

Minutes

Village of Bartlett Economic Development Commission

March 14, 2016

C. Green called the meeting to order at 7:00 pm

Roll Call

Present: D. Weir, M. Sobel, J. Petro, C. Green, T. Smodilla

Absent: G. Kubaszko, R. Perri, N. Mehta

Also Present: T. Fradin, Economic Development Coordinator, J. Plonczynski, Director Community Development

Approval of Minutes

A motion was made to approve the minutes of the February 8, 2016 meeting.

Motioned by: M. Sobel

Seconded by: D. Weir

Abstained: T. Smodilla

Motioned carried.

T. Fradin briefly read over memo 16-036 that refers Downtown T-O-D Plan update. Steering Committee members with consultants for SCB hosted a Community Meeting at Bartlett Hills on February 3, 2016. Tables were set up to provide information on various aspects of the plan that could be discussed with interested residents. He later met with Joe, Andy and Julian Gorski to discuss the redevelopment of the shopping center in Bartlett Plaza.

Another Steering Committee meeting will be held mid-April. Final TOD should be prepared by early June and the website is Bartletttdowntownod.com

T. Fradin went over the highlights of the following of the Streetscape and Design Memorandum:

Streetscape Analysis Improvement Opportunity Zones:

1. Railroad Crossing at Western Avenue and Pedestrian /Bike connections to the West
2. Railroad Crossing and Intersection at Oak Avenue
3. Streetscape Along West Bartlett Avenue
4. One-way Street and Block circulation Along Historic Retail Strip
5. Town Center Access and Circulation
6. Streetscape Along Parking Area to the East
7. Lack of Crossing for Pedestrians and Bikes at Berteau Avenue
8. Streetscape and Landscape Along Berteau Avenue
9. Gateway Intersection at Devon Avenue and Main Street
10. Gateway Intersection at Oak and North Avenues

Also, Streetscape, Urban Design & Walkability Analysis:

1. Vacant Parcel – Opportunity Site, 0.8 acres
2. Commuter Parking Lot – Opportunity Site, 0.9 acres
3. Excessive Curb Cuts Along Bartlett Avenue
4. Streetscape Maintenance Issues (**Already Addressed**)
5. Crossing Improvements at Western Avenue
6. Rail Crossing Surface
7. Need for Extension of Sidewalks and Bike Routes to the West
8. Opportunities for Expanded Downtown Gateway Signage
9. Need for Façade Improvements/ Modernization to Attract New Commercial (2 new Businesses are going in, Country Financial and a Pharmacy Type Business)
10. Lack of Adequate Lighting in Commuter Pedestrian Zones

Potential Redevelopment sites:

1. Bank Drive-Through Block, 1.0 acre
2. Uninviting Streetscape, and Excessive Street Width on W. Bartlett Avenue
3. Façade Upgrade needed to Reinforce the historic Character of Retail
4. Confusing Circulation Pattern Due to One Way Streets and Parking Layouts
5. Clearer and More Welcoming Parking Signage is Needed
6. Extension of Sidewalks to the East
7. Opportunity for Business Directional Signage at Metra Crossing
8. Potential Site for Consolidated Meta Commuter parking in Parking Structure 1.5 acres

T. Fradin also pointed out other development sites such as:

1. Vacant Parcel – Development Site, 1.7 acres
2. Opportunities for Infill Development along Main Street
3. Needed Connection Between the Front and Rear Parking for Town Center
4. Lack of Direct Sidewalk Connection is Problematic for Pedestrians walking North
5. More Welcoming Landscape and Streetscape Surrounding the Metra Station is Needed
6. Streetscape Along Commuter Parking is Inadequate
7. Façade Improvements' to Historic Businesses Are Needed
8. Vacant Building in Key Location (Was Lucky Jacks)
9. New Pedestrian Crossing Along the Metra Tracks to Improve Circulation
10. Consider Mid-Block Crossing Along Main Street

T. Fradin said the area they identify is called the **Super Block** which is located south of the Metra Station. The layout does not serve the goals of the TOD plan to improve Metra access and Downtown circulation. Opportunities for development are:

- A. Surface Parking at Western and Oneida Avenues
- B. Associated Bank Drive Through
- C. Surface Parking at Oneida and Eastern Avenues
- D. Vacant Parcels along Railroad Avenue

The Super Block Boundaries consist of the following:

1. Bartlett Plaza Apartments
2. Town Center - Condominiums
3. Town Center - Retail/Apartments
4. Schwartz Pediatrics – Medical Offices
5. Mixed Medical/Professional Offices
6. BMO Harris Bank
7. CVS
8. Bartlett Plaza Shopping Center
9. Senior Flexonics
10. American Charter Bank
11. V&V Paesanos Pizza
12. Home Converted to Office
13. Mixed Office
14. Main Street Plaza Shopping Center
15. Office
16. Village Hall
17. Police Department
18. Fire District
19. AT&T

T. Fradin continued with the potential redevelopment of Bartlett Plaza along Devon Avenue with possible multi-family development with a mix of styles, heights and densities. The types of housing would be flexible and tied to changing market demands. A meeting with the Gorskis was held prior to this report going public. In the next few months we are going to have “Everything You Wanted to Know about downtown Bartlett” and more.

T. Smodilla inquired about the meeting with the Gorskis regarding the Bartlett Plaza, as to their feedback on the pre-proposal and also what is the latest regarding the Lucky Jacks building.

T. Fradin advised the feedback was very positive however the discussion was mainly about the empty grocery store. The Gorski’s were more than interested in developing this area into multifamily use and be very supportive of selling this and redeveloping this area. The other portion of the center with the exception of the old Ace Hardware location and an occasional small unit, it is really a thriving center. This is all in Cook County and they have paid more than their share in property taxes on a large portion that is vacant. The Gorskis would not be the developers of this land.

J. Plonczynski commented Lucky Jack’s was as not as positive as Bartlett Plaza. J. Plonczynski toured the building with the Mayor, a Trustee, site broker, building inspector as well as the Village Administrator. The intention is to meet with the owner of Lucky Jacks sometime in the next week and believed this building may be heading towards demolition and possibly redevelopment. The main question is always what incentives will the Village offer to help with development and or with demolition. Right now the Village doesn’t offer anything. With redevelopment in Cook County we can and have offered some tax incentives. This is usually in the back end of the offer and developers would like to see that upfront to help them with construction and or demolition. Those incentives can only come about with a TIF district. There aren’t any proposed at the moment.

T. Fradin advised the consulting firm did suggest a TIF in one of their other reports which he will be bring to a future EDC meeting. One topic that continually comes up at the Steering Committee and Community meetings is that this report has many recommendations that all have some type of expenditures or capital budget attached to them. This is more a part of the Market Analysis report.

J. Plonczynski explained that when Bartlett Plaza was platted in a grid pattern and part of the development of the area shows that blocks were vacated when the shopping center was developed. Redeveloping Bartlett Plaza that grid pattern is established you would need to obtain the right of way to bring it through Hillcrest Apartments from the south through the north. We would need money to obtain the land and road which are TIF eligible things.

Questions arose as to what comes first? Do the Gorskis decide to sell the vacant building so it can be redeveloped? J. Plonczynski said the closest example is the Town Center which required land assembly, demolition, clean up of environmental contamination and then working with a developer. The TIF helped purchase the land, environmental cleanup etc. We received grants for environmental cleanup, build the road along the Metra station, Also, Metra contributed the station as part of the deal to be transit oriented. Bartlett Plaza has only one willing owner so it makes somewhat easier to develop.

T. Fradin pointed out that there is a demand for townhomes, apartment and multifamily homes in the downtown area. At the last community meeting it was brought up that there weren't any permits granted for such housing in almost five years. Bartlett has a low percentage of rental properties, mostly owner occupied which is close to 90%. There seems to be a large demand nationwide for rental properties for the people that do not want the responsibility to upkeep their own property.

There is a developer that has a concept plan for developing a luxury apartment complex on Rt. 59 possibly up to 400 units that will be built in phases.

T. Fradin said there is roughly 50,000 square feet that could be developed in the Bartlett Plaza area which could possibly be close to 40 units. This will increase RTA ridership since it is so close to the Metra as well as an increased boost to the businesses in the area. The occupancy rate for renters is close to 100% for the condos above the town center. The TOD Steering Committee reconvenes on April 15, as well as Community Meeting sometime in May which will be the third and final Community Meeting and should go to the Board possibly by June.

Another item on the agenda is Marketing Plan for 2016-2020 has a slight delay. T. Fradin said there will be a lot of items from the Economic Development Committee that will presented to the Village Board this summer. A major event in the downtown area should be announced shortly. Another major cable advertising campaign will begin next month. On the Rt. 59 corridor, the main vacancy is the old Dominick's site. The V.P of real estate for Jewel has been contacted on the first of every month. Staff has a table at ICSC show at UIC to attract retailers into Bartlett. Brewster Creek Business Park is featured in all of the area trade publications for this month. DCEO (Department of Commerce and Economic Opportunity) has been contacted to make sure Bartlett is kept on their radar screen for expanding businesses. Bartlett has been a member of Choose DuPage which also send business prospects to this area which results in two leads alone this month.

On the subject of Blue Heron, Bartlett staff has worked with TCP (Traffic Control & Protection) looking at constructing a 60,000 square foot building.

T. Fradin just signed a contract with Comcast featuring a full month of dining ads for April. The ads will go beyond the Schaumburg Comcast zone, which includes Streamwood, Wayne as well as Bartlett. Also, a contract for the Bloomingdale zone which includes Addison, Bensenville, Carol Stream and Glendale Heights, Hanover Park, Itasca,

Medinah, Roselle and Wood Dale. Bartlett will also be featured during the Summer Olympics. This will deplete the remaining advertising budget for fiscal year 2015-2016.

C Green mentioned Heritage Days will focus on the Bartlett's 125th Anniversary in marketing and events.

T. Smodilla questioned as to what were the results of the conference call with DCEO (Department of Commerce and Economic) that could be shared with the Committee. T Fradin replied that a new organization will be working in tandem with DCEO and not replacing DCEO. No other information was available about the organization, just the announcement of it.

T. Fradin mentioned that Pietanza's Pizza is now open on Army Trail since moving from Carol Stream. Also, Platform 18 has reopened.

J. Plonczynski - Old Business, New Business -Service Recognition for service to the Economic Development Committee Board as well as mugs and treats. Recognizing Gerald Kubaszko for 36 years, Cecelia Green for 15 years and Donna Weir for 7 years of service. The Village appreciates that, as well as the staff. This was an idea from one of the Village Trustees to recognize those terms of longevity. The rest of you have something to look forward to.

The meeting adjourned at 8:15 PM

Motioned by:
Seconded by:

The meeting adjourned at