



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION**

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
June 9, 2025 – 1:00 PM**

PLEASE NOTE 1:00 PM STARTING TIME

1. Call to Order
2. Roll Call
3. Approval of the May 12, 2025 meeting minutes
4. Public Comment
5. Development Update
6. Downtown Streetscape Improvements
7. New Business
8. Adjournment



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1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the May 12, 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, Perri, and Gudenkauf

ABSENT: Commissioner Lewensky

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

3. APPROVAL OF April 14, 2025, MEETING MINUTES

Motion by Gorski, Seconded by Densford

MOTION CARRIED

4. PUBLIC COMMENT

None

5. TL'S FOUR SEASONS BEDA REQUEST

Mr. Fradin stated that we have had some long-time downtown businesses apply for BEDA grants in the past several years including Pasta Mia and Banbury Fair. This is another one. TL's Four Seasons is a well-known Chinese and Japanese restaurant in downtown Bartlett for the past 20 years.

Last month, Commissioner Gorski asked about the status of BEDA grants, and I mentioned we were working with one new restaurant and one long-term restaurant. The long-term restaurant is TL's Four Seasons, owned by Mr. Li, who is here tonight to discuss his business and project.

This is Mr. Li's first BEDA application. I cannot recall any prior village programs or incentives he's applied for, and he participates in village events like Restaurant Week and hosts a big Chinese New Year's celebration annually.



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His restaurant has been featured on television, independent of village events. It's a well-known downtown Bartlett establishment that attracts customers from beyond village boundaries.

The restaurant offers good food, excellent service, a beautiful atmosphere, and fair prices.

Mr. Li recently completed an interior refresh, which wasn't part of this BEDA application as it was not an eligible expense. Having been in business for 20 years, as of early this year, they've refurbished the interior.

Tonight Mr. Li is here to discuss plans to improve the exterior of his building. We've been encouraging him to participate in the BEDA program for about six years, specifically to improve signage. We're glad he's taking this step forward.

The packet includes renderings of a new red sign that lights up, along with a new awning. The exterior paint is part of the facade improvement tied to the new sign, distinct from interior painting, which isn't BEDA-eligible.

You're not approving the sign itself tonight but are considering a grant to reimburse Mr. Li for these improvements.

He's been working with our planning and development staff. The proposed 48-square-foot sign is based on the 48-foot width of his building's frontage. Mr. Li owns the building, so no landlord approval is needed.

The project costs include \$9,600 for sign-related painting, approximately \$9,000 for the awning, and \$14,000 for removing the old sign, electrical work, and installing the new sign, totaling about \$33,000.

We're recommending a 50% rebate, as is typical for signage. We've approved one BEDA grant for about \$10,000 this year, and the program remains fully funded. I'll now open it up for questions and invite Mr. Li to speak or address any questions I can't answer.

Mr. Li introduced himself as the owner of TL's Four Seasons.

Mr. Li described his business as having been in Bartlett for over 20 years and always appreciates the support from the village and residents.

Bartlett has our most loyal customers, compared to our former locations in Barrington and Roselle. We recently refreshed the interior after customer feedback about it being outdated. The results exceeded expectations, with customers commenting on how nice, new, and refreshing it feels.



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The positive feedback encouraged us to consider updating the exterior as well, given the building's high visibility near the downtown train station.

Our current wooden sign is old and low-key. Customers have joked it's like negative advertising. After discussions with the sign company, we decided on a larger, modern, yet classic design inspired by old Chicago or Vegas signs. It's simple, internally lit, and not flashy, ensuring it's visible without being disruptive.

We believe it will remain attractive for years. Any questions about the sign?

Commissioner Gorski asked if the sign meets facade size regulations.

Mr. Fradin replied that it is correct. We've worked through several iterations with Mr. Li and our planning staff to ensure it meets code.

Commissioner Suffern praised Mr. Li's investment in downtown Bartlett, noting his role as a pillar in transforming the area when few businesses were willing to invest.

Commissioner Perri noted the new sign is big and bright, but there's a suggestion to clarify that TL's Four Seasons is a restaurant, as some might mistake it for a heating and air conditioning business.

Mr. Li responded that earlier renderings included "Chinese and Japanese" on the sign, but the text became too small for visibility. Given the restaurant's 20-year presence and name recognition among Bartlett residents, they opted for a simple "TL's Four Seasons" design.

Additional restaurant and sushi open signs by the window will provide further clarity.

The new sign's size and lighting will ensure it's noticeable, addressing past issues where customers couldn't locate the restaurant. Mr. Li emphasizes the need to actively reach out to customers with physical signs and social media in today's market, unlike the old saying that good wine sells itself.

Mr. Li noted the restaurant's steady business through the pandemic and beyond, with kitchen staff averaging 10 years of tenure, rare in the industry.

The refresh aims to strengthen and sustain the business. The new sign will be visible from the train, unlike the current one, which is unreadable due to the small size and excessive text.

Mr. Li shares that the interior redesign, developed over seven to eight months with a designer, features iconic Tokyo and Osaka street scenes. Customers familiar with Japan



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recognize these settings, and the printing creates an immersive, almost 3D effect under the right lighting, resembling a Japanese street restaurant. The feedback has been overwhelmingly positive.

Commissioner Suffern highlights the building's historic significance in Bartlett, noting its productive use for future generations. Mr. Li confirms extensive upgrades to the building's interior, upstairs, downstairs, and basement, making it nearly brand new.

With no further comments, a motion was made by Commissioner Erickson to approve the BEDA grant for TL's Four Seasons in the amount of approximately \$16,500, or 50% of the actual cost. Second by Commissioner Gorski.

MOTION CARRIED BY A UNANIMOUS ROLL CALL VOTE

Tony stated that the positive recommendation will be forwarded to an upcoming village board committee meeting for consideration. Thank you, Mr. Li, for your input.

6. EDC Meeting Time Change Discussion

Commissioner Erickson initiated a discussion on changing the EDC meeting times to increase participation and interest from the business community.

A memo was shared highlighting meeting times of other local communities' economic or business development commissions, including:

- Hanover Park: 12:30 PM
- Hinsdale and Elmhurst: 8:45 AM or 7:45 AM
- Hoffman Estates: 2:00 PM (as needed)
- West Chicago: 10:30 AM
- Wayne: 10:00 AM
- Geneva: 8:00 AM
- St. Charles: 7:00 PM
- Bloomingdale: 6:00 PM
- Streamwood: 10:00 AM

The discussion focused on moving the EDC meetings from 7:00 PM to a daytime slot to encourage greater attendance, particularly from chamber members and business owners.

Key points raised included:

- Chamber Perspective (Kirsten Erickson): The 7:00 PM time is challenging for chamber members, who often go home after work and are reluctant to return for



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- evening meetings. Daytime meetings could increase awareness of programs like beta grants and the branding campaign, fostering collaboration with the chamber.
- Commissioner Concerns (Bruce Suffern): Daytime meetings may exclude potential future commissioners who work 9-to-5 jobs. Historically, the 7:00 PM time was chosen to accommodate working commissioners. Commissioner Suffern suggested a 5:30 PM meeting before the Village Board's 7:00 PM meeting, but this idea was not pursued due to past discussions rejecting it.
 - Bettering the EDC (Robert Gorski): If this improves the EDC, he is all for it. He does not want to change it only for convenience purposes. If it does not change anything, he does not see the benefit of changing the meeting time.
 - Public Engagement (Kirsten Erickson): Daytime meetings could attract business representatives, as many companies allow employees to participate in community activities during work hours. Commissioner Erickson noted that chamber events during the day see good attendance, suggesting a similar outcome for EDC meetings.
 - Agenda Relevance (Robert Perri): Questioned whether daytime meetings would significantly increase public participation, given the EDC's primary role of approving BEDA grants and reviewing economic programs. He expressed skepticism about attracting public comment without compelling agenda items.
 - Logistical Considerations (Scott): Proposed a Zoom option to accommodate commissioners unable to attend in person during the day. Meetings must be recorded, making Village Hall the preferred location due to the existing recording infrastructure. Offsite meetings (e.g., at a restaurant) were deemed impractical due to recording and noise issues.
 - Trial Period Proposal: Commissioner Erickson proposed moving the EDC meetings to 1:00 PM on the second Monday of each month, with a Zoom option, for a six-month trial period to evaluate its impact.

Motion by Erickson, seconded by Suffern, to move EDC meetings to 1:00 PM on the second Monday of each month, with a Zoom option, for a six-month trial period.

Vote:

- Bruce Suffern: Yes
- Robert Gorski: No
- Mike Densford: Yes
- Benedett Gutenoff: Yes
- Robert Perri: No
- Kirsten Ericson: Yes
- Jerry Kabazko: Yes

Result: Motion carried 5-2. The EDC will schedule its next meeting at 1:00 PM on the second Monday of the month, likely starting in June, pending agenda finalization.



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Additional Notes:

- Agenda Timing (Tony): Agendas are typically finalized the Wednesday or Thursday before the meeting due to delays in BEDA grant applications. Efforts will be made to finalize agendas earlier to allow the chamber to promote meetings.
- Public Engagement Strategies: Suggestions included promoting agendas via the chamber, leveraging Zoom for virtual participation, and tying EDC meetings to chamber events to boost attendance. The “You Belong” campaign could be used to market EDC meetings as a low-key forum for residents to share opinions.
- Room Availability: Village Hall’s master calendar will be checked to reserve the room for 1:00 PM meetings. No recurring conflicts are expected on Mondays.

7. New Business:

- Lake Street TIF Update (Tony): No imminent developments, but potential developers are exploring the area. Discussions continue, with some “tire kickers” evaluating suitability.
- Apartment Building by Town Center (Scott): Still under discussion, with no final updates.
- Branding Phase Two (Scott): The Village Board will discuss phase two of the branding campaign at its next meeting, focusing on economic development and outward marketing. The EDC will review similar recommendations to previous ad buys.
- Chamber Golf Outing (Kirsten Erickson): The chamber is hosting a golf outing on Thursday, reinstating a ball drop to fund a scholarship for employees of chamber member businesses. The goal is to sell 117 more balls to fully fund the scholarship.

8. Adjournment

Motion by Suffern, seconded by Gudenkauf, to adjourn. The meeting was adjourned at 7:50 PM.

Next Meeting: Second Monday of June, 1:00 PM, Village Hall (with Zoom option).

Minutes prepared by Tony Fradin

ECONOMIC DEVELOPMENT MEMORANDUM

TO: Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator *TF*
DATE: June 3, 2025
SUBJECT: Development Update

New Commercial Development

The Village Board approved a new commercial and retail development at the southwest corner of Devon Ave. and Prospect Ave.

The site has been zoned B-3 for over forty years since the comprehensive rezoning of the village in 1978.

There has been prior interest in proposed development including a 25,955 SF commercial building approved in 1988. In 2016, a proposed banquet hall facility failed to gain approval.

Since that time, economic development staff has promoted this site in email blasts, at trade shows, on the website, and has included it in business development projects and site searches many times over the years.

The owner of the property is a developer and has [gained approval] to construct a daycare center called **The Learning Experience** (TLE) and additional commercial development including a drive through and for a restaurant to serve liquor.



When this project proceeds, we will work with the developer and their broker to attract high-quality tenants to the commercial space. There is still demand for restaurant space throughout the downtown area and the entirety of Bartlett, so the space should be attractive to potential businesses.

This property is on the DuPage County side of Devon Avenue, which will enhance its appeal.

New Downtown Bakery and Café

The Estrada family, who has owned and operated Issa's Venezuelan Food in Bartlett Town Center since December 2023, has leased the former Rebecca's Cakes space at 225 S. Main Street in the same plaza. We have been working with them to open **Miga's Bakery**.



They have been working with the same contractor that helped them open their restaurant two years ago and should be open soon. We will share more details via social media and with the Chamber of Commerce and EDC when it opens. We will incorporate their business in the Belong in Bartlett community branding campaign.

New Restaurant in Westgate Commons

The space at 778 West Bartlett Road had formerly been home to multiple restaurants, the last one being Wee-Dee's, and most recently a video gaming café called Tracy's.

Staff has been working with the owner of the unit for months to attract a new restaurant to the space, and now an upscale Italian concept with wood-fired pizza is coming, with further details to be provided soon.

Animal Hospital also coming to Westgate Commons

New Leaf Animal Hospital gained approval for a special use permit and will soon be opening an animal hospital at 792 West Bartlett Road.

New Restaurant coming to the Galleria of Bartlett

Dos Bros Fresh Mexican Grill is a quick casual concept where the customers choose their ingredients in bowls and in burritos and other Mexican favorites. It features fresh Tex-Mex recipes and will be an excellent fit in the Galleria of Bartlett along with Atlas Chicken (now adding a Detroit-style pizza concept) and Beef Shack.



They are completing their final buildout items and should be open in the very near future.

Another Major Industrial Tenant

Illinois Tool Works (ITW) has had a production facility at 1452 Brewster Creek Blvd since 2011. They produce and distribute many industrial building supplies from this facility.



There is a new speculative 166,000 SF building at Kenyon Road and Route 25 in the Blue Heron Business Park. We are pleased to announce that ITW has entered a lease for 61,000 SF to be used for office purposes.



According to its website, ITW is a Fortune 300 company and one of many we are proud to have in our strong industrial community.

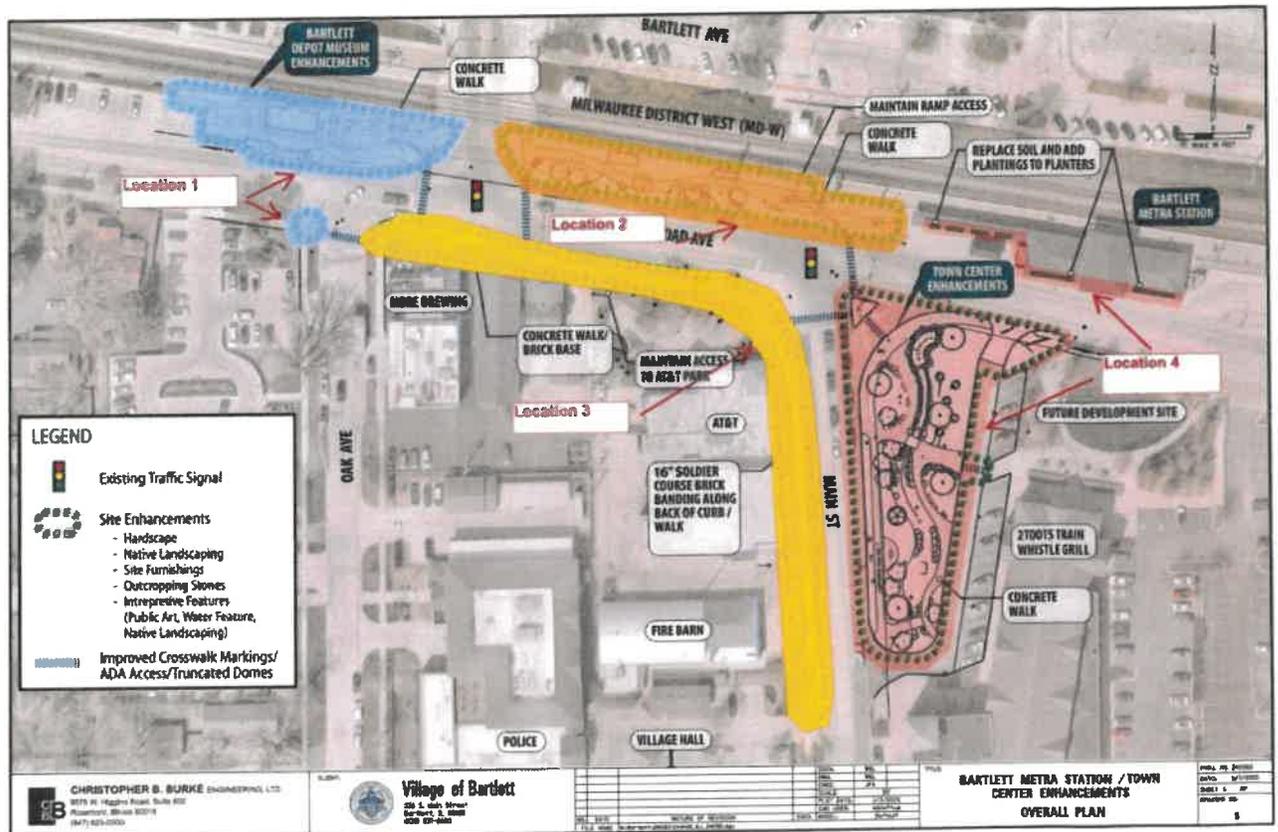
Economic development and PDS staff will continue working with the brokers for this building to fill the remaining 105,000 SF since industrial space remains in high demand in this area.

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: June 4, 2025
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Downtown Streetscape Improvements

Projected Start Date: April 1, 2025
Projected Completion Date: December 2025
Contractors: Burke LLC and Martam Construction
Funding: A \$150,000 grant from Metra will help fund a portion of this project
Overall Contract Price: \$2,796,875

Project Overview: This project focuses on enhancing key areas in downtown Bartlett by creating a connected series of attractive and comfortable pedestrian spaces. The scope of the project can be seen on the map below.



It includes the areas south of the railroad tracks from the Bartlett Depot Museum to Bartlett Town Center. Planned improvements include new sidewalks, native landscaping, hardscaping, seating, and a new water feature in Town Center.

This water feature - a raised fountain, waterfall, and stream - is an interpretation of Brewster Creek and Winding Creek that once flowed through downtown. This project honors Bartlett's past and recognizes the natural resources of the area.



Schedule: The project is proceeding on schedule with electrical work, excavation, and sidewalk replacement underway.

Landscaping and additional excavation, drainage work, water features, soil work, and landscaping work will be completed over the next quarter prior to furniture, improved lighting and other finishing touches this fall.

We will report on the project status again next quarter, when we should all see substantial progress.

Economic Development Benefits: Investing now in this downtown streetscape project is prudent and well-timed due to the potential return that Bartlett residents and downtown business and property owners will derive from the project's strategic, forward-looking planning.

The return on our investment has strong potential to come in the form of additional economic activity from both private and public sectors:

Spurring Potential Private-Sector Investment: Buoyed by the streetscape project, additional private-sector investment in our community could come in the form of both business investment and consumer spending. A well-designed and maintained streetscape can increase foot traffic, making it more enticing for businesses to locate in the area.

What's more, when people enjoy spending time in a particular area, they are more likely to patronize local businesses and services, leading to potential increases in economic activity.

Reinforcing the Belong in Bartlett Brand: Additionally, these improvements can make Bartlett an even more desirable place to reside, which can lead to increased population and thereby more revenue to maintain and enhance our community.

What's more, potential property value increases stemming from this infrastructure investment could support the bolstering of Bartlett residential real estate, further enhancing desirability of our community for current and prospective residents.

Building Upon Our Community Assets: Investment in the continued elevation of our downtown as a well-maintained and aesthetically pleasing area every day has strong potential to strengthen our united identity as Bartlett residents and shared pride in our community.

Advancing Our Shared Sense of Place: With its focus on accentuating sense of place in our downtown, the streetscape project has high potential to underscore all the things that make Bartlett uniquely Bartlett – proving beneficial for businesses and residents alike.

Enhancing Community Pride: Building pride in our community is a virtuous circle: When people feel that their environment is appealing and cared for, they are more likely to take pride in their community and to work together to maintain it.

This project has the potential to continue deepening the pride each one of us has to be residents and staff for the village.