



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
May 13, 2024

1. CALL TO ORDER

Commissioner Erickson called the regular meeting of May 13, 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

3. APPROVAL OF March 11, 2024, MEETING MINUTES

Motion by Suffern, seconded by Perri to approve the March meeting minutes.

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

NAYS: None

MOTION CARRIED

4. PUBLIC COMMENT

None

5. AVAILABLE SPACE INVENTORY

Mr. Fradin provided a brief background about the importance of having an up-to-date and accurate inventory of available spaces and development sites on the village's website. It is a common practice in the field of economic development and provides information to prospective businesses, brokers, and developers on a 24/7 basis.

He commended the GIS staff for putting the map-based apps together and then demonstrated them with available commercial/retail spaces, available industrial spaces, and several undeveloped land sites.

Mr. Fradin noted that he has added some unincorporated land sites to the village's inventory, since there are developers looking at sites on the edges of town for potential annexation including the owner of what we call the "triangle piece" on Lake Street that is



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part of the planned new TIF district. He added that we can place the listings in any order, he listed the Crown site first due to its high-profile position at Route 59 and West Bartlett Road.

With the village's current low vacancy rate, particularly in industrial, ideal spaces are getting harder to come by. There are always a handful of businesses and potential developers looking for spaces, and this is a great source of information for them.

Mr. Fradin added that the goal is to get the prospects to contact us for further information and assistance in licensing, zoning, and permitting. Everyone interested has to contact us before moving forward. This application is specifically geared towards business attraction.

Mr. Fradin noted that he will update these inventories on a more regular basis, perhaps quarterly, and report to the EDC on it in conjunction with reports on new businesses. The land sites do not change very often, but the shopping center spaces typically change monthly.

6. DINING GUIDE

Mr. Fradin shared the impressive new online dining guide.

We first began a dining guide about ten years ago in print form. It gets dated quickly as restaurants close and new ones open. We can be nimbler with this online version. We again worked with GIS staff to put this together.

Mr. Fradin said that whenever any commissioner hears a resident say, "there's no places to eat" or "there's no specific type of food in town," to point them towards this guide. When we started the dining guide, the number of places was in the thirties. It is now around sixty and includes many newer places.

Mr. Fradin pointed out the various categories of restaurants and also how attractive the app is from a design perspective.

Commissioner Gudenkauf noted to add the Boss's Signature to the breakfast category now that breakfast service has been recently added. Commissioner Densford remarked that it should be connected to the Bartlett Connect app. Commissioner Erickson noted that we could add a QR code connecting to this app in our branding efforts.

7. BUSINESS SPOTLIGHT VIDEOS

Mr. Fradin noted that we have resumed producing Business Spotlight videos to promote existing businesses. Joey Dienberg had produced these in years past and now we have



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a new staff person, Reagan Kohler, who produces these alongside Tony who “directs” them.

Mr. Fradin showed two videos, one featuring Commissioner Mike Densford and his business, Lucky’s Barber Shop, and another featuring Arish Merchant of Bartlett Culver’s.

Mr. Fradin requested that commissioners share these videos with their own networks, to expand their reach even further. Also, if a commissioner is speaking with a business owner, feel free to mention that we do these and have them contact him.

Commissioner Erickson suggested that we produce a video promoting the Chamber of Commerce; Commissioner Gorski pointed out that there are closed businesses still on the video list which should be removed.

8. NEW BUSINESS

Mr. Fradin noted that he also added the Crown site at the northwest corner of Route 59 and West Bartlett Road to the Intersect Illinois website and showed the listing to the EDC. This site promotes larger sites and is typically oriented towards industrial sites.

He stated that he will add the Lake Street TIF area as a development opportunity on the Intersect Illinois website when it is approved.

He further noted that he will be attending the NECANN Illinois cannabis convention in Schaumburg on May 31st in his continuing quest to attract a dispensary to the village. The one that had previously been seeking a location has been put on hold.

Commissioner Suffern raised the issue of flag banner signs proliferating in a few areas and urged staff to investigate the regulations to determine if there are any violations. Mr. Skrycki replied that staff will review the policy and determine if there are code violations and will bring the information back to the EDC later.

Commissioner Perri asked if Tony knew how many acres the unincorporated parcel on Lake Street that he mentioned earlier is. He replied that we refer to the property as “the triangle piece” and it is a little bit short of two acres. It is just east of Dunkin’ Donuts and has mostly been looked at by used car dealers. We anticipate something more commercial-oriented to develop there rather than just using the lot once the site is annexed and brought into the new TIF.

9. ADJOURNMENT

Motion by Commissioner Gudenkauf, second by Commissioner Densford



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

NAYS: None

MOTION CARRIED

The meeting was adjourned at 7:50 PM.

Tony Fradin, Economic Development Coordinator