



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION
DRAFT MEETING MINUTES
July 14, 2025

1. Call to Order

The Bartlett Economic Development Commission meeting was called to order at 1:00 PM on the afternoon of July 14, 2025.

2. Roll Call

The following members were present: Jerry Kubaszko, Kirsten Erickson, Bruce Suffern, Nanette Gudenkauf, Robert Gorski, and Mike Densford. Robert Perri was absent. Commissioner Lewensky arrived during the meeting.

Also present: Tony Fradin, Economic Development Coordinator, Scott Skrycki, Assistant Village Administrator

3. Approval of Prior Meeting Minutes

A motion to approve was made by Mike Densford and seconded by Bruce Suffern to approve the June 9, 2025 meeting minutes. All were in favor, with Robert Gorski abstaining, and the motion carried.

4. Public Comment

No public comments were made, so the meeting moved to the next agenda item: a BEDA grant request from More Brewing.

5. MORE Brewing BEDA Request

Tony provided background on More Brewing's prior engagement with the EDC in late 2022, when they received a BEDA grant for their initial \$4 million investment, including construction and soft costs.

The current application is for a louvered roofing system with advanced outdoor technology to enhance their rooftop beer garden. The proposed system includes motorized louvers to improve weather resistance, addressing challenges from snow, ice, heat, and rain.

The project is expected to increase seating capacity and revenue, particularly for private events like weddings. The total project cost is approximately \$209,000, with additional costs bringing the estimate to \$250,000.

More Brewing requested a \$50,000 grant, which is less than a quarter of the total cost. This is the second BEDA application for the fiscal year starting May 1, with \$28,000 already allocated and ample funding available.



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July 14, 2025

Ross Davis, representing More Brewing, elaborated on the project. The louvered system will make the rooftop usable year-round, mitigating weather-related disruptions that reduce guest satisfaction and increase labor costs. The system maintains the open-air feel pitched originally, with retractable louvers and sidewalls made of aluminum and screens for shade and heating efficiency.

The system features a weather-sensing mechanism and a gutter system to prevent leaks, built by a reputable company experienced in extreme weather conditions. Installation is straightforward, with offsite construction and quick assembly, allowing advertising for events as early as December.

Commissioner Lewensky asked Mr. Davis to elaborate on the projected increase in sales associated with this project.

Mr. Davis replied the project is expected to conservatively increase annual revenue by 10-12%, adding at least \$200,000 to their \$2 million annual revenue, with capacity for 125-150 people on the rooftop and 95 on the first floor.

Chairman Kubaszko asked Mr. Davis to explain the system further. Mr. Davis explained the technology, including its automation and strength, being designed and fabricated in Florida and is even hurricane resistant. When the louvers are open, it will be the same as now with full outdoor access. But this will be very comfortable during inclement weather.

Commissioner Suffern raised a concern about other restaurants facing similar patio dining challenges, citing JC's and Atlas Chicken as examples. He suggested the village proactively inform the restaurant community about the BEDA grant program to encourage similar improvements.

Tony confirmed that the village promotes the program through email blasts and social media, though not specifically targeting patio enclosures. The commission discussed the importance of raising awareness, with Davis noting that supporting such projects benefits the entire town by increasing revenue.

A motion to recommend the approval of the \$50,000 BEDA grant for More Brewing was made, seconded, and unanimously approved by commissioners Kubaszko, Suffern, Lewensky, Gorski, Densford, Gudenkauf, and Erickson. The recommendation will be forwarded to the village board for review and a final vote.

6. Lake Street TIF Property – 555 West Lake Street

Tony provided an update on the Lake Street TIF district, focusing on 555 West Lake, a village-owned, abandoned gas station acquired about a month ago.



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ECONOMIC DEVELOPMENT COMMISSION
DRAFT MEETING MINUTES
July 14, 2025

The property, on a 0.9-acre prominent corner, has attracted significant interest, with 25-30 inquiries, mostly from gas station owners, though coffee shops and restaurants are also being considered.

The village plans to remove underground storage tanks and demolish the building, with a contract for tank removal under review and demolition planned for the coming months. The property's high visibility, with approximately 40,000 vehicles passing daily, makes it attractive for sales tax-generating businesses. A video promoting the property was shown.

The village estimates remediation costs at \$260,000, which we aim to recoup if sold to a gas station. The TIF district allows for redevelopment agreements, offering flexibility for desirable users.

Commissioners inquired about preferred uses and the property's environmental status, with Tony confirming the tanks must be removed due to environmental concerns.

7. New Business

Under new business, Tony highlighted recent developments, including the successful opening of Miga's, a bakery that remodeled a space previously occupied by Rebecca's in Bartlett Town Center, and New Leaf Animal Hospital in Westgate Commons.

An upcoming BEDA grant applicant may be a new Italian restaurant with wood-fired pizza in the former Wee-Dee's space in Westgate Commons. A salon suites business is also planning a grand opening.

8. Adjournment

A motion was made by Commissioner Erickson to adjourn, was seconded by Commissioner Gudenkauf, and all commissioners voted in favor of adjourning the meeting at 1:40 PM.