

**Minutes**  
**September 9<sup>th</sup>, 2019**  
**Village of Bartlett**  
**Economic Development Commission**

**1) Call to Order**

**G. Kubaszko called the meeting to order at 7:00 pm.**

**2) Roll Call**

**Present: C. Green, N. Gudenkauf, M Hughes, G. Kubaszko, A. Lewensky, R. Perri, T. Smodilla**

**Absent: S. Gandsey, J. LaPorte**

**Also Present: T. Fradin, Economic Development Coordinator;  
S. Skrycki, Assistant Village Administrator;  
J. Dienberg, Management Analyst**

**3) Approval of Minutes**

**A motion was made to approve the minutes from the August 12<sup>th</sup>, 2019 meeting.**

**Motioned by: A. Lewensky**

**Seconded by: N. Gudenkauf**

**T. Smodilla Abstained**

**Motion Carried**

**4) Public Comment**

**None**

**5) Business Park Tour**

**T. Fradin** took time before adjourning to the Business Park tour to recognize longtime commissioner Cecilia Green, as tonight is her last meeting. Tony thanked Cecilia for all of her dedication to the EDC, and to Bartlett over many years. He added that her contributions and suggestions over her 19 years on the EDC have led to great marketing strategies, site developments, and was on the EDC before the inception of the Brewster Creek Business Park.

**C. Green** stated that she is grateful for her time on the EDC and felt that it is time to pass on her spot, as the EDC is a great learning opportunity to learn about the Village and Business Community. She added that the commission is the strongest that it's been in years and is doing a lot of great things.

**G. Kubaszko** agreed with everything Tony said thanking Commissioner Green for her service. He added that she will surely be missed, and hopes that she will visit from time to time.

**T. Fradin** then brought the commissioner's and staff on a bus tour of two of the community's business parks. (Brewster Creek and Blue Heron) Below is a list of properties and development sites the commissioner's saw on their tour.

#### **Brewster Creek Logistics Park**

One of the largest industrial development firms in the area, Logistics Property Company, has begun groundwork for two speculative buildings located at the entrance of Brewster Creek Business Park. Each building will be 207,000 SF with 32' clear ceilings, 28 exterior docks and two drive-in doors. Logistics has engaged one of the top industrial brokerages, Newmark Knight Frank, who have succeeded in leasing or selling numerous buildings throughout the Chicago area and nationwide including several in the Village.

**Brewster Creek Business Park** is being developed via Tax Increment Financing (TIF) and a Redevelopment Plan adopted in 1999 provides financing for mass grading and infrastructure to convert Elmhurst-Chicago Stone Company's Bartlett Quarry into one of the top business parks in DuPage County. This TIF only has three years left and is set to expire at the end of 2022. There are currently 43 buildings totaling 4.18 million square feet. The total number of businesses is +/- 75 due to several buildings consisting of condominium units occupied by smaller businesses such as Mark Your Space, ASPA Inc., and Bark Avenue Daycamp.

Brewster Creek Business Park features the Village's cluster of food-based businesses including Greco & Sons Foods, Rana Meal Solutions, Cheese Merchants of America, Get Fresh Produce and candy packager creative werks. Other major businesses include Midwest Molding, Herrmann Ultrasonics, Wittenstein and Auto Truck. Rana is nearing completion on its headquarters and lasagna line building, a 326,652 SF project.

The Village Board recently approved multiple variances, a Class 6B property tax incentive, a waiver of building permit fees and \$50,000 in TIF funds to the first project coming to the Cook County portion of Brewster Creek for McKesson Medical-Surgical. McKesson will be construction a 400,000 SF warehouse/distribution/office facility 44' in height with 62 exterior docks.

The **Blue Heron Business Park** is a 125 Acre property located at the northeast corner of West Bartlett Road and IL Route 25. It is located at the far western edge of Bartlett in Kane County. Currently one building exists and two more are projected to be built this year.

Traffic Services Inc. (TSI) is the first built property out at Blue Heron. The building is a 12,000 SF office/warehouse building with a 5.7 acre outdoor storage yard and currently employs about 40 people. TSI has recently applied for a 11,553 SF addition.

Traffic, Control and Protection (TCP) is in a 67,000 SF office building with a 3.6 acre outdoor storage yard and currently employs about 80 people. They're a family owned business that relocated from West Chicago.

Elgin Beverage is in an 80,000 SF warehouse that currently employs 40 employees. The site has room for a 40,000 SF. Elgin Beverage is a beverage distributor that has been in the Chicago-land area for over 85 years.

There are two additional projects in the pipeline including Cathay Industries constructing a 102,060 SF building and a private therapeutic day school called Parkland Prep Academy, who will be building a 20,797 SF facility.

**6) Adjournment**

**A motion was made to adjourn the meeting.**

**Motioned by: N. Gudenkauf**

**Seconded: C. Greem**

**Motion Carried. The Meeting Adjourned at 7:58 PM**