



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
September 13, 2021

1. CALL TO ORDER

Commissioner Kubaszko called the regular meeting of September 13, 2021 of the Economic Development Commission (EDC) of the Village of Bartlett to order on the above date at 5:30 p.m.

2. ROLL CALL

PRESENT: Commissioners Gudenkauf, Gorski, LaPorte, Lewensky, Kubaszko, Perri, Smodilla

ABSENT: Commissioners Erickson, Hughes

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

3. APPROVAL OF MINUTES

Commissioner Lewensky moved to approve the Economic Development Commission Minutes from July 12, 2021 and that motion was seconded by Commissioner Perri.

AYES: Commissioners Gudenkauf, LaPorte, Lewensky, Kubaszko, Perri

NAYS: None

ABSENT: Commissioners Erickson, Hughes

ABSTAIN: Commissioners Gorski, Smodilla

MOTION CARRIED

4. PUBLIC COMMENT

NONE

5. BUSINESS PARKS TOUR

Mr. Fradin stated that one of the most important facets of economic development is to build a diversified and resilient tax base, not too dependent upon any one company or industry.

Over the past two decades, the village has adopted two Tax Increment Finance (TIF) districts on land that was formerly quarries. The Bartlett Quarry TIF, aka the Brewster Creek Business Park, was adopted in 1999 in partnership with Elmhurst-Chicago Stone



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Company. The Bluff City TIF, including the Blue Heron Business Park, was adopted in 1999.

Both business parks have different zoning requirements, with Bluff City allowing for more heavy land-intensive uses and outdoor storage. Brewster Creek Business Park was created to host light manufacturing, warehouse and distribution, and is home to many high-technology companies. Brewster Creek is home to three distinctive clusters – food companies, those in the auto supply chain, and several German high-precision manufacturing firms.

The two recently-built buildings by Logistics Property Company at the corner of Stearns and Munger are not within Brewster Creek Business Park, and both have been leased within the past year.

I regularly report on projects in both business parks to the Economic Development Commission, including recent large-scale projects in the Cook County portion of Brewster Creek. We spent years competing for the McKesson project, which will gain occupancy later this year, and more recently worked with Conor Globe Commercial on the largest project in the village, a 436,500 SF speculative building for which a lease was recently signed.

Elmhurst-Chicago Stone Company, the many developers, investors, and brokers who have done deals in the business parks, the Mayor and Village Board, the EDC and staff can all be proud of what the village has accomplished in these business parks.

Although not yet completed, Brewster Creek Business Park is within the final stages of development. Bluff City and Blue Heron still have another ten years to complete development, but appear to be on the path to complete development sooner.

The Commissioners then joined staff for a bus tour of the Business Park

There being no further business to discuss, Commissioner Gudenkauf moved to adjourn the EDC meeting and that motion was seconded by Commissioner Smodilla.

ROLL CALL VOTE TO ADJOURN

AYES: Commissioners Gudenkauf, Gorski, LaPorte, Lewensky, Kubaszko, Perri, Smodilla

NAYS: None

ABSENT: Commissioners Hughes, Erickson



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MOTION CARRIED

The meeting was adjourned at 7:00 p.m.

A handwritten signature in black ink, appearing to read 'Joseph Dienberg', is written over the printed name.

Joseph Dienberg
Management Analyst