq ft facade. 48' Storefront. 1'

TL'S FOUR SEASONS

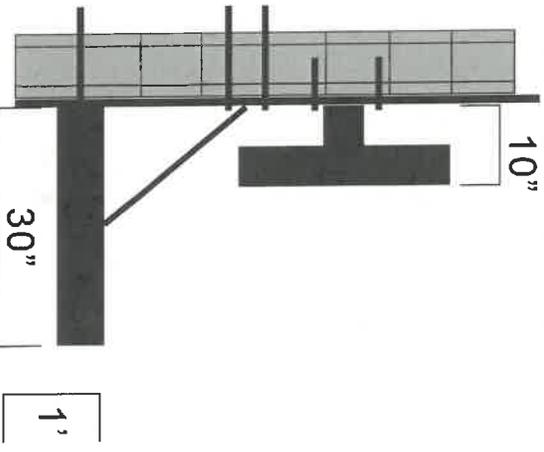
Individual LED lamp illuminated letters on raceway. 4 amp / 120V
 Clear acrylic face. UL label, disconnect switch. 48 sq ft

26-1/2" Fasten with min. 8 - 3/8" masonry anchors



Fasten with 12 - 3/8" through bolts

Plan View Aluminum Sunshade awning, 30" projection, 6" x 24'. Matte Black



ECONOMIC DEVELOPMENT MEMORANDUM

TO: Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator
DATE: May 7, 2025
SUBJECT: EDC Meeting Time

At our last meeting, the commissioners raised a key issue: low participation from residents and the business community. To boost attendance, they've asked us to explore changing the EDC meeting time and bring the topic to our next discussion.

Many of you noted that earlier meetings might encourage greater involvement.

For context, here's how some other communities schedule their EDC meetings:

- **Hanover Park:** 2nd Tuesday, 12:30 PM
- **Hinsdale:** Quarterly, Wednesdays, 8:45 AM
- **Elmhurst:** 4th Monday, 7:45 AM
- **Schaumburg:** 2nd Monday, 5:00 PM
- **Hoffman Estates:** As needed, typically 2:00 PM

Please come ready to share your thoughts on the best meeting time to maximize participation.

Your input will help shape a more vibrant and inclusive EDC!