



**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