



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION**

MEETING AGENDA

**Meeting to be held at:
BARTLETT VILLAGE HALL
228 South Main Street, Bartlett, IL
June 8, 2020
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the May 11, 2020 meeting minutes
4. Public Comment
5. Reopening Village Businesses
6. New Business
7. Adjournment

**Minutes
May 11th, 2020
Village of Bartlett
Economic Development Commission**

1) Call to Order

K. Erickson called the meeting to order at 7:00 pm and is broadcasting live via Zoom Meeting video conferencing in order to comply with the shelter in place order issued by Governor JB Pritzker. (Village Hall closed due to the Village President's Declaration of Local Disaster and Public Health Emergency Order)

2) Roll Call

Present: K Erickson, M Hughes, N. Gudenkauf, S. Gandsey, G. Kubaszko, T. Smodilla

Absent: J. LaPorte, R. Perri, A. Lewensky

**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 April 13, 2020 meeting.

**Motioned by: G. Kubaszko
Seconded by: N. Gudenkauf**

Motion Carried

4) Public Comment

None

5) Chamber of Commerce Update

N Gudenkauf stated that the Chamber appreciates working with the village. She added that they have been really trying to make sure that we get the information out to both our members, the businesses, and the community. Just trying to providing everything they can. Initially, of course, it was all about the loans and grants and that is calm down some but they're just seems like there's been many other things.

They have a webinar of some sort pretty much every day on something, whether it ranges from mental health to you know how you're running your staff, etc. She added that just a variety of things trying to have different resources for different people. We started up our leads group

- Tony fielded calls from numerous businesses on a wide variety of topics ranging from how to best apply for SBA grants, the details of the Village's grant program, whether businesses could reopen and to what extent and other challenging issues. Many Village businesses were denied PPP while others were approved but did not receive any funding due to the funds being rapidly depleted.

S. Gandsey asked if staff have had any one call and say that they're shutting down their business.

T. Fradin stated that he hasn't, but there's an asterisk next to that; there were a few that said, perhaps if they can't reopen within say the next few weeks or months that they'll probably would end up closing later in the year.

S. Gandsey asked if staff have heard of any of the landlords of the different shopping centers have been able to offer any assistance, like taking rental eight or you know, just doing any other kind of any resources for the people that they have their tenants.

T. Fradin stated unfortunately, most of them have not. He added that there are some smaller shopping center owners, perhaps they only own the one in Bartlett, like Mr. Kruger or there's a few others like the Zmichs who owns the coin shop building and there's some individual landlords that are working very well with their tenants. But I think you could generalize and say, the larger the shopping centers and the more shopping centers that an investor owned like the town center and many other shopping centers there, a lot of them have so many tenants and so much debt sometimes on their centers. From what I've heard again and just anecdotally from a few different businesses, they're not really getting much relief from the landlords.

S Skrycki You know, our landlords like Tony said range from a variety of Somebody owning one shopping center to a lawyer in California running the shopping center. So it's a big wide range here in Bartlett. We have had some landlords that have really worked hard have deferred rent. And we're very appreciative of that, we've spoken to some businesses on a case by case basis and kind of played intermediary between the tenant and the landlord.

But sadly, there are also shopping centers in our town where they get the bill and they say, "you better pay in the first of the month here's your invoice", no "how are you hanging in there." So, you know, I don't know if that answers your question. Certainly, there are some who wish there were more but if there's a business in town that's listening to this or that we come across. It's having trouble. We have no problem going to bat for them. We've done this. We've done that well before the fires and will continue to do it afterwards.

- We ordered an additional twenty-five "We Are Open" signs and distributed them to businesses that had requested them after seeing the first round of signs, which were provided to restaurants.

- Continued working with Village resident Audra Schmeckpeper, who is in the process of opening Good Beans Coffeehouse and Café in the former ice cream location within the Shoppes of Banbury Fair.
- Assisting two businesses in the process of coming to Brewster Creek Business Park – MTF Logistics, a Chinese company that has leased a 15,000 SF space on Hardt Circle and TransRapid, who plans on constructing a build-to-suit facility on a 5.8-acre site on Hardt Circle.
- Also assisting one of the larger industrial developers in the Chicago market possibly construct a 420,000 SF speculative industrial building in the Cook County portion of Brewster Creek Business Park, adjacent to McKesson's new facility.
- Manny Rafidia and his son Jeremy opened their new restaurant, One Taco Dos Tequilas, in the Streets of Bartlett on May 1st.

G. Kubaszko stated that he had heard that One Taco Dos Tequilas ran out of food on the first day, it was really popular.

K. Erickson Stated that everything is looking good, that's a lot of positive news. I mean, I know you had a lot of bad news recently, but it looks like there's a lot of great things moving forward. In terms of the apartment buildings, she stated that it's just crazy. All these five story buildings and it's definitely great to see the restaurants and, you know, as we talked about before the to go page that has just been created on Facebook. It's amazing how fast that page took off in group, so there's definitely a lot of community support for those restaurants.

8) New Business

M Hughes stated that it was great to see that they were able to open One Taco Dos Tequilas during all of this, I was greatly surprised to see that happen. She then asked specifically about the opening of 120 Live. She asked if they planning to do anything. She added that She knows it's more of a bar so that falls under different kind of category, but I wasn't sure I don't remember if they had a menu. That was something that they could do to kind of, you know, do a pre-open where they can start generating revenue to kind of support that business. I'm just afraid that you know if this goes on for longer, you know, that would then jeopardize that business opening at some point.

S. Skrycki stated that they are working on some finishing touches to make to the building, and that they are still evaluating if they plan to do curbside or not. He expressed confidence that they have put \$700,000 into the build out, and they fully intend to open when they can.

9) Adjournment

A motion was made to adjourn the meeting.

Motioned by: G. Kubaszko

Seconded: N. Gudenkauf

Motion Carried. The Meeting Adjourned at 7:51pm

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: June 2, 2020
TO: Chairman and Members of the Economic Development Commission
FROM: Tony Fradin, Economic Development Coordinator
RE: Reopening Village Businesses

CONTINUING BUSINESS ASSISTANCE

For the third consecutive month, staff has concentrated efforts on assisting existing businesses in an effort to help keep as many as possible open during the pandemic.

We continued sending email blasts on a regular basis, called and emailed to businesses eligible for the Small Business Emergency Relief Program, the DuPage County Small Business Relief Program, and others on a regular basis.

We have distributed the remainder of our “We Are Open” signs as additional businesses have opened and requested them.



We have received twenty applications for the Village’s grant program and over \$67,000 has been paid to date. Every recipient has expressed their gratitude to the Village for the assistance in these challenging times.

REOPENING RESTAURANTS & BARS

As the State moves into Phase 3 of Governor Pritzker’s Restore Illinois plan, numerous businesses including bars, restaurants, golf courses, fitness studios, nail salons, barber

shops and retail stores have been allowed to open, providing that they observe certain regulations regarding sanitation and cleanliness, face coverings and social distancing.

A prime example of that is the allowance for restaurants to resume serving customers on site by allowing outdoor seating so long as tables are six feet apart from one another and from sidewalks, masks are worn, and distancing measures for staff and other precautions are observed.

The Village quickly conceived of the set of attached regulations to allow our eating and drinking establishments to open, and many of them have quickly implemented the changes in order to comply and to re-welcome customers.



Also, throughout the pandemic, we have continued working to expand the eating and drinking offerings in the Village including BEDA recipients the Bollman family, who have continued working diligently throughout to open what we hope becomes a long-term downtown staple, 120 Live. The business features an attractive beer garden on the west side of the building.

One Taco Dos Tequilas opened on May 1st in Streets of Bartlett and, despite the challenging times, has enjoyed a great deal of success.

The family-oriented quick service restaurant that we have been working to attract, Culver's, is currently going through the Village approval process. We have offered a sales tax sharing agreement as an incentive for them to build a state-of-the art, upgraded prototype store on the west side of Route 59 just south of Goodwill.



PERSONAL CARE SERVICES

Personal care services have been among the hardest-hit during the pandemic. Unlike restaurants, which were allowed to operate carry-out and delivery throughout this time, most of the hair and nail salons in town were forced to cease operations altogether for several months. Most did not succeed in obtaining PPP and were not eligible for other loans and grants.

Staff has received inquiries from nearly all personal care service businesses over the past few weeks, and we have conveyed the rules that allow them to reopen including limiting occupancy in waiting rooms to ensure 6-foot social distancing; ideally customers should wait for services off premises; reservations required; cannot provide food and beverage on site; should disinfect stations after each customer; clean reusable items; staff should perform social distancing while with customer; maximum of 50% of store capacity OR 5 customers allowed per 1000 sq. ft. of retail space (per DCEO).

RETAIL

Previously, the State allowed retail establishments to implement curbside service or delivery, similar to how restaurants initially were forced to operate. Many businesses that had not previously relied on online sales adjusted accordingly and implemented digital sales techniques.

Under Phase 3, retail establishments are reopening provided that checkout keypads and self-checkout stations should be disinfected after every transaction; shopping carts and baskets should be disinfected; incoming merchandise should be disinfected; retailer should have a designated social distancing monitor on staff at all times; maximum of 50% of store capacity OR 5 customers allowed per 1000 sq. ft. of retail space.



Bartlett has some national chains, like AutoZone and Dollar Tree, who have implemented these changes throughout the state and other states with similar requirements. However, most retailers in Bartlett are mom-and-pop businesses and they, too, have adjusted to these temporary regulations in an effort to comply with the rules and provide the utmost safety precautions for their customers and staff.

HEALTH & FITNESS

The Village has many health and fitness businesses. Two of them have just recently opened including 2X20 Fitness in the Galleria of Bartlett and Orange Theory in the Brewster Creek Shopping Center.

For these businesses, indoor 1-on-1 training can occur; outdoor fitness classes with up to 10 participants is permissible; multiple outdoor groups are permitted so long as facilities allow for social distancing, 30-foot distancing is maintained between groups, and areas for each group is clearly marked. Swimming pools (indoor and outdoor) or splash pads are not open for use during Phase 3.

MANUFACTURING

The economic engine of the Village is our growing industrial base. These businesses employ thousands of employees in hundreds of millions of dollars worth of buildings throughout Brewster Creek Business Park, Blue Heron Business Park, Bluff City Industrial Park, and along the Village's original industrial corridor along Devon Avenue.

In fact, industrial development is continuing throughout the pandemic, with Logistics Property Company (LPC) completing its two speculative buildings at Stearns and Munger, McKesson constructing its new regional distribution center in the Cook County

portion of Brewster Creek Business Park and the owner of the former Main Steel building on Devon continuing work on the building. Furthermore, staff is working with a logistics company on a build-to-suit project in Brewster Creek.

Many of the Village's industrial businesses have remained open throughout the pandemic, due to being deemed essential in various supply chains, whether it be food-related, automotive, technological or other.

Auto Truck Group
3,132 Followers
1w · 🌐

Auto Truck Group continues to move forward despite the COVID-19 pandemic. Hear from VP of Operations John Hart on their strategy! <https://lnkd.in/g/rf6sUa>



John Hart Shares How Auto Truck Continues to Adapt to COVID-19 - Auto Truck Group

Under Phase 3, all manufacturing and warehouse/distribution facilities are allowed to reopen with new protective measures in place including staggered shifts, use of face coverings, installation of barriers between workspaces wherever possible, and regular monitoring of temperatures and symptoms.

OTHER

There are several additional categories spelled out in the Reopening Plan and not every business fits neatly into one. For those, the management team discusses which category most closely fits and conveys those rules to the business.

The Village's health inspector and code enforcement staff has been active in the field, both ensuring that the businesses are abiding by the regulations and guiding them as to how they can do so.

We are all doing what we can to help them remain viable, retaining their existing customers and attracting new ones throughout these most challenging times.

What's new...

Bars and restaurants in Illinois will be allowed to reopen with outdoor seating starting May 29, 2020 as part of Governor JB Pritzker's plan to Restore Illinois.

As part of this plan, the Village of Bartlett is temporarily modifying the outdoor dining regulations in order to allow restaurants and bars to reopen without jeopardizing the health and safety of the public and their employees.

Contact us:

All restaurants that intend to provide outdoor dining areas must contact the **Planning & Development Services Department** at **630-540-5920** to schedule an inspection to ensure all the regulations within this guide are met and sign an acknowledgement prior to opening.

VILLAGE OF BARTLETT

Temporary Outdoor Dining Guide



228 S. Main St.
Bartlett, IL 60103
(630) 540-5920

Effective:

May 29, 2020 – September 30, 2020

Outdoor Seating Hours:

- Sunday – Thursday
7:00 a.m. – 10:00 p.m.
- Friday and Saturday
7:00 a.m. – 11:00 p.m.

Restaurant Responsibilities

- ✓ Must adhere to all social distancing requirements set forth by the Illinois Department of Public Health
- ✓ Food transported from the restaurant to the outdoor dining areas shall meet all Food Safety requirements.
- ✓ Abide by all applicable Health Codes and COVID-19 restrictions
- ✓ Provide face coverings for employees to be worn at all times
- ✓ Regularly clean and sanitize outdoor dining areas and all frequently touched surfaces (i.e. door handles)
- ✓ No outdoor food or drink preparation is permitted
- ✓ Provide disposable menus
- ✓ Provide restrooms/handwashing inside the restaurant with social distancing

Outdoor Dining Area Requirements

- ✓ All tables must be six feet apart and located away from sidewalks and walkways
- ✓ Entrance/exit doors and fire lanes shall not be blocked
- ✓ No rubbish or trash cans shall be permitted in the parking areas to avoid attracting pests
- ✓ Allow for adequate and safe parking for other businesses within the shopping center (if applicable)
- ✓ Barriers or fencing around the outdoor dining area shall be required if alcohol is served or to protect the temporary dining area
- ✓ Separate queue area for curbside pick-up

All other Village codes and liquor license restrictions shall remain in full effect. The Village maintains the right to require modifications or removal of the outdoor dining area in the event that issues arise.

The Village will continue to monitor the Illinois Department of Public Health's guidelines for reopening bars and restaurants and may amend these requirements based on their recommendations.

