



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION**

**MEETING AGENDA**

**Meeting to be held at:  
BARTLETT VILLAGE HALL  
228 South Main Street, Bartlett, IL  
August 14, 2017  
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the July 10, 2017 meeting minutes
4. Map-based Industrial Space Inventory
5. DuPage County Industrial Space Inventory
6. Heritage Days/Kickstand Classic Cable TV advertisement
7. Social Media Workshop August 30<sup>th</sup>
8. New Business
9. Adjournment



**Minutes**

**Village of Bartlett  
Economic Development Commission**

**July 10, 2017**

**G. Kubaszko called the meeting to order at 7:00 pm**

**Roll Call**

**Present: G. Kubaszko, C. Green, R. Perri, N. Gudenkauf, J. LaPorte, S. Gandsey**

**Absent: T. Smodilla, R. Martino, D. Gunsteen**

**Also Present: J. Plonczynski, Director Community Development, T. Fradin, Economic Development Coordinator, S. Skrycki, Assistant to the Village Administrator**

**Approval of Minutes**

**A motion was made to approve the minutes of the June 12, 2017 meeting.**

**Motioned by: R. Perri**

**Seconded by: N. Gudenkauf**

**Motioned carried.**

**Introduction of New Commissioner**

**T. Fradin** announced that he is pleased to introduce Stephanie Gandsey as a new Economic Development Commissioner. She had attended a small business workshop and was both invited to apply for a vacant seat on the EDC and will be the presenter at an upcoming small business workshop in August.

**S. Gandsey** thanked Mayor Wallace for appointing her to the EDC and thanked Tony and Scott for inviting her to apply. She stated that she has been married and a Bartlett resident for 8 years and is the marketing director for a CPA and financial advisory firm. Her focus is on digital marketing, and she looks forward to contributing her knowledge about digital marketing as an EDC member. She is married to Jay, and together they have a nearly four-year-old son, Luke, and a ten-month-old daughter. She loves the Bartlett community and is happy to serve as a commissioner and plans to stay here for the long run.

**G. Kubaszko** welcomed **Ms. Gandsey** to the Economic Development Commission.

### **Tour of Three Business Parks**

All members proceeded to the bus to tour Brewster Creek Business Park, Blue Heron Business Park and Bluff City Industrial Park. A description of the Development Activity in the Brewster Creek Business Park, The Blue Heron Business Park and the Bluff City Industrial Park was provided by staff. Questions related to the projects were asked and answered by Staff. The Economic Development Commission members thanked the Staff for the informative tour.

The meeting adjourned at 8:30 PM

**Motioned by:** C. Green

**Seconded by:** R. Perri

## ADMINISTRATION DEPARTMENT MEMORANDUM

**DATE:** August 8, 2017  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator *TF*  
**RE:** GIS Map-Based Industrial Inventory

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In Staff's continuing effort to better assist potential businesses and their brokers while seeking available sites throughout the area, Economic Development Staff is working with GIS Staff to develop a web-based inventory.

In prior months, GIS Staff has created map-based inventories of available commercial and office space, and a map-based inventory of development sites in early June.

This month, the Village has added a map-based inventory of available industrial space. This includes several new speculative buildings that have recently been completed as well as another soon to break ground.

As with the other applications, flyers for the buildings can be accessed via this inventory, several of which include highly detailed descriptions of the buildings including ceiling height, number of docks, expansion capabilities, electrical capability and more.

Staff has already directed several brokers to this application, which will be kept current by Village Staff on an ongoing basis.

Flyers for some of the key buildings are attached for your review.

# NEW CONSTRUCTION - ONLY 135,600 SF REMAINING

DUPAGE COUNTY | BARTLETT | ILLINOIS

CONSTRUCTION COMPLETE &  
READY FOR OCCUPANCY!

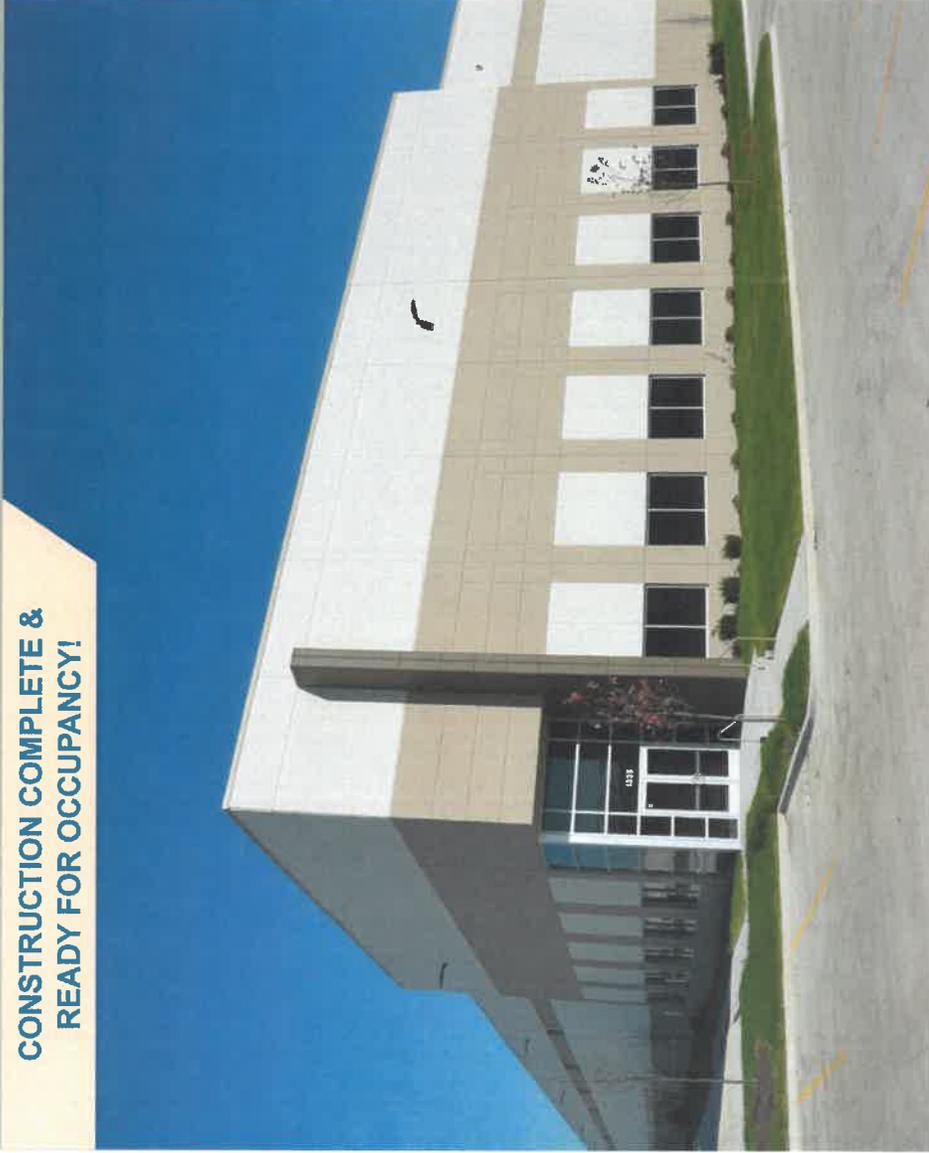
1331-1337 SCHIFERL ROAD, BARTLETT

## PROPERTY HIGHLIGHTS:

- ◆ Modern Manufacturing/Distribution Facility
- ◆ Located in Brewster Creek Business Park
- ◆ Ready for Occupancy
- ◆ T-5 Lighting / ESFR Sprinkler System
- ◆ Lower DuPage County Property Taxes
- ◆ Close Proximity to Illinois Route 390 (Elgin - O'Hare Expressway)
- ◆ Highly Skilled Labor Force
- ◆ Potential On-Site Trailer Parking

## AVAILABLE SPECIFICATIONS:

- ◆ Building Size: 271,200 SF
- ◆ Available Size: **135,600 SF (Divisible)**
- ◆ Office Space: To Suit
- ◆ Ceiling Height: 32'0" Clear
- ◆ Typical Bay Size: 47' x 50'
- ◆ Loading: 18 Exterior Docks (Expandable)  
2 Drive-In Doors
- ◆ Parking: 159 Parking Spaces
- ◆ Building Power: 2,500A, 277/480V, 3-phase
- ◆ Lease Rate: \$4.95/SF Net



## For more information, please contact the exclusive representatives:

Adam Marshall, SIOR, CCIM 773.957.1428 ammarshall@ngkf.com  
Elise Couston, SIOR 773.957.1442 ecouston@ngkf.com  
Mark Deady, CCIM 773.957.1443 mdeady@ngkf.com

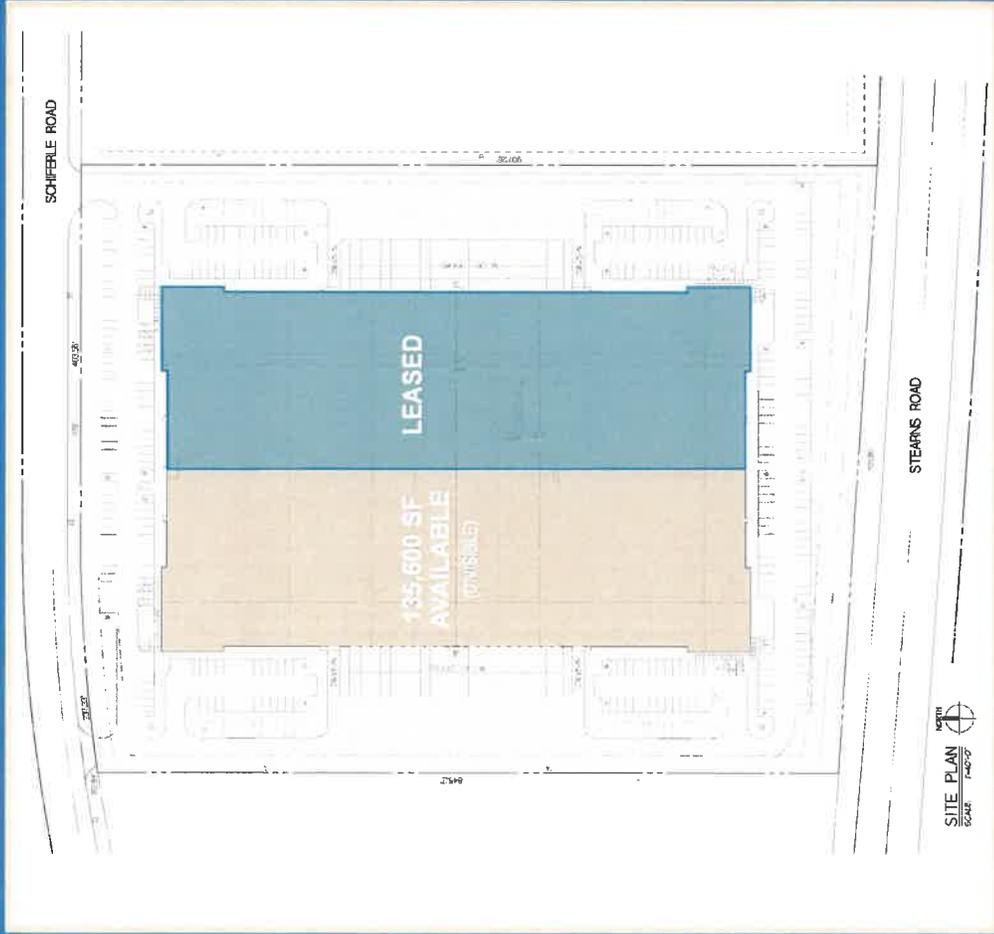
8750 W. Bryn Mawr, Suite 350, Chicago, IL 60631 | 773.957.1400 | www.ngkf.com

**Newmark  
Knight Frank**

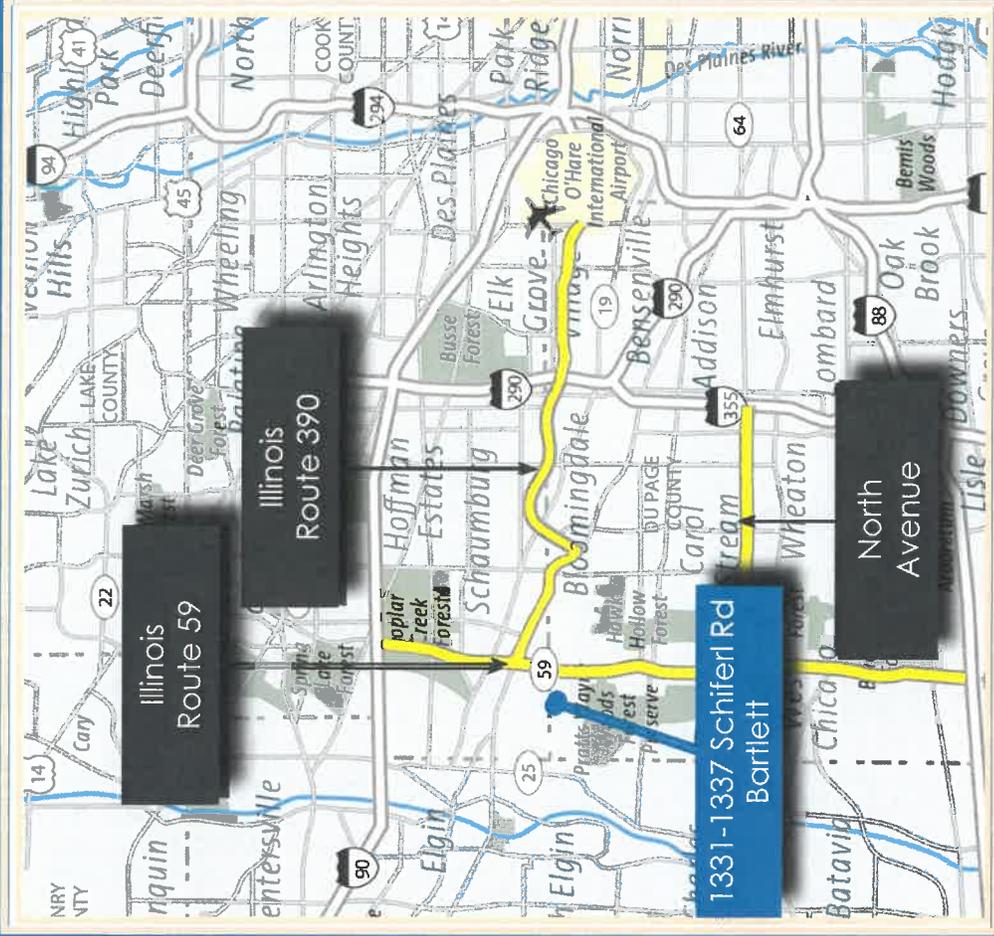


Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

**SITE PLAN**



**AREA MAP**



**For more information, please contact the exclusive representatives:**

|                           |              |                    |
|---------------------------|--------------|--------------------|
| Adam Marshall, SIOR, CCIM | 773.957.1428 | amarshall@ngkf.com |
| Elise Couston, SIOR       | 773.957.1442 | ecouston@ngkf.com  |
| Mark Deady, CCIM          | 773.957.1443 | mdeady@ngkf.com    |

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**1323 BREWSTER CREEK BOULEVARD  
BARTLETT, ILLINOIS**

**421,403 SF CLASS A WAREHOUSE  
Available For Lease**



**Building Specifications**

|                         |                                     |
|-------------------------|-------------------------------------|
| <b>Total Building:</b>  | 421,403 SF (Expandable & Divisible) |
| <b>Office:</b>          | To Suit                             |
| <b>Ceiling Height:</b>  | 32' Clear                           |
| <b>Dock Doors:</b>      | 48 (expandable)                     |
| <b>Trailer Parking:</b> | 40 Spaces (expandable)              |
| <b>Car Parking:</b>     | 227 Spaces (expandable)             |
| <b>Power:</b>           | 3,000 Amps, 277/480 Volts           |
| <b>Bay Size:</b>        | 52' x 50' w/ 60' speed bays         |
| <b>Lighting:</b>        | T-5 Lighting w/ Motion Sensors      |
| <b>Sprinkler:</b>       | ESFR                                |

**Comments/Features:**

- New Construction - Delivery July 2017
- Building can be expanded by ±120,000 SF
- Low DuPage County Taxes
- Easy access to I-90, I-355 and O'Hare International Airport
- Cross docked facility – Divisible & Expandable

**Brewster Creek  
Business Park**



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:  
**JEFFREY J. JANDA, SIOR**  
Principal  
(773) 355-3015  
jjanda@lee-associates.com

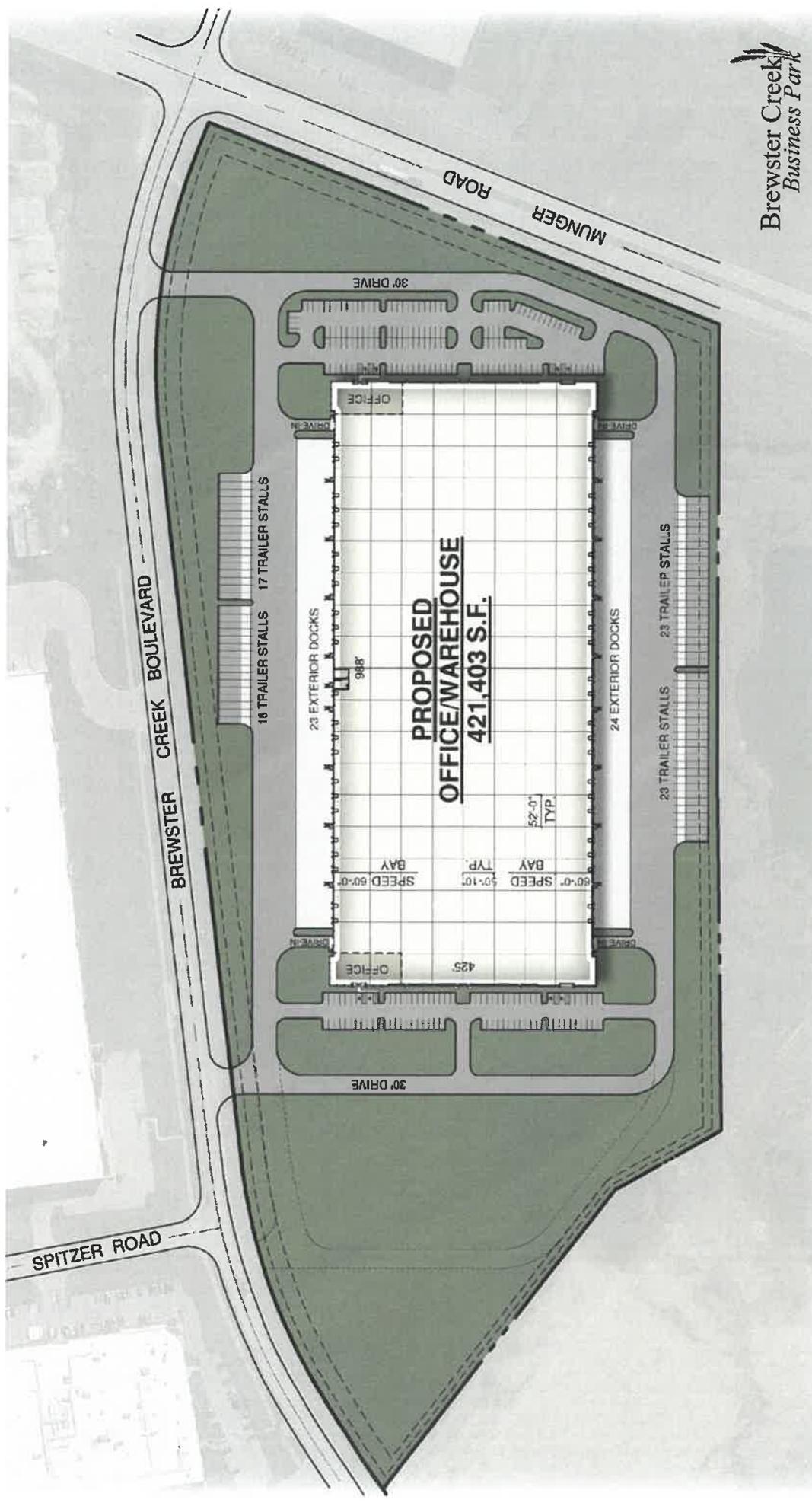
**STEVE D. BASS**  
Senior Vice President  
(773) 355-3031  
sbass@lee-associates.com

OWNED AND DEVELOPED BY:  
**EXETER**  
PROPERTY GROUP  
JASON DEFILIPPIS  
Exeter Property Group  
(847) 887-4937  
jdefilippis@exeterpg.com

1323 BREWSTER CREEK BOULEVARD  
BARTLETT, ILLINOIS

421,403 SF CLASS A WAREHOUSE  
Available For Lease

## SITE PLAN



Brewster Creek  
Business Park

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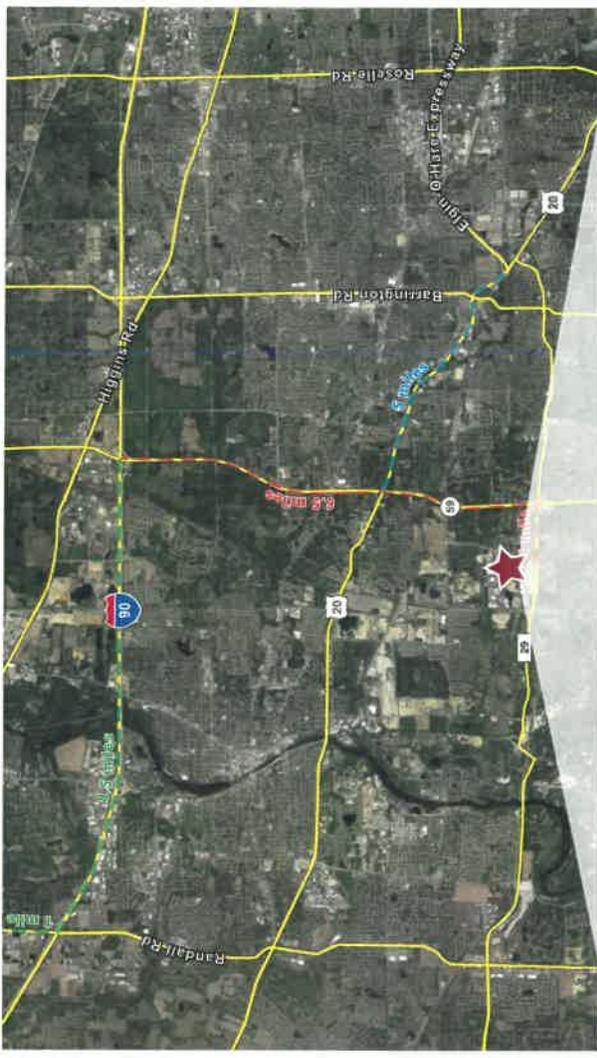
OWNED AND DEVELOPED BY:  
**EXETER**  
PROPERTY GROUP

# 1323 BREWSTER CREEK BOULEVARD BARTLETT, ILLINOIS

# 421,403 SF CLASS A WAREHOUSE Available For Lease

## Location Features:

- ±7.5 miles from Route 59/I-90 Interchange
  - » ±8.5 miles between Rt 59/I-90 Interchange and Randall Rd/I-90 Interchange
- ±8 miles from I-390 (Elgin-O'Hare Expressway)
  - » Provides great access to I-290, I-355, I-294 and west side of O'Hare International Airport
- Multiple points of ingress/egress to site and business park



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MAIN | (773) 355-3000  
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OWNED AND DEVELOPED BY:  
**EXETER**  
PROPERTY GROUP



**For Sale**  
**Industrial Building**  
**346,598 sf on 24 acres**

**300 E. Devon Avenue - Bartlett, IL**

### **Property Features**

- Upgraded lighting (main building)
- Very heavy power
- Parking for 490 cars
- Quick access at West end of I-390
- Adjacent to Metra rail train stop

### **Leaseback Areas**

**Main building & main office**

**Seller to leaseback 156k  
through 2020**

**R&D and Office area**

**Seller to leaseback 54k sf for  
5 to 7 years**

**Glenwood**  
**Commercial Realty**

**Jason Talanian**  
**773.914.3200**  
**jtalanian@glenwoodcr.com**

**LOWENBAUM** **REP**

**Ed Lowenbaum**  
**312.953.4274**  
**ed@lowenbaumrep.com**

**5843 N. Nina Ave, Chicago, IL 60631**

# 300 E. Devon Avenue - Bartlett, Illinois

**Building Size:** +/- 346,598 sf which includes approximately 16k sf of second story office

|                        | Approximate Size | Clear Height  |
|------------------------|------------------|---------------|
| Main building section* | 256k sf          | 20'4" - 22'7" |
| R&D section            | 26k sf           | 18'           |
| Two story office       | 32k sf           | n/a           |
| Single story office    | 32k sf           | n/a           |

*\*Plus additional 8,151 sf of warehouse mezzanine not shown above.*

**Site Size:** +/- 23.57 acres

**Loading:** 8 exterior docks

**Power:** 1 x 5000 kVA - 32 KV main transformer  
6 x 1000 kVA substations (4160 / 480 V)  
2 x 2500 kVA substations (4160 / 480 V)  
(all power is 3-phase)

**Floors:** 6" concrete slab

**Sprinkled:** Main building only

**Parking:** 490 cars

**Zoning:** I - 1 (Industrial)

**Cranes:** 10 ton, 5 ton, various smaller cranes

**Comments:**

- Quick access from West side of Elgin-O'Hare Expwy (I-390)
- Located adjacent to Metra Rail Station
- Upgraded lighting throughout factory areas

**Seller Leaseback:** Main building and main office  
Leaseback 156k sf through 2020  
R&D and office area  
Leaseback 54k sf for 5-7 years

**Real Estate Taxes:** \$1.51 psf

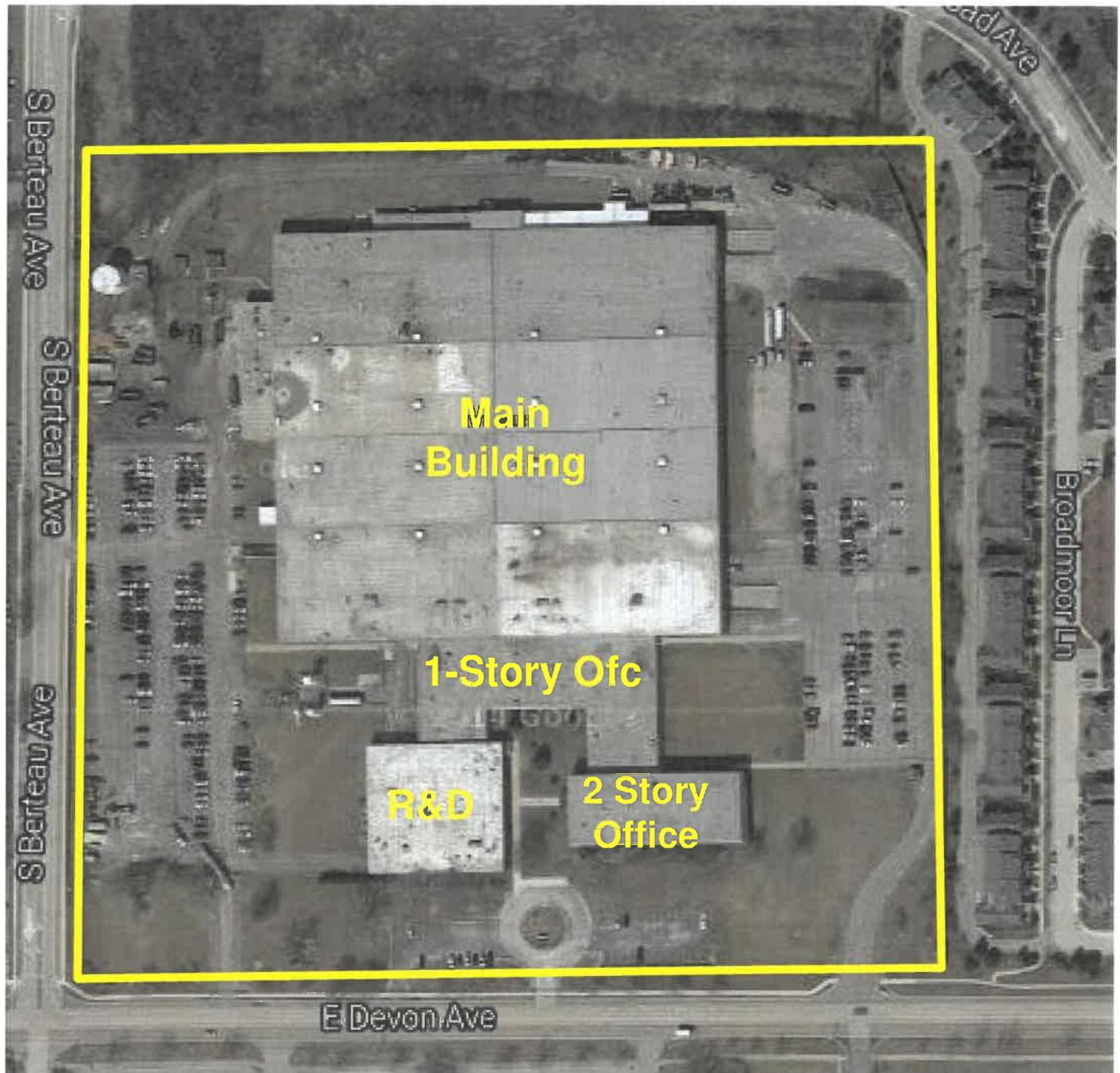
**Sale Price** \$6,780,000

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jtalanian@glenwoodcr.com

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# 300 E. Devon Avenue - Bartlett, Illinois



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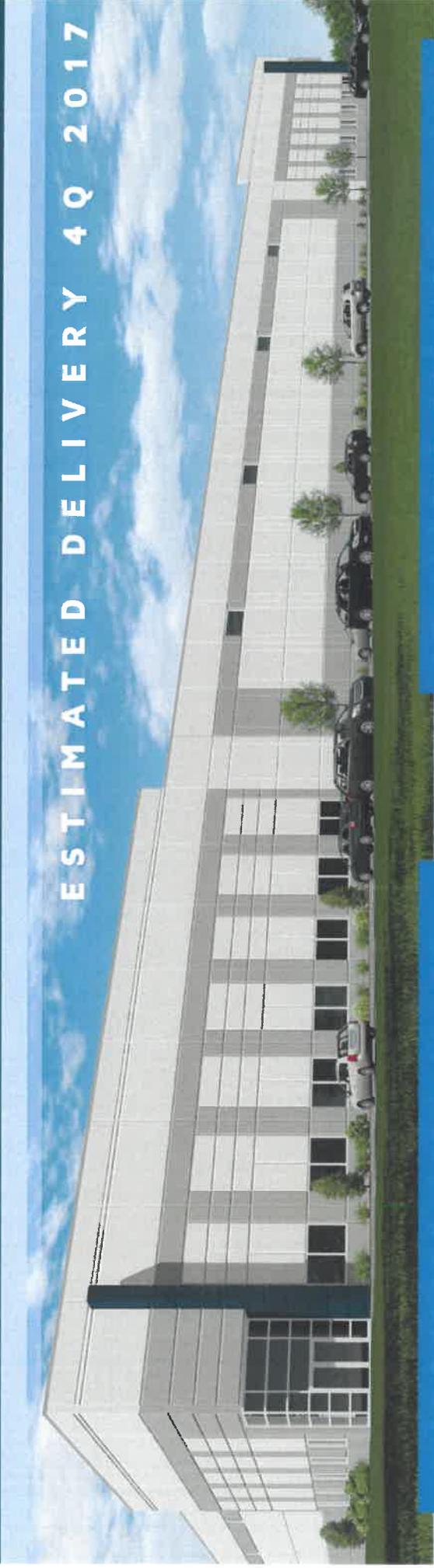
**Ed Lowenbaum**  
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5843 N. Nina Ave, Chicago, IL 60631

BREWSTER CREEK BUSINESS PARK

# 186,000 SF NEW CONSTRUCTION

FOR LEASE - BREWSTER CREEK BOULEVARD | BARTLETT, IL | DUPAGE COUNTY



ESTIMATED DELIVERY 4Q 2017

## PROPERTY HIGHLIGHTS

- Modern Manufacturing/Distribution Facility
- T-5 Lighting/ESFR Sprinkler System
- Lower DuPage County Property Taxes
- Close Proximity to Illinois Route 390 (Elgin/O'Hare Expressway)
- Highly Skilled Labor Force
- Potential On-Site Trailer Parking or Outside Storage

## AVAILABLE SPECIFICATIONS

- **Building Size:** 186,000 SF (Divisible)
- **Office Space:** To Suit
- **Ceiling Height:** 32' Clear
- **Typical Bay Size:** 50' x 50'
- **Loading:** 35 Exterior Docks  
2 Drive-In Doors (Expandable)
- **Parking:** 212 Parking Spaces (Expandable)
- **Building Power:** 1,200 Amp, 277/480-Volt
- **Lease Rate:** Subject to Offer

**Newmark  
Knight Frank**

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[www.ngkf.com/industrial](http://www.ngkf.com/industrial)

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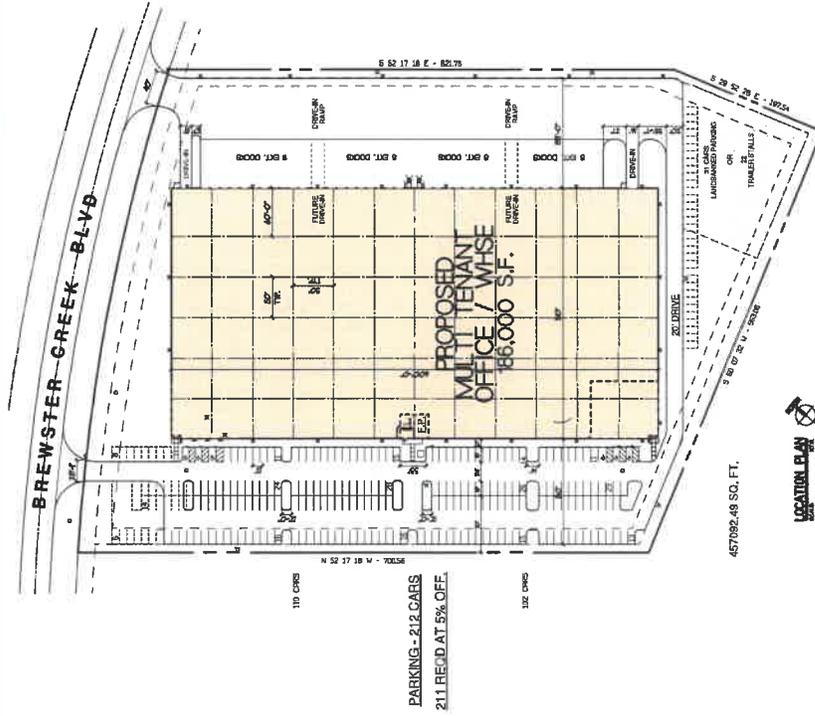
BREWSTER CREEK BUSINESS PARK

# 186,000 SF NEW CONSTRUCTION

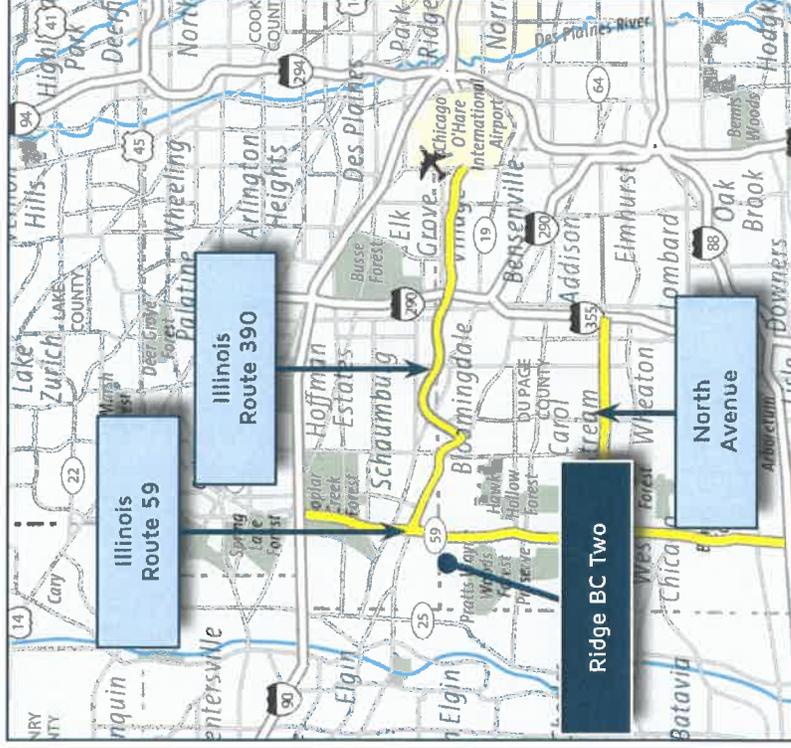
FOR LEASE - BREWSTER CREEK BOULEVARD | BARTLETT, IL | DUPAGE COUNTY



## SITE PLAN



## SITE LOCATION



**Newmark  
Knight Frank**

8750 W. Bryn Mawr Avenue, Suite 350, Chicago, IL 60631

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## ADMINISTRATION DEPARTMENT MEMORANDUM

**DATE:** August 8, 2017  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator   
**RE:** DuPage County Available Space Inventory

---

Choose DuPage is the county's economic development organization. Village Economic Development Staff has worked with Choose DuPage since its founding including attending quarterly meetings, sharing space at trade show booths, co-hosting open houses for industrial brokers, and utilizing informational service providers that the organization subscribes to.

When expanding firms contact Choose DuPage while searching for expansion or relocation opportunities, their Staff has traditionally included sites and buildings in Brewster Creek Business Park among other communities' sites.

To maintain and strengthen the Village's relationship with Choose DuPage, the E.D. Coordinator provided a tour of Brewster Creek Business Park for Choose DuPage Staff in July.

Choose DuPage Staff mentioned their organization's available space inventory, and Village Staff has since added some available Village sites to the inventory and will demonstrate it at the August EDC meeting.

Choose DuPage utilizes a web application called Broker Savant, and the properties can be viewed at <http://choosedupage.brokersavant.com>.

## ADMINISTRATION DEPARTMENT MEMORANDUM

**DATE:** August 8, 2017  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator   
**RE:** Heritage Days/Kickstand Classic Commercials

---

In the Village's 2016-2020 Marketing Plan as developed by the EDC and adopted by the Village Board last July, one of the Goals for the Downtown is to "Support community events that bring people to downtown."

Two additional studies that the EDC has completed in recent years included working with the Spartan Consulting Group (from ECC), who recommended the leveraging of local events to attract families to the downtown area. As these events have grown over the years, they bring more families to the downtown area, some of whom will discover, rediscover and patronize area businesses.

In the Spartan Consulting Group's recommendation, they identified four types of "A" families to target, using psychographic attributes of Athletic Families, Artistic Families, Achievement Families and Altruistic Families. Of course, families can be some combination of the four.

Recent events like the Cultural Arts festival may attract one kind of family, National Night Out may attract another, and Heritage Days and the Kickstand Classic may attract others yet.

Another major study that was undertaken for over a year in which the EDC was involved was with the development of the Downtown Transit-Oriented Development (TOD) Plan, which was formally adopted by the Village Board last fall.

While more real estate-oriented in nature, the TOD Plan also includes a brief section on the importance of events and activities.

The study states that "the success of Bartlett's Downtown events relies on the hard work of a small group of dedicated volunteers. The Economic Development Commission and many stakeholders have noted that more frequent Downtown events are needed to attract visitors." Further, "Bringing people close to Downtown businesses provides a unique opportunity to attract new customers" especially those who serve food or sell other products.

With all this in mind, Staff has continued working with Comcast cable to produce thirty-second advertisements to promote two major upcoming events, Heritage Days on September 9<sup>th</sup> and 10<sup>th</sup> and the Kickstand Classic on October 1<sup>st</sup>. The advertisement will be shown at the August EDC meeting and will air from August 28<sup>th</sup> thru September 10<sup>th</sup>.

## ADMINISTRATION DEPARTMENT MEMORANDUM

**DATE:** August 8, 2017  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator *TF*  
**RE:** Social Media Presentation

---

The Village is hosting a series of workshops to assist small business owners in starting and growing a business.

Prior workshops have included a presentation on starting a home-based business by Small Business Administration veteran Don Pellico and a presentation called the Entrepreneurial Equation by Kencie Zmich of Edward Jones Financial Advisors.

This month's workshop is titled "Bringing Your Brand into the Digital Age with Social Media" and will be presented by Commissioner Stephanie Gandsey on August 30<sup>th</sup> at 6:30 p.m. at Village Hall.

We are seeking to improve attendance at this month's workshop, and request that commissioners share this event with their respective networks and organizations.

# BRINGING YOUR BRAND INTO THE DIGITAL AGE with Social Media



Your Digital Guide  
**STEPHANIE GANDSEY**  
Marketing Director at DHJJ

Wednesday, August 30  
6:30 p.m.  
Bartlett Village Hall

**Social media** isn't the new kid on the block anymore, and your business can't ignore the benefits to having a presence on multiple social platforms. Learn about different types of digital strategies and how social media helps to showcase your company's story--and generate business.

You'll walk away with a better understanding of how to utilize social media and wanting to start writing your digital plan.

*Stephanie Gandsey is the Marketing Director at DHJJ Certified Public Accountants and Business Advisors in Naperville and St. Charles, IL where she develops marketing strategies and works on personal brands for the firm's CPAs. She loves helping businesses and employees get excited about marketing.*



## TO REGISTER:

Please email Scott Skrycki at the Village of Bartlett at [sskrycki@vbartlett.org](mailto:sskrycki@vbartlett.org)



CERTIFIED PUBLIC ACCOUNTANTS  
BUSINESS ADVISORS  
FINANCIAL ADVISORS