



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION**

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
July 14, 2025 – 1:00 PM**

PLEASE NOTE 1:00 PM STARTING TIME

1. Call to Order
2. Roll Call
3. Approval of the June 9, 2025 meeting minutes
4. Public Comment
5. MORE Brewing BEDA grant request
6. Lake Street TIF Update
7. New Business
8. Adjournment



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June 9, 2025

1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the June 9, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 1:00 PM.

2. ROLL CALL

PRESENT: Commissioners Kubaszko, Suffern, Densford, Lewensky, Erickson, and M. Smith on behalf of the Chamber of Commerce

ABSENT: Commissioners Perri and Gorski

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

3. APPROVAL OF May 12, 2025, MEETING MINUTES

Motion by Densford, Second by Suffern

MOTION CARRIED

4. PUBLIC COMMENT

None

5. DEVELOPMENT UPDATE

Tony Fradin stated every so often we provide a general overview of some of the new projects and developments that we've been working on.

There's a lot of meetings here where we must be vague or say something like we're working with a couple of restaurants. Of course, there are projects we work on that don't move forward; sometimes they're not approved, and we do what we can to keep the economic development in the village moving forward.

This isn't everything, but these are some of the big things that you'll see coming soon.

The first one is a project we all call TLE, which stands for The Learning Experience, the anchor tenant of what's going to be developed on the 3.8-acre parcel at the southwest corner of Devon and Prospect.



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You've all seen this land remain undeveloped for many years, even decades. It has been zoned commercial for over 40 years. Way back in the late 80s, there was a single large building approved there, in the 30,000 square foot range.

Nine years ago, there was a wedding venue that was interested in locating over there. This is your classic infill site, an undeveloped lot adjacent to the downtown, surrounded by residential development.

It's been zoned B3 for over 40 years and is now owned by an active developer.

On the western edge of the property there will be a daycare facility and then a couple of buildings, basically strip retail with a possibility of another restaurant.

Additional improvements include a drive-through and a restaurant with liquor, which could be one and the same or different. When somebody markets that strip center space you see near the corner of Devon and Prospect, it will be more attractive to quick casual food users with that drive through.

Tony showed the land use and site plan approval that happened last week. It's not the building permit approvals; it's not full engineering. Bartlett does require most of that to be submitted at the time of going through the special use process.

The developer, Anthony D'Angelis, has a firm called Intercontinental Equities and will move forward on this in the coming months. He's built many residential subdivisions and shopping centers. If I had to guess, he'll be moving quickly to get the permits.

Also, it'll be a phased development. You're not going to see everything built at once. The business driving this deal is The Learning Experience, so that's what will be built first.

It might be a period of the next year or years that you see it getting built, but it's new, it's exciting. There haven't been a lot of new commercial buildings, particularly around the downtown area, for a long time.

Right across the street from here, you all recall years ago when Rebecca's Cakes moved from a small location in Main Street Plaza in the rear basement, into Town Center, operated a bakery for a few years, but unfortunately it closed last year.

We've been pushing that site hard, putting it in email blasts, and had a few inquiries over the past year.

We're pleased to tell you all this afternoon that a business we've worked with very closely, and we know well – Issa's Venezuelan restaurant - has leased the space. They're going to open a bakery and cafe called Miga's over there. They had two of their inspections that



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they passed Friday. I asked one of the building inspectors today; they're very close to passing final inspection.

By the next time we meet, there'll probably be baked goods for sale across the street and strong Venezuelan coffee. I've asked them to describe the coffee; if you like strong coffee, that's going to be a good spot.

Another new restaurant coming, this is another one I've alluded to for the last three or four months, but not this particular restaurant. This is the fourth potential restaurant that I've worked with to fill the space that used to be Wee-Dee's in Westgate Commons, then it was a video gambling cafe for probably about a year and a half after that.

It's been vacant for a year or so. There have been several different types of restaurants that looked at it and negotiated for it, and were very close to it, but this lease is signed.

It's going to be a place with some wood-fired pizza and Italian food.

We all know that we have other venues in the village that offer that; but this is going to be different than those and maybe more closely resemble what we describe as a quick casual type of setting. We don't really know them well, but we're looking forward to working with them to fill that space. It's a strong center.

Another business coming to Westgate Commons is called New Leaf Animal Hospital. There used to be an animal hospital in Westgate Commons when it first opened; it was called Westgate Veterinarian. They relocated to Stearns and 59 over in Bartlett Commons, and that's the same business that renamed The Whole Pet.

We'll urge these new businesses to participate with the chamber for the chamber reps here. Everybody wants to do the ribbon cuttings and the after-hours and the open houses, and we always tell them that's the best way to get integrated into the village relatively quickly.

Another restaurant I've alluded to, coming soon. I don't want to always describe it this way, but Dos Bros is similar to Chipotle; it's Tex-Mex quick casual food where you go down the assembly line, so to speak, and you get a bowl or a burrito or tacos, and you specify the shells and the meats and the toppings.

The Galleria is the latest retail strip that was built in the village about four years ago, I'm guessing. There are some excellent restaurants there; of course, Beef Shack was the first one that came in, and then Atlas Chicken came in a year or two ago.



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So it's going to have three very good restaurants. Also, Atlas Chicken is adding a Detroit-style pizza concept to their business, so you'll be able to get great Italian beef there, burgers, chicken sandwiches, pizza, burritos, bowls.

That's going to be a good place for hungry residents and people in that area to go to. When I mention we're working with a few restaurants, those are some of them that are coming to fruition.

Earlier this year, I went through the whole economic indicators report in February. I reported that there wasn't any industrial vacancy; it went from 1% to 3% because of this one building that's about 170,000 square feet. You can't miss it when you're driving up and down Route 25; it's the fanciest and biggest new building you see in that business park.

You've all seen how Brewster Creek Business Park has attracted so much business and investment, and now Blue Heron Business Park. This just transpired last month in May; ITW is a huge company, in the Fortune 300. ITW stands for Illinois Tool Works, a large multi-billion dollar publicly traded company.

I had the pleasure of working with them and their broker all the way back before 2011 for a building in the industrial park that was built, about 270,000 square feet, that they leased. They have a production facility; I haven't visited it since about 2011, but they make screws and clamps and all kinds of things that they distribute.

What they told me at the time when they opened was that this was going to be their distribution center from here to the Rockies for Home Depot, Lowe's, and other home improvement stores. Lowe's has contracted somewhat since that time. I don't know if they service Ace Hardware or not, and they do a lot of business-to-business.

These 61,000 square feet that they've leased is not for production but an office for professional staff. So far, I've been told secondhand some engineers will be working there, about 50 jobs. It is a 166,000 square foot building, so it leaves about 105,000 square feet.

It's got great brokers, so it's not something that's going to sit empty for too long. I'll probably be telling you about it in a few months, the next one coming to that space.

Tony opened the discussion up to questions.



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Commissioner Erickson asked if the restaurateurs are residents. Tony stated he does not know exactly where the families live, but the owner of Dos Bros lives around the south Bartlett and Carol Stream border. Issa's and the new bakery are family-run businesses, and they live in the area, I think, in Hanover Park.

[inaudible] asked about the apartment building approved on Railroad Avenue.

Tony replied it is not moving forward yet, he won't say it is about to get started.

Scott Skrycki thanked the commissioners for moving the meeting to 1:00 PM and stated that their desire to increase participation is being taken seriously.

6. Downtown Streetscape Improvements

Tony stated you all know that I love walking downtown, and Scott does too, and I see a lot of you around here, and most of you have businesses or interests downtown.

You've seen all the construction equipment, you've heard drilling, you've seen a lot of backhoes, you've seen a lot of digging, and every weekday that I'm here, I've seen it. I've filmed some of it, I've taken pictures, and as economic development staff, I knew just kind of the general project that they're improving the downtown, they're updating the streetscape.

We thought it would be important for you all to know about it and how it pertains to economic development and branding.

The streetscape improvement project started April 1st, so we've already been seeing this for April and May. I spoke with the village engineer today who told me he still thinks it's on track to be completed by the end of the year.

The contractors, the names that you see on a lot of the equipment out there, is Burke, who does so many projects like this, like almost all of them around this area, and Martam Construction.

This is a large ticket item, over two point eight-million-dollar project to improve the streetscape of the downtown area. It's creating a more pedestrian-friendly and comfortable, attractive setting.

This isn't a comprehensive list today of everything it is. There were new sidewalks I looked at today by the train station, native landscaping, seating, and a word that I learned last week when Scott and Trusty Gandsey were on the radio, a runnel, a small water feature.



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The project is well underway with the excavation, the electric work, and the new sidewalks. As a frequent pedestrian, I'm appreciative of new sidewalks. There's a dedicated portion of the public works website dedicated to this.

Currently, what's going on this week is sidewalk repair in front of MORE Brewing, State Farm, McClure, and Valcon is tentatively scheduled to begin this week, so that's where it stands.

Commissioner Suffern has a front-row view of this every day; he sees and hears it. I've had a few downtown businesses call me about it and ask those basic questions: what's going on, when's it going to be done?

A project like this is not much like the new parking lot that was built between Banbury Fair and MORE Brewing. We'd like it if it could happen overnight, but something of this magnitude and size and scope takes a while. It's going to look beautiful when it's done, and I think it'll be exciting for us to keep watching the progression of it over the coming months.

Scott said that in addition to Tony's slides, there's going to be new electronic signage. I got to see some of the proposals; it's going to look beautiful. Also, if you look to the right just in the Town Center, there's going to be uplighting on all the trees that'll be able to change colors too, so it's going to be really nice.

Tony said it's been Town Center businesses mostly asking. You can see the whole front of Town Center is basically torn up right now, but you can see this map on the village website.

If somebody you speak with asks you questions and you don't know the exact answer, of course, send them to Scott or me. The village engineer is happy to answer any questions about it, but this is right from the village website, and you can see that.

What I've been telling them in the Town Center is a lot of the most extensive work and upgrades and improvements are going to be right outside their front window. That's where the water feature is going to be located, and I forgot about the lighting that Scott just mentioned, so it's going to be beautiful.

Some benefits of this project include making the downtown more beautiful, more inviting, and more attractive. We spoke with potential investors last month, and we told them about the downtown improvements; they seemed impressed. It's something that's going to lift property values in this area. We assume that businesses in this central downtown area would be appreciative of that, and it's going to make it more inviting.



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We'll look at ways to tie it into our branding for sure. We're going to take some nice photos of it, some of the water features lit up; it's going to be beautiful. It'll probably be some of the main images we'll use in the next phase of our branding. This project advances a sense of place, enhances community pride, and reinforces our Belong in Bartlett brand. Every time we meet here, it should look a little bit less torn up and a little bit better.

Chairman Kubaszko asked if there are any artistic renderings available to show what it looks like?

Tony replied, I'll look around, see if I can find some. I didn't see them in the board packet, but I imagine there are some that envision what it's going to look like. I think that's a good idea, even for some social media posts. That's why I like taking these pictures as I walk through the downtown. I just put two in here, but there are others, and it's always kind of cool to see the way it proceeds.

Commissioner Suffern asked how much of the project budget is Town Center?

Tony replied that it's not broken down in that way. There is a budget for it; I had a budget document, but it's very general. It'll say sidewalks.

Scott stated he thinks it's just like a hair under three million, I believe, but I have to confirm that. Also, a part of that funding is a grant from Metra that we capitalized on. If you look up to the north, Metra is helping a lot with that. I hope that answers your question.

Tony added that he thought you meant maybe Town Center specifically because I think of that building as Town Center. The whole project is about 2.8 million.

Commissioner Suffern noted that a project like this must be driven by something.

Scott replied, the sidewalks, not in great shape, could use some smoothing out. We found a sidewalk that is aesthetically pleasing and more maintenance-friendly on staff, so that way the bricks aren't coming up, the snow removal is easier, people are walking smoother. In addition to that, the fountain was breaking down; it was becoming an eyesore that we were putting band-aids on that needs a permanent fix. Also, as you know better than pretty much anybody, the private investment in the downtown area is increasing, so more people are going to be coming, and making the downtown streetscape a little walker-friendly and more attractive will further spur development in the downtown.

Chairman Kubaszko inquired if there any plans for something like an event venue to attract more people down here?



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Scott replied that in terms of an event venue, I know that a lot of that will fall under the purview of the park district for things of that nature. But in terms of our downtown specifically, there's going to be even some more major shifting in the way the downtown looks when Metra is looking at consolidating that platform, so some of those parking lots are going to look a lot different. There's a lot of shifting to occur over the next year or so.

Commissioner Erickson stated with events, it's hard. The chamber does do a festival. We need the Lions to help us with it for Oktoberfest, and that's only a day and a half, and it's a lot of risk, very little reward to it. It's a very huge undertaking; we rely on a lot of our partners and a lot of our relationships to get that to go off. It seems easy to throw a quick little party together but just looking at the insurance and the liabilities and things like that, it becomes a lot. It would be nice, and it's something to always consider how we could do it. We do small things like the cocoa crawl that's done. Maybe there's more things that we could explore, like with the cocoa crawl, where it's in the springtime or the summer or something like that, but it's hard because so few people want to help run it, but everyone wants to go to it.

Commissioner Suffern stated, we have 10 years of precedence with Bartlett Heritage Days, which I oversaw for those 10 years with the Arts in Bartlett helping and a couple of other organizations helping. The pandemic happened, and always a little bit of pushback of having anything downtown, so people will raise the issue of safety with the railroad as a reason to not do anything, although there never was an incident for the 10 years that we had vendors on both sides of the tracks. We have a perfect location downtown; it's all empty parking lots, and it's all lit, but we don't use it, and there's always an excuse why not to use it.

Commissioner Suffern continued, the little bit of the problem with the Town Center is parking; there just isn't a lot of parking right there in front of that park. That's the feedback I've had from customers when I encourage them to go, "Well, where can I go for a walk with my kids or go?" I'll direct them to Bartlett Park. Perhaps things will change, but the fact that there isn't a lot of parking there just handicaps it. All the sidewalks need repair, all the way down Railroad Avenue. It seems like they're universally sinking everywhere. You ever try to ride your bicycle over those? Good luck. Are the sidewalks decorative, the new ones they're putting in, like stamped concrete?

Scott replied, there'll be standard sidewalks, but there'll be a thick ribbon on each side of the sidewalks. If you look where MORE Brewing is, right in front of there, the village did kind of a sample sidewalk to see what it would look like in real life and maintenance and stuff like that. We studied a lot of towns, Arlington Heights, those types of communities; they're looking at having maintenance-free down the center, decorative ribbon on the outside, much easier to shovel.



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7. New Business:

Scott noted that the village entered into an agreement with a5 to continue our relationship with them. The majority of it is going to be on the TIF district on Route 20, but they're also going to continue as a part of that contract a branding guide as well as just the general Belong in Bartlett theme. As time goes on, probably early fall, you'll start to see some of those initiatives before you as well.

8. Adjournment

Motion by Erickson, seconded by Densford, to adjourn. The meeting was adjourned at 1:45 PM.

Next Meeting: Second Monday of July, 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: July 8, 2025
Re: BEDA Application for MORE Brewing Company

Overview

MORE Brewing Company has been operational in downtown Bartlett for two years as of this month.

The business was approved for a BEDA grant in late 2022 based on its \$4M+ initial investment in constructing its 8,000+ SF facility at 121 W. Railroad Avenue and is eligible to apply for another grant.

This project represents another meaningful investment in the downtown Bartlett business district and aligns with the Village's goals to support revenue-generating businesses, enhance community amenities, and retain and create local jobs.

Project Summary

MORE Brewing Company, located at 121 W. Railroad Avenue, is proposing the installation of a louvered roofing system and motorized retractable siding on its rooftop patio. This system includes motorized louvers with weather sensors, retractable solar mesh siding, LED lighting, and electrical integration — all designed to make the rooftop space weather-resistant and usable year-round.

Currently, weather fluctuations restrict the use of the rooftop patio, which results in the loss of 30–40% of total seating capacity during inclement weather. This investment would help prevent those closures and allow MORE Brewing to host events throughout the winter and other seasons, including private parties, beer releases, and corporate gatherings. They project a 10–12% increase in overall revenue due to expanded programming.

Just as important, this expansion supports workforce retention and job creation. During colder months, seasonal dips in foot traffic currently force staffing reductions. The upgraded rooftop space will help the business maintain staffing year-round and potentially hire additional event-focused personnel.

Cost and Funding

The total anticipated cost of the project is **\$208,000**. A detailed contractor proposal from Status Technology, Inc. outlines the following project components:

- **Louvered Roofing System** – \$179,364
- **Electrical Package** – \$11,621
- **Motorized Retractable Screens** – \$17,827
- **Total Project Cost** – **\$208,812**, with additional contingencies and design fees bringing the full investment to approximately **\$250,000**.

MORE Brewing is requesting a **\$50,000 BEDA grant**, which would account for 20% of the total project cost and serve as a reimbursement upon completion or 24% of the documented eligible costs for the louvered roofing system.

BEDA Program Eligibility and Alignment

This project meets several key criteria of the BEDA program:

- **Sales Tax Generating Use:** MORE Brewing is a restaurant and brewery—a prime example of a sales-tax-generating business.
- **Private Investment Leverage:** The applicant is contributing approximately 80% of the total cost from private funding.
- **Job Retention and Creation:** The project will help avoid seasonal layoffs and lead to new job opportunities.
- **Aesthetic and Functional Improvement:** The rooftop upgrades significantly enhance the usability and appeal of the space, making it a stronger downtown destination.
- **Diversifying Our Local Economy:** The business continues to invest in downtown Bartlett, is an important regional draw, the village's only microbrewery, and business with a rooftop beer garden.

Recommendation

We recommend the Economic Development Commission support a **\$50,000 BEDA grant** for MORE Brewing Company's rooftop enclosure project. This is a strong project that demonstrates a significant private investment, clear return on increased sales tax potential, enhanced year-round functionality, and positive workforce and community impact.

Please let me know if you have any questions prior to the upcoming meeting.

Attachments:

- BEDA Application – MORE Brewing
- Request Letter from MORE Brewing
- Contractor Proposal from Stattus Technology

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?*

Yes

Applicant is or will be*

Property Owner

Number of years in business*

8

Number of years in Bartlett*

2

Contact name for applicant's agent or architect

Ross Davis

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)*

18,000

Stories in building:*

3

Number of parking spaces on property:*

0

Amount of last real estate taxes paid:*

661.67

Property Tax Index Number(s) (PIN)*

06344090010000

County*

Cook

Project Information

Total anticipated cost \$:*

250000

Project scope:*

We are looking to cover our rooftop patio with a louvered roofing system. In addition, we are looking to have the same company provide retractable siding to make the space usable year-round.

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*



Ross
Davis
Jun 30,
2025



**13980 Automall Dr
Huntley, IL 60142**

**126 S Villa Ave
Villa Park, IL 60181**

**121 W Railroad Ave
Bartlett, il 60103**

How a Louvered Roof Will Help Us Grow

At our brewery, we've always aimed to create a space where people can relax, enjoy great beer, and feel part of something—rain or shine. But as much as we'd like to control the weather, it's been one of our biggest limitations, especially when it comes to using our rooftop. One minute it's sunny and packed, the next we're moving tables, scrambling to remove chair cushions, or closing early because of a passing shower. We've lost too many good days to bad weather.

Installing a louvered roofing system changes all of that. This motorized, weather-sensing roof opens and closes automatically depending on conditions, giving us the flexibility to keep the rooftop open even when the weather isn't ideal. Right now, we lose about 30–40% of our total seating capacity every time we shut down the rooftop due to rain, wind, or cold. With this system in place, we're essentially weatherproofing one of our biggest assets.

More importantly, it allows us to use the space year-round. We'll be able to host events in every season—private parties, beer releases, corporate get-togethers, winter beer dinners, you name it. Based on current numbers and projected bookings, we anticipate a 10–12% increase in overall revenue just from being able to program and rent the rooftop space throughout the winter and during unpredictable weather stretches in spring and fall.

That kind of growth means more consistency in our business—and for our staff. Seasonal dips in foot traffic during the colder months have historically forced us to reduce hours or temporarily lay off team members. With the rooftop active year-round, we'll be able to retain more staff through the off-season, keeping our core team together and strengthening the service we offer. It also opens up new opportunities for additional hires, especially on the events side, which is good for both us and the local job market.

This isn't just about weather—it's about leveling up what we can offer. It gives our guests more reasons to come back, it brings in new customers who want unique event space, and it makes our brewery more resilient and community-focused.

At the end of the day, this investment lets us do what we love—serve great beer to great people—365 days a year. And that's a win for everyone.



STATUS

TECHNOLOGY OUTDOORS



COMMERCIAL PROPOSAL - 2263 / 01

CLIENT/CONTRACTOR:

ATTN: PERRY PATEL
MORE BREWING CO.
121 W RAILROAD AVE
BARTLETT, IL, 60103
PHONE: (847)852-0182

PROJECT INFORMATION:

MORE BREWING CO. PERGOLA
121 W RAILROAD AVE
BARTLETT, IL, 60103

Jul 7, 2025



INTRODUCTION

GREETINGS

THE ARCHITECTURAL SOLUTIONS TEAM AT STATUS TECHNOLOGY, INC. IS PLEASED TO PRESENT YOU WITH THE ENCLOSED HIGH-LEVEL BUDGET PROPOSAL. STATUS IS A LEADING INNOVATOR OF LUXURY OUTDOOR LIVING SPACES. WE SPECIALIZE IN OUTDOOR COMFORT WITH A FULL LINE OF PRODUCTS TO IMPROVE YOUR OUTDOOR LIFESTYLE.

PROPOSAL DETAILS

WE HAVE INVESTED A SIGNIFICANT AMOUNT OF TIME TO PUT TOGETHER A PROPOSAL FOR YOUR PROJECT. THIS MAY ALSO INCLUDE A DESIGN TO SHOW WHAT THIS PROJECT WOULD ENTAIL AS WELL AS DETAILS AND SELECTION OPTIONS. IF YOU HAVE ANY QUESTIONS ABOUT THIS PROPOSAL, PLEASE DON'T HESITATE TO ASK. WE TRY OUR BEST TO MAKE THINGS AS CLEAR AS POSSIBLE. WE FIND THAT THIS EXTRA TIME UP FRONT ALMOST ELIMINATES THE NEED FOR CHANGE ORDERS, AND THEREFORE ALLOWS US TO FINISH THE PROJECT WITHIN BUDGET. WE ARE CONFIDENT THAT WE CAN OFFER A PROJECT THAT FITS YOUR NEEDS.

OUR STANDARDS

THERE IS NO COMPROMISE WHEN IT COMES TO MATERIALS AND BEST CONSTRUCTION PRACTICES. WE STRIVE FOR PERFECTION IN EVERYTHING THAT WE DO. WE ARE INTENTIONAL WITH ENVIRONMENTAL INNOVATION, FROM THE CHOICE OF LIGHTWEIGHT MATERIALS AND LEAN PRODUCTION METHODS TO EFFICIENT TECHNOLOGY AND DESIGN. OUR PRICES ARE FAIR AND REFLECT THIS QUALITY. STATUS DESIGNED PROJECTS ARE DESIGNED WITH YOU TO FIT YOUR SPACE DIMENSIONALLY, AESTHETICALLY AND FUNCTIONALLY. CUSTOM IS THE STATUS STANDARD.

OUR WARRANTY

BY LAW, WE ARE REQUIRED TO OFFER A WARRANTY FOR OUR PROJECTS FOR ONE YEAR AFTER COMPLETION. HOWEVER, WE FEEL THAT IF SOMETHING IS DONE RIGHT, IT SHOULD LAST MUCH LONGER. THIS IS WHY WE OFFER A MUCH LONGER WARRANTY FOR EVERYTHING THAT WE DO. THIS OBVIOUSLY DOES NOT INCLUDE ORDINARY WEAR AND TEAR, NEGLIGENCE, OR UNUSUAL ABUSE. THE TERMS OF OUR WARRANTY ARE AVAILABLE BY REQUEST.

COST-EFFECTIVE | RAPID CONSTRUCTION

COMPARED TO TRADITIONAL CONSTRUCTION ALTERNATIVES, NOTHING COMES CLOSE TO THE FLEXIBILITY, FUNCTIONALITY, AND QUALITY OF A PROJECT DESIGNED BY STATUS. INSTEAD OF TRADITIONAL CONSTRUCTION TAKING WEEKS AND SOMETIME MONTHS TO COMPLETE A PROJECT, STATUS PROJECTS ARE OFTEN INSTALLED IN A MATTER OF DAYS.

WE ARE COMMITTED TO SUPERB CUSTOMER SERVICE AND ON-TIME, ON-BUDGET COMPLETION. THANK YOU FOR THIS OPPORTUNITY AND WE LOOK FORWARD TO A SUCCESSFUL COLLABORATION.

PROJECT TEAM

OUR PROJECT TEAM OF DEDICATED CONSTRUCTION SPECIALISTS IS THE MOST EXPERIENCED DESIGN AND PROJECT MANAGEMENT ORGANIZATION IN THE INDUSTRY. OUR PROJECT MANAGERS REMAIN WITH A PROJECT FROM BEGINNING TO END, INCLUDING BEING AVAILABLE FOR ALL CALLS AND MEETINGS THROUGHOUT THE PROJECT.

MICAH RAYBURN

PRESIDENT & CEO
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M: 561.203.5672
E: MRAYBURN@STATTUS.TECH

NICHOLE RAYBURN

VICE PRESIDENT
O: 833.STATTUS
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IVAN JOSIPOVIC

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CORPORATE CONTACT

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SEBASTIAN, FL 32958
O: 833.STATTUS
E: OFFICE@STATTUS.TECH
WWW.STATTUS.TECH

SINCERELY,

MICAH RAYBURN
PRESIDENT & CEO



PROPOSAL | SCOPE OF WORK

DATE: Jul 7, 2025
TO: MORE BREWING CO.
VALID UNTIL: Aug 7, 2025
PROPOSAL: 2263/01

LOCATION: 121 W RAILROAD AVE
BARTLETT, IL, 60103
PHONE: (847)852-0182
E-MAIL: PERRY@MOREBREWING.COM

WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR AND SUPERVISION NECESSARY TO COMPLETE THE FOLLOWING:

\$ PRICE	INDIVIDUAL PROJECT DESCRIPTION	INITIAL TO ACCEPT
\$179,364.00	<p>LOUVERED ROOF - OVERALL SIZE: ~53'-8" x 36'-1"</p> <ul style="list-style-type: none"> ● Louvered Roofing System: ● [5] Operable zones ● Motorized Louvers ● Structural Aluminum Frame on top of the existing steel structure ● Color - Frame: BLACK Gutters: BLACK Louvers: BLACK ● [1] Rain Sensor ● [1] Wireless Control of Louvered Zones ● [15] Accessory Beams <p>NOTE: Construction drawings and engineering are included in the price</p>	
\$11,621.00	<p>ELECTRICAL PACKAGE:</p> <ul style="list-style-type: none"> ● Wiring and all electrical hookups ● Installation of [36] LED lights ● Installation up to [9] FAN BOXES ● Electrical Plans 	
\$17,827.00	<p>MOTORIZED RETRACTABLE SCREENS PACKAGE:</p> <ul style="list-style-type: none"> ● [1] 10'-6" x 10'-3" Motorized Retractable Screen with Solar Mesh <ul style="list-style-type: none"> ○ Fabric type and color: TBD ○ Frame color: BLACK ● [1] 29'-8" x 10'-3" Motorized Retractable Screen with Solar Mesh <ul style="list-style-type: none"> ○ Fabric type and color: TBD ○ Frame color: BLACK ● [1] Handheld Remote ● 5 YEARS WARRANTY 	
EXCLUDED	<p>STRUCTURAL PERMIT:</p> <ul style="list-style-type: none"> ● By Others 	

Signature: _____ Date: _____



TERMS & CONDITIONS

TOTAL PROJECT PLAN AND ACCEPTANCE OF PROPOSAL | SCOPE OF WORK:

THIS PROPOSAL WILL BECOME A CONTRACT BETWEEN BOTH PARTIES WITH THE SIGNATURE OF BOTH PARTIES (EXECUTION - PAGE 6). WE PROPOSE TO FURNISH ALL MATERIAL AND LABOR NECESSARY, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

FOR THE TOTAL SUM OF: TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND ZERO CENTS
\$208,812.00

IMPORTANT NOTES

- DELIVERY, INSTALLATION, AND PROJECT MANAGEMENT SERVICES ARE INCLUDED IN THE ABOVE PRICES. ALL PRODUCT DELIVERED MAY BE DIRECT TO SITE FOR A CONTINUOUS INSTALLATION. ANY SPECIAL PHASING OR DELIVERY LOCATION REQUEST WILL CHANGE FREIGHT AND INSTALLATION COSTS.
- CLEAR AND FREE ACCESS TO JOB SITE MUST BE PROVIDED BY THE OWNER.
- CONSTRUCTION DRAWINGS AND SITE-SPECIFIC STAMPED ENGINEERING IS INCLUDED IF REQUIRED.
- ALL NECESSARY BUILDING PERMITS ARE INCLUDED IF REQUIRED.
- PAYMENTS WILL BE MADE ACCORDING TO THE DRAW SCHEDULE.
- DISPOSAL OR RECYCLING OF ALL PACKAGING IS INCLUDED. SITE TO BE LEFT IN BROOM CLEAN CONDITION.

EXCLUSIONS

- NOTE: ELECTRICAL SUPPLIES AND LABOR ARE NOT INCLUDED IN PRICING UNLESS SPECIFICALLY INCLUDED IN THE SCOPE OF WORK.
- ELECTRICAL POWER MUST BE PROVIDED BY THE OWNER. THIS TYPICALLY INCLUDES A JUNCTION BOX FOR STATUS TO PLUG IN AND ANY NECESSARY SWITCHES FOR LIGHTING OR OTHER ACCESSORIES.
- PRICING DOES NOT INCLUDE UNION LABOR, OVERTIME OR HOLIDAY TIME.

LOCAL CODES, REGULATION & PERMITS

STATUS TECHNOLOGY INC. WILL COMPLY WITH ALL LOCAL LAWS, CODES, AND REGULATIONS APPLICABLE TO PRODUCTS AND SERVICES PROVIDED UNDER THIS PROPOSAL. STATUS WILL PROVIDE COMPLETE PRODUCT INSTALLATION DOCUMENTATION AND ALL NECESSARY DETAILED DRAWINGS INCLUDING STRUCTURAL ENGINEERED STAMPED DRAWINGS REQUIRED FOR PERMITS. THIS IS TYPICALLY SUFFICIENT FOR PERMITTING, HOWEVER, IF THE BUILDING DEPARTMENT OR GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE STATUS PORTION OF THE PROJECT REQUIRES "PROJECT SPECIFIC" STRUCTURAL ENGINEERED CALCULATIONS, ADDITIONAL CHARGES MAY APPLY.

PAYMENT TERMS - THE DRAW SCHEDULE IS SEPARATED BASED ON EACH INDIVIDUAL PROJECT CATEGORY; PAYMENTS MAY NOT NECESSARILY BE IN ORDER. ALL PAYMENTS ARE NON-REFUNDABLE UNLESS AGREED TO THROUGH A CHANGE ORDER. SEE TERMS AND AGREEMENT FOR FURTHER DETAILS.

%	PAYMENT TERMS - DRAW SCHEDULE	\$ TOTAL
10%	DEPOSIT AT SIGNING OF AGREEMENT	\$20,881.20
50%	PAYMENT UPON COMPLETION OF ENGINEERING	\$104,406.00
20%	PAYMENT UPON COMPLETION OF POWDER COATING	\$41,762.40
15%	PAYMENT UPON SUBSTANTIAL COMPLETION OF INSTALLATION NOT INCLUDING FINAL ELECTRICAL HOOKUPS.	\$31,321.80
5%	STANDARD RETAINER PAID UPON COMPLETION OF ANY REMAINING PUNCH LIST ITEMS. [CUSTOMER SIGN OFF]	\$10,440.60

Signature: _____

Date: _____

ECONOMIC DEVELOPMENT MEMORANDUM

To: Economic Development Commission
From: Tony Fradin, Economic Development Coordinator
Date: July 8, 2025
Re: Lake Street TIF Property 555 W. Lake Street

The Village recently acquired the long-vacant former Marathon gas station property at 555 W. Lake Street.

Over the coming months, the underground storage tanks will be removed, and the dilapidated structure will be demolished.

To generate interest in the property, the village has erected a For Sale sign for this 0.9-acre site, generating dozens of calls with the vast majority interested in developing a new convenience store/gas station. There have been a few food-related inquiries also.



As the property continues being remediated and ready for development, we will market it in partnership with our branding agency, social media, and at the ICSC Chicago fall trade show on October 9th.

The cost estimate for remediation and removal is \$260,000; however, the property being village-owned and in a TIF provides the opportunity to negotiate incentives with other potential end users.

A promotional video produced in-house by the GIS division will be included.