



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**February 12, 2024**

---

1. CALL TO ORDER

Commissioner Kubaszko called the regular meeting of February 12, 2024, of the Economic Development Commission (EDC) of the Village of Bartlett to order on the above date at 7:00 PM

2. ROLL CALL

PRESENT: Commissioners Densford, Erickson, Gorski, Gudenkauf, Kubaszko, Perri, Suffern

ABSENT: Commissioner Lewensky

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

3. APPROVAL OF DECEMBER 11, 2023, MEETING MINUTES

Commissioner Gorski moved to approve the December 11<sup>th</sup>, 2023, meeting minutes, seconded by Commissioner Densford.

ROLL CALL VOTE

AYES: Commissioners Densford, Erickson, Gudenkauf, Kubaszko, Perri, Suffern, Gorski

NAYS: None

ABSENT: Commissioner Lewensky

MOTION CARRIED

4. PUBLIC COMMENT

Village Administrator Paula Schumacher was present and is a village resident. She provided some background information about the annual economic indicators report.

5. ANNUAL ECONOMIC INDICATORS REVIEW

Mr. Fradin spoke about the origins of the annual economic indicators report.

It is the result of a comprehensive marketing plan that the EDC discussed over the period of multiple meetings nine years ago. Administrator Schumacher was the assistant administrator at the time and was the point person for the project.



## **VILLAGE OF BARTLETT**

### **ECONOMIC DEVELOPMENT COMMISSION MINUTES**

#### **February 12, 2024**

---

The economy was struggling at the time, there was a high vacancy rate all throughout the various real estate sectors, especially in the downtown area.

There were many undeveloped sites, many of which but not all of which have been developed, and many glaring vacancies.

Mr. Fradin showed pictures of major vacancies including the empty Dominick's, Bartlett Fresh Market, and Lucky Jack's. There were many more.

One of the elements of the marketing plan was a periodic review of KPIs, or key performance indicators. We have been tracking these statistics annually since 2016, so this is the ninth time reviewing them. We like to gauge our progress and have good information for strategic planning purposes.

Mr. Fradin detailed the sources of information from various sources.

He proceeded to talk the commission through the presentation including the attached PowerPoint presentation.

Highlights include:

- Industrial vacancy rate of only seven percent but will fall to around 1.5% once the recent sale of the 400,000 SF speculative building which recently sold to RIM Logistics is recorded. The village is moving closer to full buildout and occupancy in the industrial sector, perhaps two years away.
- The commercial/retail vacancy rate is also only seven percent and is also falling due to some recent leases that had not yet been recorded when this report was produced earlier last month. MORE Brewing and Aldi were built in the last year, and some of the key vacancies, like the restaurant space in Bartlett Town Center, have been filled.
- Bartlett's office sector is relatively small, and the vacancy rate has consistently been in the five to ten percent range for the past ten years. It is currently a mere 3.7% and note that the average lease rate has declined from last year's high.
- There are over 10,000 daytime employees in the village, mostly due growth in the industrial sector. These statistics are lagging, so it is truly higher than that.
- One interesting metric is that CMAP estimates that 12.3% of workers in Bartlett work from home.
- Sales have steadily increased and will continue to do so with the addition of Aldi, MORE Brewing, the two new auto dealerships, and other smaller businesses.
- The population has remained the same but should increase in the next few years as the Grasslands subdivision is completed and the 90-unit apartment building at Opportunity Site E (Railroad Ave. & Berteau Ave.).
- The village's safety rating remains high, with NeighborhoodScout ranking Bartlett safer than 93% of similarly sized communities throughout the US.



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**February 12, 2024**

---

- For 2024, elected officials, appointed officials, and staff are focused on continuing working with developers, brokers, industrialists, investors, and entrepreneurs to continue growing the village's economy by filling remaining vacant spaces, completing the industrial parks, and attracting new development to key parcels including the Crown commercial property, the intersection of County Farm and Stearns, and a new retail development in the Kane County portion of Bartlett. We are working on a new TIF district for some undeveloped and underdeveloped areas along Lake Street.

(indecipherable) asked for more details about the vacant gas station at 555 W. Lake Street.

Mr. Skrycki detailed some of the challenges to the property including an antitrust lawsuit and merger. Mr. Fradin detailed information about potential environmental issues and the property taxes have been sold at multiple tax sales.

Mr. Fradin concluded the presentation by speaking about the upcoming community branding initiative including that a5 will be presenting its concepts at the next Village Board meeting. We are budgeting accordingly for the upcoming fiscal year.

Commissioner Gorski asked to clarify the 498,000 SF of available industrial space. Mr. Fradin noted that it is comprised of only two large buildings, the 400,000 SF facility that RIM Logistics just purchased, and another 98,000 SF speculative facility that is nearing completion. It is not a bunch of smaller vacancies.

Commissioner Gorski inquired about agricultural sales in the sales tax report from the Illinois Department of Revenue. Mr. Fradin replied that he is not sure; it is likely that it includes farmstands and other miscellaneous businesses, perhaps some home-based businesses.

Commissioner Perri asked if we knew the selling price for the 400,000 SF speculative building; Mr. Fradin responded that it sold for \$44 million.

(indecipherable comment/question about BEDA program)

Mr. Fradin thanked the commission and spoke about the virtues of the BEDA program. It can reduce the startup debt for entrepreneurs. It makes Bartlett competitive with other communities, most of which have a similar program for small businesses. We tried to make it flexible and have modified the BEDA program twice last year.

Commissioner Perri asked if the large industrial building would cost the same if built in another community. Mr. Fradin replied that it would. Building costs are mostly the same, labor and materials. A big difference is in tax policy, and with the village and county



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**February 12, 2024**

---

approving a Class 6B since the building is in Cook County, that makes the property tax burden more competitive.

(Indecipherable question about these reports. How do we use them?)

Mr. Fradin responded that different businesses want different pieces of information while performing due diligence. For example, we are working with a potential cannabis dispensary, and they look at things like drive times, nearby competitors, and disposable income. We have a low vacancy rate as previously reported, so the challenge is finding the ideal location.

Mr. Skryckin noted that when we recruited Culver's to the village, the operator requested information on local churches and schools. We can customize reports in conjunction with our GIS staff.

Commissioner Perri asked about the status of the Crown commercial site at Route 59 and West Bartlett Road. Mr. Fradin responded that most of the interest has come from fuel stations, but we are still trying to attract additional uses to better serve the new neighborhood and commuters. Crown has hired excellent brokers from Cornerstone Commercial Partners, so the site has been marketed widely. Mr. Fradin also noted that the entire six acres is not developable, just about two-thirds of the site is.

Commissioner Suffern asked about the possibility of a large, attractive sign at that corner to point drivers toward downtown Bartlett.

Mr. Fradin reminded the EDC that it is the intersection of a state highway and county road, so the jurisdiction and what is allowable is not under the village's control.

Mr. Skrycki said that he has spoken with the Illinois Department of Transportation (IDOT) many times and that it is a great idea. When the dust settles, we will make another run at it.

Commissioner Gorski asked for an estimate of how many BEDA funds have been used this year. Mr. Fradin noted that he would have to research it, but once a few pending ones are made including for the Boss's Signature, the total would be about \$150,000. We have never spent all the BEDA funds and are requesting \$250,000 again for the next fiscal year.

## 6. NEW BUSINESS

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



**VILLAGE OF BARTLETT**  
**ECONOMIC DEVELOPMENT COMMISSION MINUTES**  
**February 12, 2024**

---

ROLL CALL VOTE TO ADJOURN

AYES: Commissioners Densford, Erickson, Gudenkauf, Kubaszko, Perri, Suffern,  
Gorski  
NAYS: None  
ABSENT: Commissioner Lewensky

MOTION CARRIED

The meeting was adjourned at 8:00 PM.

Tony Fradin, Economic Development Coordinator