



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION**

**MEETING AGENDA**

**Meeting to be held at:  
BARTLETT VILLAGE HALL  
228 South Main Street, Bartlett, IL  
August 10, 2020  
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the June 8, 2020 meeting minutes
4. Public Comment
5. Broker Blast
6. Industrial Development Update
7. Sales Tax and Unemployment Report
8. New Business
9. Adjournment



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**June 8, 2020**

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1. CALL TO ORDER

Commissioner Tracy Smodilla called the regular meeting of June 8, 2020 of the Economic Development Commission to order on the above date at 7:02 p.m. 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: Commissioners Kirsten Erickson, Michelle Hughes, Stephanie Gandsey, Nan Gudenkauf, Gerald Kubaszko, Tracy Smodilla, Joe LaPorte, Robert Perri, Adam Lewensky

ABSENT: None

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Senior Management Analyst Sam Hughes

3. APPROVAL OF MINUTES

Commissioner Perri moved to approve the Economic Development Commission Minutes from May 11, 2020 and that motion was seconded by Commissioner Gudenkauf.

AYES: Commissioners Erickson, Hughes, Gandsey, Gudenkauf, Kubaszko, Smodilla, LaPorte, Perri, Lewensky

NAYS: None

ABSENT: None

MOTION CARRIED

4. PUBLIC COMMENT - None

5. REOPENING VILLAGE BUSINESSES

Tony Fradin shared that 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.



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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



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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.

Commissioner LaPorte stated that he is a member at 2x20 Fitness, and complimented their procedures. He stated that they are good people who were really starting to hit their



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stride before the pandemic hit. He added that they have really adapted to add online appointments and had nothing but good things to say about 2X20 Fitness

Commissioner Gandsey asked about Orange Theory, stating that she didn't believe they were open yet. She also added that she has heard KMA Martial Arts are doing many online classes.

Commissioner Smodilla stated that The Endorphin Effect is also open, and that they are also adapting well to adding online classes. She also gave Kudos to all of the businesses that have adapted in these times.

Tony Fradin thanked the Commissioners' kind words about local business. He stated that he didn't believe that Orange Theory had opened yet.

### **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.

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.



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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.

Commissioner Gandsey asked what will happen with the video gambling establishments.

Tony Fradin responded that they have been closed since March 16<sup>th</sup>, and their future remains uncertain. He expressed hope that it could occur within Phase 4.

Joey Dienberg stated that it is on the agenda to be discussed with the Illinois Gaming Board this week, and they will be discussing the procedures to resume video gaming in the state.

Commissioner Kubaszko asked if Bannerman's will be doing outdoor dining. He also asked if they will be able to have indoor dining during Phase 4.

Scott Skrycki stated that they are working out those details between the business owners and the landlord. He added that the Village is not in the way of that happening, and that whenever they are ready, the Village will be there to assist them.

Tony Fradin stated that when the testing numbers allow the state to move into Phase 4, and that they are anticipating indoor dining in that phase. He stated that he did not have the capacity numbers in front of him for that, but added that all outdoor dining permits can go through September.

Commissioner Gandsey asked about "liquor-to-go".

Scott Skrycki stated that Mayor Wallace quickly acted and altered the liquor code to allow for beer and wine to-go, and the governor's most recent legislations have allowed for restaurants to have cocktails to-go.

Commissioner Kubaszko asked about the status of the Main Steel building.

Tony Fradin responded that there is not much to report, and that it feels like they have been rehabbing it one brick at a time over the last two years. He last spoke with them about six months ago, and that they said they would be ready in a few months.

Scott Skrycki added that the Village's Building Director is in regular contact with the owners.



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Commissioner LaPorte stated that historically, the Village has lost business to bars in St. Charles. He happily stated that recently, his 21 year old daughter has stated that her and her other college age friends prefer 120 Live. He stated that simply having the beer garden has begun to attract people into Bartlett from those other communities.

Scott Skrycki stated that 120 Live combined with the future opening of MORE Brewing, people will be “Ubering” to Bartlett from St. Charles.

Commissioner Kubaszko complimented the patio at Pasta Mia.

Commissioner LaPorte asked what will happen when the virus passes with outdoor seating, particularly the ones in parking lots.

Tony Fradin stated that it is different on a case by case basis. Specifically, the ones in parking lots will have to return either inside, or to permanent settings that do not take up parking spaces. He added that all of the Streets of Bartlett has a blanket approval for outdoor seating.

Scott Skrycki added that it will also depend on other factors, such as the physical space, the landlords, the fire district, etc.

Commissioner Perri also complimented 120 Live. He stated the food and atmosphere was great, and that he and friends cannot wait to go back.

Commissioner Kubaszko added that he will be checking it out soon.

Tony Fradin thanked all of the commissioners for their kind words. He echoed Mr. Skrycki’s comments about Downtown Bartlett becoming a destination.

## 6. NEW BUSINESS

There being no further business to discuss, Commissioner Perri moved to adjourn the regular Board meeting and that motion was seconded by Commissioner Gandsey.



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ROLL CALL VOTE TO ADJOURN

AYES: Commissioners Erickson, Hughes, Gandsey, Gudenkauf, Kubaszko,  
Smodilla, LaPorte, Perri, Lewensky

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:57 p.m.

Joseph Dienberg  
Management Analyst





*Greetings from Bartlett's Economic Development Team*

## **August 2020 Bartlett Development Updates**

***We hope that you are staying safe and want to update you on some exciting things going on in our town as well as some opportunities for you and your clients to become part of it.***

The Village recently approved Culver's to build a restaurant along Route 59 just north of Schick Road.

We are also working with a new truck stop at Route 25 and West Bartlett Road, which would service residents and travelers on the west side of town. 7-Eleven is also set to build a new convenience store with fuel pumps along Lake Street.

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Despite the challenging circumstances, several small businesses including two very popular restaurants opened during the pandemic. 120 Live, One Taco Dos Tequilas, CareMatch Wellness Center, The Learning Door, and Good Beans Coffeehouse & Cafe have recently opened, and we are working with several additional small businesses including multiple restaurants and personal service providers "coming soon."



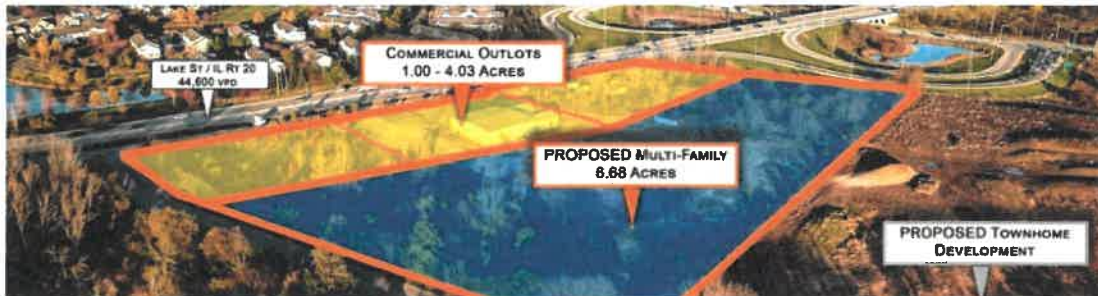
## Prime land sites

The Village maintains an inventory of [sites available for development](#) and have several that are targeted for commercial use.

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on an upscale apartment project.

- Infill sites ranging from [three](#) to [ten](#) acres are available along thoroughfares like Route 59 and Lake Street.
- The Village's largest downtown shopping center has been completely renovated and has added Armanetti Beverage Mart, an ice cream shop, two successful restaurants and has three more small businesses coming soon. There is still a 21,200 square foot available space as well as an out lot opportunity up to 20,000 square feet fit for a small grocer.
- The Village is proactive and willing to entertain incentives and development agreements for targeted uses including a grocery store, hotel, or entertainment uses.



Whether you are seeking a 1,200 square foot space for a tenant looking to expand or a hundred-acre site to build a new subdivision, Bartlett has a site available for you.

The Village's economic development team is all in and ready to assist.

[Contact Tony](#) at (630) 540-5937 or [Scott Skrycki](#) at (630) 540-5916 with inquiries, suggestions, or to have your property or vacancy featured in an upcoming e-blast.

[Find Out More](#)

**90**  
Opened

**6**  
Clicked

**41**  
Bounced

**1**  
Unsubscribed

Successful deliveries	227	84.7%
Total opens	216	
Last opened	8/5/20	7:29AM
Forwarded	0	
Clicks per unique opens	6.7%	
Total clicks	7	
Last clicked	8/3/20	5:25PM
Abuse reports		

## ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 5, 2020  
TO: Chairman and Members of the Economic Development Commission  
FROM: Tony Fradin, Economic Development Coordinator *TF*  
RE: Industrial Development Update

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As reported at the June EDC meeting, industrial real estate development including both new buildings and incoming tenants has continued throughout the pandemic.

Because many of these projects take months or perhaps years to come to fruition, some of these were already in the works before this past March. Others have taken shape since that time and should help position the Village to continue its expansion for the rest of the year and into the future.

Since last reported early this year, three new buildings have been delivered including Logistics Property Company's (LPC) two identical 207,575 SF buildings at Stearns and Munger Roads.

Fastenal has leased the easternmost third of LPC's facility on Lot 1, and I met with a German-based light manufacturer with interest in another portion of the same building earlier this week.

The buildings are represented by two of the top brokers in the Chicago area industrial market with Newmark Knight Frank, and we anticipate working with them to entirely fill both buildings in the upcoming months.

802 E. Devon Avenue is nearing completion and is a 120,270 SF facility that is being divided into three units. I have been working with an athletic use business with interest in one of the spaces and expect to report progress on this in the coming months as well.

Overall, the all-time low of 3.0% that the Village attained in Q4 of 2019 has increased to 9.4% due to the newly delivered inventory of 451,279 SF this year.

I am additionally working with a major institutional developer with plans for a large speculative industrial building that would occupy much of the remaining land in the Cook County portion of Brewster Creek Business Park. This project, too, would increase the vacancy rate due to being the largest building in the Village.

Due to the Village's strength and ideal positioning for logistics companies looking to serve the western and northwestern suburbs, we anticipate these speculative buildings attracting tenants in the near future, once again lowering the industrial vacancy rate to the low single digits.

## Aggregate Absorption Report

### Summary totals for existing properties

Quarter	Existing Inventory		Delivered Inventory		Tot. Occupied SF		Leasing Activity			Net Absorption			Gross Absorption			Average Rate	
	# of Bldgs	RBA	# of Bldgs	RBA			Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet
Current	61	5,699,578	3	451,279	5,165,668		0	0	56,100	0	56,100	56,100	0	0	56,100	\$5.20/mnn	-
2020 2Q	59	5,284,428	0	0	5,109,568		97,000	0	97,000	0	97,000	0	0	0	0	\$5.20/mnn	-
2020 1Q	59	5,284,428	1	100,560	5,109,568		61,402	0	61,402	80,492	80,492	111,164	0	0	111,164	\$5.20/mnn	-
2019 4Q	58	5,183,868	0	0	5,029,076		86,136	0	86,136	67,520	67,520	91,438	0	0	91,438	\$5.20/mnn	-
2019 3Q	58	5,183,868	0	0	4,961,556		4,900	0	4,900	(402)	(402)	4,900	0	0	4,900	\$5.20/mnn	-
2019 2Q	58	5,183,868	0	0	4,961,958		1,500	0	1,500	(15,501)	(15,501)	8,302	0	0	8,302	\$5.20/mnn	-
2019 1Q	58	5,183,868	1	300,000	4,977,459		5,302	0	5,302	293,198	293,198	300,000	0	0	300,000	\$5.20/mnn	-
2018 4Q	57	4,883,868	0	0	4,684,261		0	0	108,668	0	108,668	110,168	0	0	110,168	\$5.17/mnn	-
2018 3Q	57	4,883,868	0	0	4,575,593		6,122	0	6,122	146,935	146,935	267,205	0	0	267,205	\$5.15/mnn	-
2018 2Q	57	4,883,868	0	0	4,428,558		113,465	0	113,465	342,168	342,168	544,170	0	0	544,170	\$5.15/mnn	-
2018 1Q	57	4,883,868	2	286,891	4,086,490		224,861	0	224,861	163,436	163,436	497,455	0	0	497,455	\$5.19/mnn	-
2017 4Q	55	4,596,977	0	0	3,923,054		412,460	0	412,460	(5,802)	(5,802)	0	0	0	0	\$5.11/mnn	-

## Aggregate Historical Vacancy Report

### Summary totals for existing properties

Period	Properties	RBA	SF Vacant			% Vacant			SF Vacant Available			% Vacant Available			Average Rate		
			Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total	Direct	Sublet	Total
Current	61	5,699,578	533,910	0	533,910	9.4%	0.0%	9.4%	533,910	0	533,910	9.4%	0.0%	9.4%	\$5.20/mnn	-	\$5.20/mnn
2020 2Q	59	5,284,428	174,860	0	174,860	3.3%	0.0%	3.3%	174,860	0	174,860	3.3%	0.0%	3.3%	\$5.20/mnn	-	\$5.20/mnn
2020 1Q	59	5,284,428	174,860	0	174,860	3.3%	0.0%	3.3%	174,860	0	174,860	3.3%	0.0%	3.3%	\$5.20/mnn	-	\$5.20/mnn
2019 4Q	58	5,183,868	154,792	0	154,792	3.0%	0.0%	3.0%	154,792	0	154,792	3.0%	0.0%	3.0%	\$5.20/mnn	-	\$5.20/mnn
2019 3Q	58	5,183,868	222,312	0	222,312	4.3%	0.0%	4.3%	222,312	0	222,312	4.3%	0.0%	4.3%	\$5.20/mnn	-	\$5.20/mnn
2019 2Q	58	5,183,868	221,910	0	221,910	4.3%	0.0%	4.3%	221,910	0	221,910	4.3%	0.0%	4.3%	\$5.20/mnn	-	\$5.20/mnn
2019 1Q	58	5,183,868	206,409	0	206,409	4.0%	0.0%	4.0%	201,107	0	201,107	3.9%	0.0%	3.9%	\$5.20/mnn	-	\$5.20/mnn
2018 4Q	57	4,883,868	199,607	0	199,607	4.1%	0.0%	4.1%	199,607	0	199,607	4.1%	0.0%	4.1%	\$5.17/mnn	-	\$5.17/mnn
2018 3Q	57	4,883,868	308,275	0	308,275	6.3%	0.0%	6.3%	200,112	0	200,112	4.1%	0.0%	4.1%	\$5.15/mnn	-	\$5.15/mnn
2018 2Q	57	4,883,868	455,210	0	455,210	9.3%	0.0%	9.3%	258,835	0	258,835	5.3%	0.0%	5.3%	\$5.15/mnn	-	\$5.15/mnn
2018 1Q	57	4,883,868	797,378	0	797,378	16.3%	0.0%	16.3%	589,034	0	589,034	12.1%	0.0%	12.1%	\$5.19/mnn	-	\$5.19/mnn
2017 4Q	55	4,596,977	673,923	0	673,923	14.7%	0.0%	14.7%	525,954	0	525,954	11.4%	0.0%	11.4%	\$5.11/mnn	-	\$5.11/mnn

### Aggregate Vacancy Report

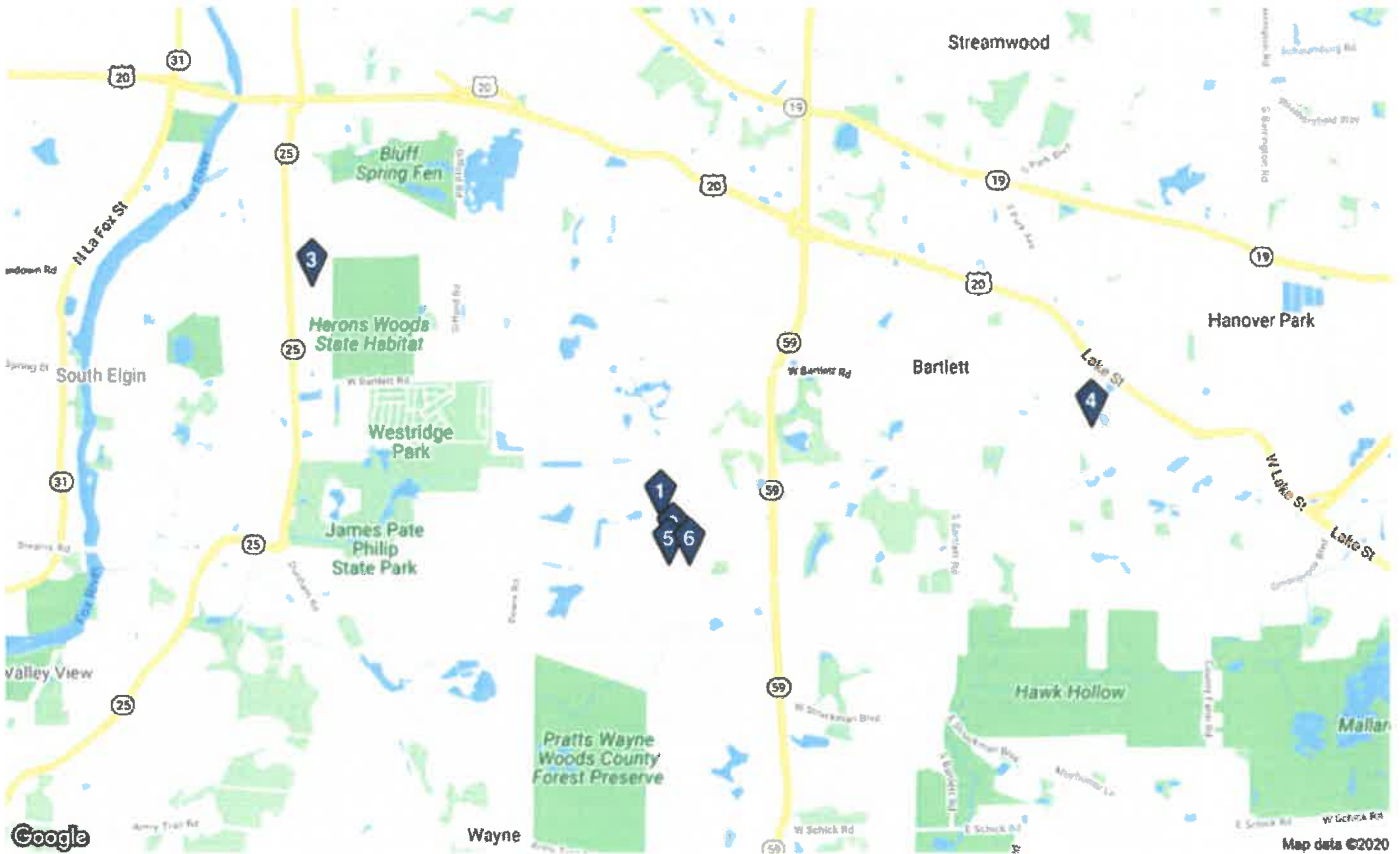
Properties	Space Type	Vacant		Vacant Available		Total Available		Avg Rate	Leasing Activity		Net Absorption	
		SF	%	SF	%	SF	%		QTD	YTD	QTD	YTD
61 existing properties representing 5,699,578 SF	Direct	533,910	9.4%	533,910	9.4%	561,995	9.8%	\$5.20/nm	0	158,402	56,100	136,592
	Sublet	0	0.0%	0	0.0%	15,020	0.3%	-	0	0	0	0
	<b>Total</b>	<b>533,910</b>	<b>9.4%</b>	<b>533,910</b>	<b>9.4%</b>	<b>586,758</b>	<b>10.2%</b>	<b>\$5.20/nm</b>	<b>0</b>	<b>158,402</b>	<b>56,100</b>	<b>136,592</b>



# Property Map & List Report

Properties	Avg. SF	Avg. Vacancy	Avg. Asking Rent/SF
<b>6</b>	<b>108,947</b>	<b>83.5%</b>	<b>\$9.08</b>

## PROPERTY LOCATIONS



## PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Building SF	22,050	108,947	90,175	207,575
Ceiling Height	20'	27'	27'	32'
Docks	2	13	9	28
Vacancy	50.0%	83.5%	88.9%	100%
SF Available	10,375	93,807	82,665	207,575
Avg. Asking Rent/SF	\$6.50	\$9.08	\$8.75	\$12.00
Sale Price	\$1,962,450	\$1,962,450	\$1,962,450	\$1,962,450
Cap Rate	-	-	-	-
Year Built	1960	2005	2014	2020
Star Rating	★★★★★	★★★★★ 3.5	★★★★★ 3.5	★★★★★

# Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
<b>1</b> 1230-1236 Hardt Cir  Bartlett, IL	Industrial 	2008	60,080 SF	50.0%	15,020 - 45,060	\$6.25 - 6.50/N	-	-
<b>2</b> 1271 Humbracht Cir  Bartlett, IL	Industrial 	2004	22,050 SF	100%	10,375	\$8.75/MG	\$1,962,450	-
<b>3</b> 365-399 Miles Pky  Bartlett, IL	Industrial 	2020	36,129 SF	77.7%	200 - 28,085	\$10.00 - 12.00/MG	-	-
<b>4</b> 802 E Devon Ave  Bartlett, IL	Industrial 	1960	120,270 SF	100%	20,580 - 120,270	\$5.18 - 6.33 Est.	Price Not Disclosed	-
<b>5</b> 1560 W Stearns Rd  Bartlett, IL	Industrial 	2020	207,575 SF	100%	50,000 - 207,575	\$5.48 - 6.70 Est.	-	-
<b>6</b> 1590 W Stearns Rd  Bartlett, IL	Industrial 	2020	207,575 SF	73.0%	50,000 - 151,475	\$5.49 - 6.71 Est.	-	-



**LOGISTICS<sup>®</sup>**  
**PROPERTY**  
**CO**

# BREWSTER CREEK LOGISTICS PARK

1560 & 1590 West Stearns Road, Bartlett, IL 60103



PLAY VIDEO

## NEW DEVELOPMENT - UP TO 359,050 SF

### PROPERTY HIGHLIGHTS:

- Located at the entrance of Brewster Creek Business Park
- Modern manufacturing/distribution facilities
- Lower DuPage County property taxes
- Close proximity to Illinois Route 390 (Elgin/O'Hare Expressway)
- On-site trailer parking
- Highly skilled labor force
- Located at the 4-way intersection of Stearns Road & Munger Road
- Close to restaurants, childcare, and healthcare facilities

### SPECIFICATIONS:

	1590 West Stearns Road	1560 West Stearns Road
<b>Total building size:</b>	207,575 sf	207,575 sf
<b>Total available size:</b>	151,475 sf	207,575 sf
<b>Ceiling height:</b>	32' clear	32' clear
<b>Typical bay size:</b>	52' x 48'	52' x 48'
<b>Loading:</b>	22 exterior docks (expandable to 28) 1 drive-in door	28 exterior docks (expandable to 36) 2 drive-in doors
<b>Car parking:</b>	170 spaces	246 spaces
<b>Trailer parking:</b>	36 stalls	60 stalls
<b>Lease rate:</b>	Subject to offer	Subject to offer



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**PROPERTY**  
**CO**

# BREWSTER CREEK LOGISTICS PARK

1560 & 1590 West Stearns Road, Bartlett, IL 60103



## LOCATION ACCESS



**IL-390 via IL-20/Lake Street**  
 6.7 miles



**I-90 via IL-59**  
 6.8 miles



**I-88 via IL-59**  
 12.7 miles



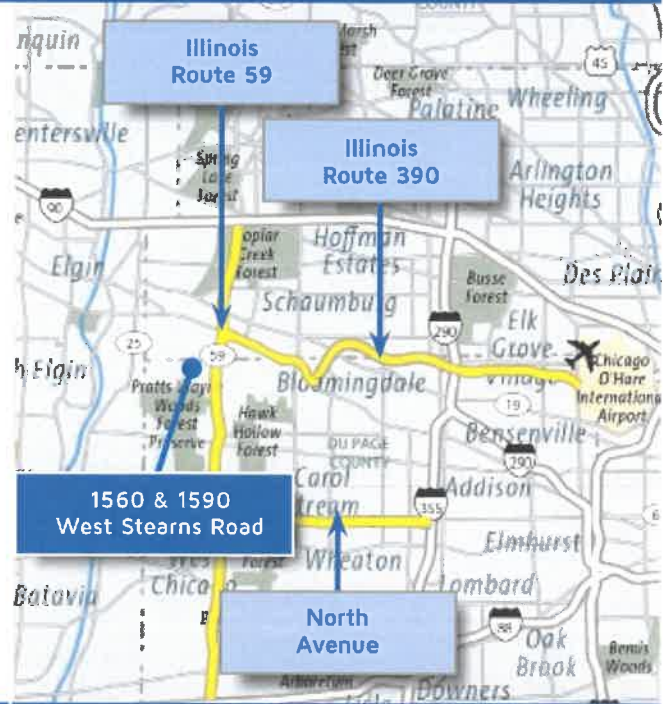
**I-355 via IL-64/North Avenue**  
 13.5 miles



**O'Hare International Airport**  
 18.1 miles



**Downtown Chicago**  
 36.8 miles



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**120,270 SF (DIVISIBLE)  
AVAILABLE**



**802 EAST DEVON AVENUE  
BARTLETT, IL 60103**

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120,270 SF AVAILABLE

802 EAST DEVON AVENUE

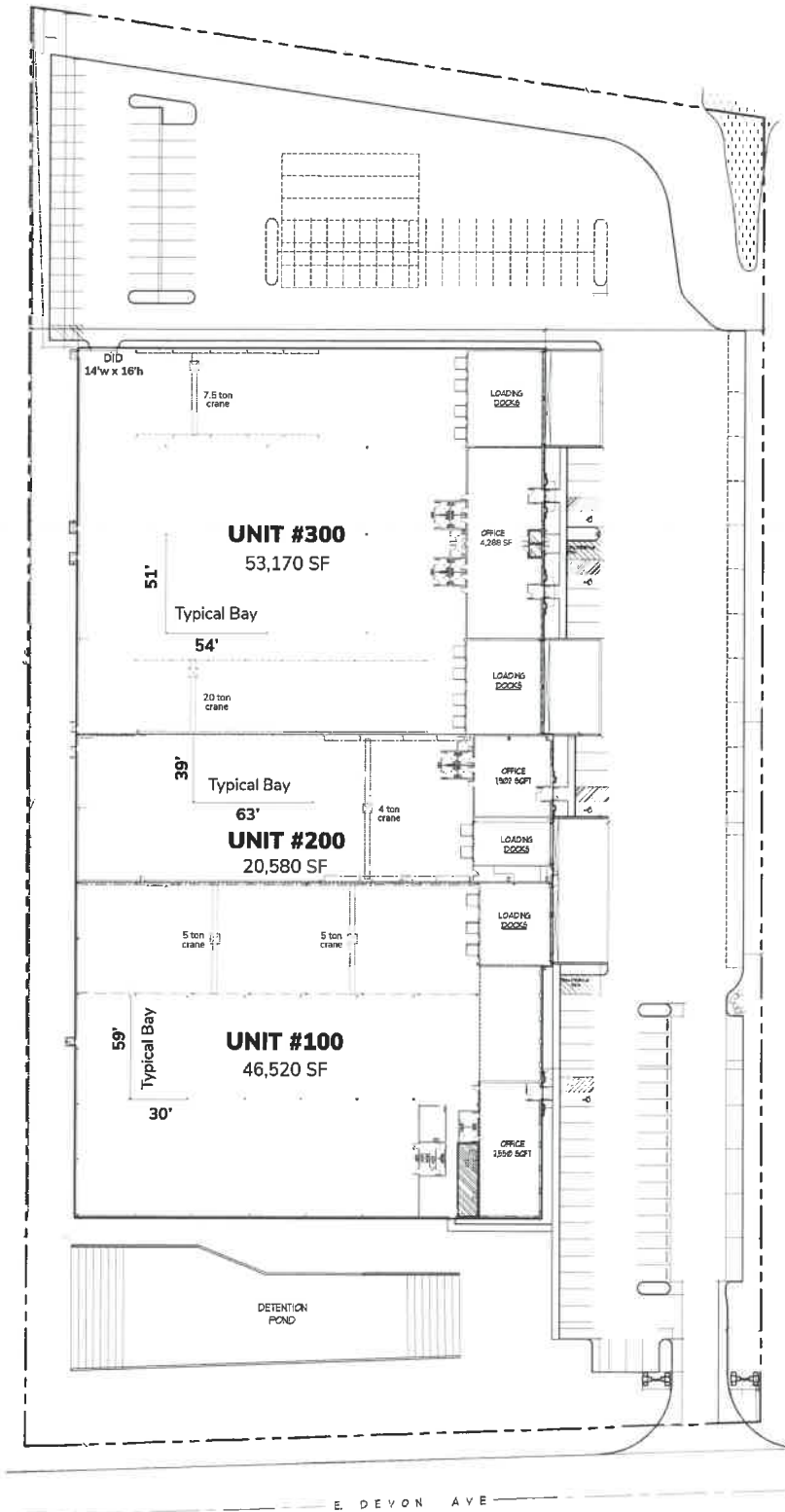
BARTLETT, IL 60103



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	120,270 SF
<b>OFFICE:</b>	Build to Suit
<b>SITE SIZE:</b>	6.52 Acres
<b>CLEAR HEIGHT:</b>	18' – 30'6" Unit 100: 18' Unit 200: 26'6" Unit 300: 30'6"
<b>PARKING:</b>	> 95 Cars (Expandable to 147) > 6 Trailer Stalls
<b>LOADING:</b>	> 13 Dock Doors > 1 Drive-In Door
<b>POWER:</b>	1200A @ 480V, 3-phase
<b>BAY SIZE:</b>	Unit 100: 59' x 30' Unit 200: 39' x 63' Unit 300: 51' x 54'
<b>SPRINKLER:</b>	ESFR
<b>AGE:</b>	Original 1960 - Fully Renovated 2020 / Addition 2020
<b>REAL ESTATE TAXES:</b>	\$0.96 PSF (Estimate with Class 6B)
<b>CAM / INS / MGMT:</b>	\$0.60 PSF / Property Management is 3% of Gross Receipts
<b>SALE PRICE:</b>	Subject to Offer
<b>LEASE RATE:</b>	Subject to Offer
<b>COMMENTS:</b>	> Class 6b tax incentive in place > Excellent loading > Completely renovated > Great access to the new I-390





**UNIT 300:**

<b>SIZE:</b>	53,170 SF (Divisible to 26,585)
<b>CLEAR HEIGHT:</b>	30'6"
<b>OFFICE:</b>	BTS
<b>LOADING:</b>	8 Docks / 1 DID
<b>POWER:</b>	2400 A @ 480V, 3-phase
<b>SPRINKLER:</b>	ESFR
<b>PARKING:</b>	6 Trailer Stalls Available
<b>CRANES:</b> (CAN BE REMOVED)	(2) Bridge Cranes > (1) 20-Ton Bridge Crane • Span 38' • Underhook 12' > (1) 7.5-Ton Bridge Crane • Span 43'5" • Underhook 19'6"

**UNIT 200:**

<b>SIZE:</b>	20,580 SF
<b>CLEAR HEIGHT:</b>	26'6"
<b>OFFICE:</b>	BTS
<b>LOADING:</b>	2 Docks
<b>SPRINKLER:</b>	ESFR
<b>POWER:</b>	1200A @ 480V, 3-phase
<b>CRANES:</b> (CAN BE REMOVED)	(1) 4-Ton Bridge Crane • Span 78' • Underhook 14'

**UNIT 100:**

<b>SIZE:</b>	46,520 SF
<b>CLEAR HEIGHT:</b>	18'
<b>OFFICE:</b>	BTS
<b>LOADING:</b>	3 Docks
<b>SPRINKLER:</b>	ESFR
<b>POWER:</b>	1200A @ 480V, 3-phase
<b>CRANES:</b> (CAN BE REMOVED)	(2) 5-Ton Bridge Cranes • Span 59' • Underhook 12'5"

## ECONOMIC DEVELOPMENT MEMORANDUM

DATE: August 5, 2020  
TO: Chairman and Members of the Economic Development Commission  
FROM: Tony Fradin, Economic Development Coordinator *TF*  
RE: Sales Tax and Unemployment Report

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Two of the metrics that the EDC typically reviews and discusses early each year while reviewing the Village's economic indicators and progress on developing a resilient, balanced economy are the sales tax revenues and unemployment rate.

Only seven months ago, at the January 13<sup>th</sup> meeting, I was pleased to report the Village's unemployment rate at a historic low during my tenure, while sales tax revenues had been flat since the prior year, but had grown at a robust pace for over ten years to the point where the Village collected \$2.38 million from July 2018 through July 2019 in municipal tax only.

Directly due to the pandemic, both metrics have declined significantly over the past several months; however, with a slight improvement in sales tax revenues from May to June.

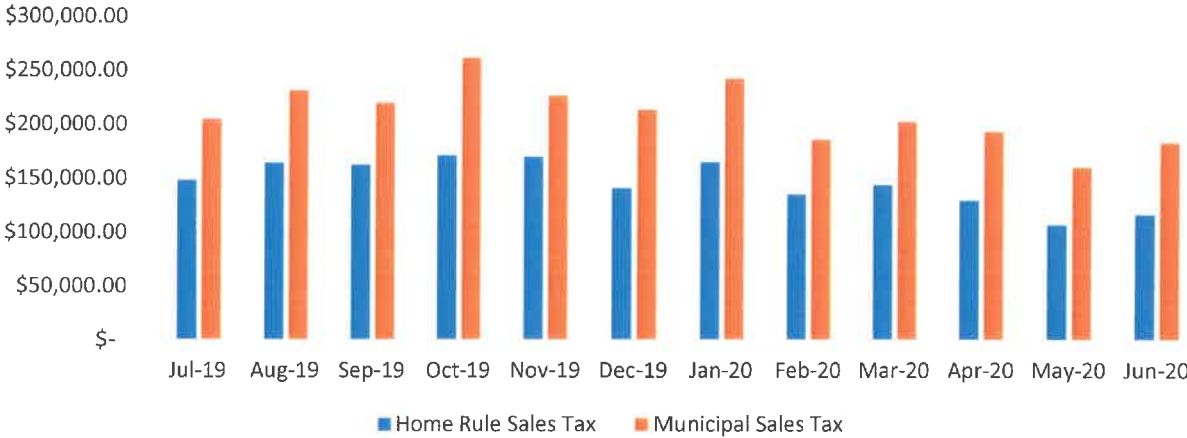
The Village put forth great effort to assist businesses by promoting and assisting with federal, state, and county loan and grant programs as well as by directly making nearly \$74,000 in grants to twenty-two small businesses, mostly restaurants, with the Small Business Emergency Relief Program.

With the reopening of bars and restaurants, manufacturing, retail, personal care, and manufacturing during Phase 4 of the Restore Illinois plan, we hope that this trend back towards the revenues posted prior to the pandemic continues.

Staff will continue monitoring these and will provide a thorough summary of the economic indicators early next year so as to better understand the challenges that the business community and residents are facing while making recommendations and marketing strategies in the future.



### Bartlett Sales Tax Revenues



Month Total Workers Employed Unempl Rate

Month	Total Workers	Employed	Unempl	Rate
2020 Jan	22,438	21,789	649	2.9%
2020 Feb	22,705	22,074	631	2.8%
2020 Mar	23,086	22,173	913	4.0%
2020 Apr	22,144	18,555	3,589	16.2%
2020 May	22,589	19,484	3,105	13.7%
2020 June	23,360	20,098	3,262	14.0%

Unemployment Rate Bartlett, IL

