



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
August 8, 2022

1. CALL TO ORDER

Commissioner Erickson called the regular meeting of August 8, 2022 of the Economic Development Commission (EDC) of the Village of Bartlett to order on the above date at 7:03 PM

2. ROLL CALL

PRESENT: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Lewensky, Perri, Smodilla

ABSENT: Commissioner Kubaszko

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Management Analyst Joey Dienberg

3. APPROVAL OF JUNE 27, 2022 MEETING MINUTES

Commissioner LaPorte moved to approve the June 27, 2022 meeting minutes, seconded by Commissioner Perri.

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Lewensky, Perri, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

MOTION CARRIED

4. PUBLIC COMMENT

NONE

5. DEVELOPMENT SITE DISCUSSION

Mr. Fradin presented a variety of development sites, stating that in 2016, the EDC worked for several months on an Economic Development Marketing plan.

At the time, the commercial and industrial vacancy rates were high so the primary focus was to work towards filling empty spaces.



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We also discussed plans and strategies for attracting new development to vacant land sites throughout the village.

Since that time, the overall economy improved for a number of years and the village's did, as well. The BEDA program was created, which has resulted in sixteen grants totaling \$384,000 for business projects, the biggest one being the redevelopment of the former Bartlett Plaza into the Streets of Bartlett.

Some new commercial construction including new car washes, Culver's, True North, the "new" Bartlett Plaza in the Home Depot out lot and the Galleria of Bartlett have increased the occupancy rate, while three chronically vacant buildings have since been demolished.

Numerous industrial sites have been built since then, resulting in hundreds of millions of dollars worth of investment, millions of new square feet of construction, and many new businesses.

Most of the vacant commercial land sites from the 2016 Marketing plan remain vacant. However, staff is currently working with several prospects on key sites throughout the village including the Crown Development site, the Heidner property, the northwest corner of County Farm and Stearns Road, a ten-acre parcel on the west side of Route 59, a 2.9-acre commercial site in Kane County, and village-owned properties at Route 59 & Lake Street and Opportunity Site E in downtown.

The following is a summary of new economic development projects that we hope to bring to town over the next few years:

Village-owned ten-acre parcel

Following years of working to attract retail development, and then high-end apartment development to the site at the southwest corner of Route 59 & Lake Street, the village is currently working with Mr. Bob Loquercio on two automobile dealerships further west of the site at the former Barrington RV property.

The project, known as the Bartlett Automotive Mall, gained Village Board approval in late December and is currently proceeding through Cook County for approval of a Class 7c property tax incentive.

Commissioners Perri and Hughes clarified the size and location of the parcel.

Crown Development property

The largest undeveloped site in the village remains the northwest corner of Route 59 & West Bartlett Road.

There have been multiple development proposals at the site over the years which have not proceeded for a variety of reasons.



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At present, a division of Crown Development is proceeding with approvals and entitlements for a project known as the Grasslands subdivision, which would have multiple phases, a variety of housing units totaling 231 dwelling units (81 single-family homes, 60 active-adult ranch homes and 90 active-adult duplexes), and six acres of commercial zoning at the hard corner.

This would be the largest new subdivision built in several decades and is a project with many facets. It will take several years to develop and staff intends to work closely with the development team to attract suitable and sustainable commercial development to this high-profile corner to serve the future new residents and the village as a whole.

The Heidner property

The three-acre property at the northwest of Route 59 & Schick Road has long been targeted for retail development.

The Rajabali family, who owns numerous Dunkin' Donuts franchise units including in Bartlett, is currently moving forward with plans to subdivide the lot and construct a new free-standing 1,970 SF drive-thru unit with outdoor seating on the corner. They previously built and currently operate a similar store at the site of the former Burger King on Lake Street.

Northwest corner of Stearns and County Farm Road

Staff has been engaging with the owner of the 4.6-acre commercial site at the NWC of County Farm and Stearns about future development of the site.

Mr. Harshil Patel also owns the two BP stations in town and has been working on plans for this site on the eastern edge of the village.

Generally, his plans call for a neighborhood-oriented shopping center with food-related uses, service providers and potentially a day care facility.

West side of Route 59

Roughly midway between Army Trail Road and Schick Road is a ten-acre site that was zoned and approved for a retail center in 2007.

Due to a number of factors including not being located at a hard corner, this site has remained undeveloped to date.

Several years ago, a company that owns and operates senior living facilities purchased the site with plans to expand into this market.

Clover Communities concept is for a 119-unit market-rate senior, independent-living development on the 10.05-acre property located on the west side of Route 59, directly south of the 7-11 at the corner of Route 59 and Schick Road.



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The proposed three-story building would contain four (4) 1-bedroom units and 115 2-bedroom units with brick and siding on all building elevations and each unit having a patio or balcony.

Southwind Business Park site

On the far western edge of town in Kane County, economic development staff is working with a commercial/retail developer to build a retail strip center on the south side of West Bartlett Road at Southwind Blvd.

The residents on the west side of town have long requested shopping options in the area, and there are also now over 300 new homes on the west side of Route 25 in South Elgin between Kenyon Farms, South Pointe, and Park Pointe.

As the industrial parks have continued expanding rapidly in the village's Kane County portion, the first convenience store and fuel station, True North (d.b.a. Shell), was completed last year. A resident who lives in one of the new homes in Bartlett Pointe West and owns multiple area businesses recognizes the great opportunity to be the first commercial rental property owner in that area and is currently working on developing plans for the 2.9- acre site.

We anticipate working closely with him on this project and updating the EDC on its progress as it makes its way to the Planning & Zoning Commission and, ultimately, the Village Board.

Like the site at County Farm and Stearns, this strip retail center will mostly cater to the surrounding neighborhoods and will include a convenience store and other food-related and personal service uses.

The East Lake Street corridor

Lake Street serves as the village's northernmost border and consists of a mix of future development sites including several that are unincorporated.

The village has engaged with potential developers on a number of sites including another potential senior-living development, used car dealerships, and fuel stations.

One challenging site consists of a trapezoid-shaped 1.92- acre site that is unincorporated and includes multiple functionally obsolete structures.

I have met with multiple potential developers and end-users, none of whom have yet moved forward with any plans. When the site finally does get developed, it will require multiple zoning-related approvals and possibly some incentives to move forward.

Another future development site is an 8.5-acre parcel on the south side of Lake Street where Park Blvd. meets it on the north side. The purchaser from early last year intends to build a multi-phase senior living facility, including active adult housing, but I have put



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him in touch with multiple commercial developers in an effort to attract sales-tax producing uses.

Commissioner Lewensky asked Mr. Fradin to elaborate on what active adult housing means.

Mr. Fradin stated they are smaller ranch-style homes on smaller lots, with limited property maintenance. He added that some units will be age restricted.

Commissioner Lewensky asked if that is cause for concern, due to the aging demographics of the community.

Mr. Fradin stated he is not concerned from an economic development or planning standpoint, adding that the developer will have to obtain a certificate of need before moving forward. He added that the aging demographics is a trend in the overall area and is not specific to Bartlett. A development like this allows Bartlett residents that want to “age in place” to stay in the community.

Commissioner Erickson stated that this type of housing fits a specific niche of residents that want to get rid of the big large house and remain active in the community, while staying close to their kids and grandkids.

Commissioner Lewensky asked about Site E.

Mr. Fradin said that it has been delayed due to supply chain issues, material costs, etc., but Mr. Rafidia plans to start in the next six months.

Commissioner Perri stated that it was a good thing that apartments weren't built on lake street from a sales tax perspective.

Mr. Fradin stated that it was still a good project designed to be a high-end apartment development, and could have been good use, but is thrilled beyond belief to have the auto dealership go in.

Commissioner Hughes stated that a high-level apartment building would have been good to bring in a higher population density, while still attracting a certain level of education, economic status, etc.

SWC of Devon Avenue and Prospect Avenue

The SWC of Devon and Prospect is a 3.8-acre infill site on the DuPage County side of the street. The site is zoned for commercial development and is owned by an Oak Brook-based developer.

Commissioner LaPorte asked about the possibility of a grocery store.

Mr. Fradin stated that is something they are always working on, and is the number one priority for a new business.



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6. BUSINESS SURVEY

Mr. Dienberg stated that a key component of the Village's strategic planning process, is obtaining resident feedback, and incorporating that feedback into the Village's goals and vision of success. The Village of Bartlett is committed to preserving the high quality of life enjoyed by its residents, providing fiscally sound, responsive municipal services and delivering those services in a professional manner with a high degree of integrity.

In order to accomplish this mission, the village is asking residents to take a few minutes to share how they feel about a variety of municipal services. A community survey will be accessible on the village website from August 1 through October 15. However, residents are not the only valuable voice that staff needs to hear from, A business community survey can provide that much needed additional input from a business perspective, in concert with resident input. the results of this survey will be a key part of the village's strategic planning process, setting priorities for the future. Staff is recommending the use of the survey included in the packet.

Through a recent survey of other municipalities, staff has gathered some information about other community's recent efforts at completing a business community survey. Through this survey, staff was able to view these survey questions and methodology, and using their examples staff crafted a survey specifically for the Village of Bartlett.

This survey will be implemented in a variety of ways, to help reach the greatest number of businesses. Primarily, the survey will be available digitally through the village's website. To advertise the survey, staff will promote through our business eblast system, social media, the chamber of commerce, as well as some old fashioned cold-calling.

Our GIS/IT staff has built the survey in house using ArcGIS Survey123, which is a part of the village's subscription at no extra cost. The analytics of the survey responses can be captured with this software, and it provided the best design options as well. Staff will be doing all analysis in-house; the goal of this survey is to collect data that will be useful in the strategic planning process. Staff will be looking for trends based on where a business is located, the size of the business, the nature of the business, and other key demographics to try to best understand how our business' needs are or are not being met.

Mr. Dienberg asked if any of the commissioners had any questions.

Commissioner Erickson asked if staff will be using a postcard similar to the one shown to the EDC for the resident survey.

Mr. Dienberg stated they will do a direct mailing of postcards with a QR code, as well as using the eblast system.



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Commissioner LaPorte asked if there is a digital version of the resident survey.

Mr. Dienberg stated that it has been posted to the village website, social media, and there is a link on the postcard shown, and added that they are currently at 300 resident surveys. He added that staff mailed a paper to survey everyone on the senior discount water billing list.

Commissioner Erickson asked about reaching out to other taxing bodies to help share.

Mr. Dienberg stated that we have, but we are being conscious of residents not knowing who provides what service, and having them know which taxing body they are filling the survey out for.

Commissioner Lewensky stated that this appears well done, and congratulated staff on putting it together.

Commissioner Erickson asked how long they will be accepting surveys.

Mr. Dienberg stated that the resident survey will run 8/1-10/15, and the business survey will run 9/1 – Thanksgiving.

Commissioner Gudenkauf asked if they would look different so people aren't confused.

Mr. Dienberg stated they would.

Commissioner Perri asked what kind of response staff is looking for.

Mr. Dienberg stated a good response is around 20-30 percent, but with the engagement of the business community, staff is hoping for higher.

Commissioner LaPorte suggested adding information about Small Business Saturday.

Mr. Dienberg said that they will take a look at that.

Commissioner Gorski recommended increasing the font size for the senior mailing.

Mr. Dienberg stated staff has done that.

Commissioner Erickson recommended adding a question about whether they are chamber members.

Mr. Dienberg stated that staff will take a look at that.



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Commissioner Erickson recommended commissioners share the surveys with friends and family.

7. NEW BUSINESS

Mr. Fradin updated the commissioners on the upcoming Oktoberfest.

Commissioner Erickson added that the event is being hosted by the Bartlett Area Chamber of Commerce, Lions and Rotary Clubs at Leiseberg Park on 9/30-10/1. She is hopeful that it is a successful event

Commissioner Gudenkauf stated that they have all put in a lot of work, and they hope the event goes well.

Mr. Dienberg added that staff has also begun its Merry & Bright preparations getting ready for the holiday season.

There being no further business to discuss, Commissioner Gudenkauf moved to adjourn the meeting. Seconded by Commissioner LaPorte

ROLL CALL VOTE TO ADJOURN

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Lewensky, Perri, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

MOTION CARRIED

The meeting was adjourned at 8:01 p.m.

Joseph Dienberg
Management Analyst