

Minutes

Village of Bartlett Economic Development Commission

October 9, 2017

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

Roll Call

Present: G. Kubaszko, C. Green, J. LaPorte, S. Gandsey, D. Gunsteen, and N. Gudenkauf

Absent:

**Also Present: T. Fradin, Economic Development Coordinator,
S. Skrycki, Assistant Village Administrator
J. Dienberg, Administrative Intern**

Approval of Minutes

A motion was made to approve the minutes of the August 14, 2017 meeting.

Motioned by: J. LaPorte

Seconded by: S. Gandsey

Motioned carried.

Economic Development Marketing Plan Update

T. Fradin presented to the commission how the Village has made progress in its Economic Development Marketing Plan, and broke the plan down by site, including: Downtown Area, Route 59 Corridor, Brewster Creek Business Park, and Blue Heron Business Park.

The Update was broken down by highlighting the Following Sites:

Balance Family Chiropractic

A big Downtown project at 366 S. Main Street. This business is relocating their business to the downtown area. They will be demolishing the current building, and building a modern, state of the art, chiropractic facility. The new building will be 6,152 sq. ft. The second floor will also consist of 2 apartments.

N. Gudenkauf asked clarification on which building was to be demolished.

T. Fradin clarified.

C. Green asked how many parking spaces would be available.

T. Fradin stated that he did not have that information in front of him, but could easily provide it at a later date.

Metra Coffee & Treat Vendor

The next update showcased the new Coffee vendor, Adam and Shawna Lewinsky, who had taken over at the Metra Station, it was pointed out that this is an excellent amenity to the Downtown Area. After the previous vendor retired, the village was able to fast track the new vendors in within weeks.

D. Gunsteen asked how the new vendor was doing.

T. Fradin replied “so far so good”, pointing out that the new vendor was working hard in her new position.

Oakfield Plaza

The next highlight was those in Oakfield Plaza. Tony highlighted to businesses that Sperry Van Ness had brought two new tenants into the shopping center, one being Candi Man Barbershop, a men’s hairstylist, and Olivia’s Place, a new upscale café with video gaming machines. It was added that this would be the only restaurant in town that would have boars-head meat available.

S. Skrycki asked how much of this shopping center was vacant a year ago.

T. Fradin said that there were about 7-8 vacancies and in the last 12 months have brought that down to 2-3 vacancies.

D. Gunsteen asked if the outdoor seating had been approved.

T. Fradin said that the Village Board did approve it.

New Gyro Restaurants

The next establishments that were touched on are the two new Gyros locations. This highlights two new Greek owned and Greek inspired restaurants that are coming to Bartlett. One location is Ambrosia located in the Bartlett Commons, filling the last vacant restaurant space. The other is Wee-Dee’s coming to the former Tipsi Monkey location in the Bartlett Commons. Both of these were brought into town by Sperry Van Ness. Tony added that once these Restaurants opened, that they would be added to the Bartlett Dining Guide in time for the Holiday Season.

J. LaPorte asked if these locations would utilize their liquor licenses.

T. Fradin confirmed that they would use it, but did not know the extent that they would build out. He added that they are excited about their outdoor seating, as well as the fact that at the company’s South Elgin Location, they go through about 150 lbs of gyros meat every day, showing the type of success they are looking to bring.

D. Gunsteen asked if these establishments would have video gaming.

T. Fradin confirmed that they would.

AMITA Health

Tony informed the commissioners that Amita Health would be taking over the former Dominick's space. This project is unique in the fact that the negotiations deal with three multi-billion dollar entities; one being the tenant, Amita Health, another being Albertson's (Parent Company of Jewel, Safeway, and Dominick's), and the investor, VEREIT. Tony added that it was a long, intense, complicated, difficult and contentious negotiation. He also added that half of the village's vacancy is tied up in this space.

D. Gunsteen Asked about the opening date.

T. Fradin anticipates that it would be early 2018.

J LaPorte asked if this would be long term.

T. Fradin stated that it would be a long term lease, as this is over a 20 million dollar project, anticipating that it will grow to be a staple business in the community. This project will be a state of the art medical facility.

C. Green Asked if it would be urgent care.

T. Fradin responded that part of it will be urgent care, part will be testing with MRI, Physical Therapy and Physician Groups. He added that this was the plan from February 2017, and the final details aren't official. Once they submit the plans, the Village will have a better idea of the functions of the facilities. He also added that the patients will be traveling into Bartlett and has hopes that it will bring people into other local business when they visit.

ARTIS Senior Living

This facility, located at the East Side of Rt. 59. The commissioners were informed that the construction was beginning to take shape on this memory care facility. The construction is going fast and should be completed in the next few months.

N. Gudenkauf added that ARTIS had already joined the Village Chamber.

Alden Estates of Bartlett

Located behind the site where ARTIS is being constructed will be Alden Estates of Bartlett. There was a strong opposition from many parties to having retail in this spot, which prompted the village to bring this high end 68 bed skilled nursing facility to this location. Construction has commenced, and the framing is anticipated to be complete before the deep freeze sets in.

J LaPorte asked for clarification on the location and where the entrances would be.

T. Fradin clarified.

S. Gandsey asked why there wasn't a road sign advertising the new project.

T. Fradin said it was the prerogative of the companies to put up such signs, but did clarify that they are advertising in other ways, and introducing themselves to the community. He added that it is

different than a restaurant that may advertise, because there is a possibility that they may even open with no vacancies by having all of their rooms filled.

Everwash

Everwash will be located west of Rt. 59 near Schick and will be a membership based high end car wash/pet wash. Construction and framing will begin in about 10 days or so.

C. Green asked if there would also be Pet Grooming.

S. Gandsey clarified how the process would work.

Home Depot Resubdivision

Near Stearns Rd. there is a project still under board review. This project is the resubdivision of the home depot lot. A rendering was shown of the project from Cyprus Property Group that is looking to construct an 8,200 sq. ft. coffee shop on part of the Home Depot parking lot. They have applied for a special use for outdoor seating and a drive through. This project would fit well with the Marketing Development plan.

2017 Building Boom

There has been a building boom going in Brewster Creek Business Park for the first time since the harsh recession. There have been four buildings built, including the two that were showcased to the commissioners. These included Exeter Property Group and G4 Development Group. The two that were not displayed were both by Ridge Development. It was added that Bartlett is becoming well known for its industrial districts.

Rana Headquarters & Lasagna

The Village Board recently approved for Rana to bring its Lasagna line to Bartlett with a new 3 story, and over 300,000 sq. ft. building. The building will have 393 parking spaces. This will be a large investment in the community and they will be adding about 90-100 employees per shift, starting with two shifts.

Get Fresh Expansion

One of Bartlett's other major food producer, Get Fresh, has been approved by the Village Board to build its second building that will be 151,000 sq. ft. and have 197 parking spaces. This shows that the two biggest food producers in the Village are further investing in the community, and creating long term ties.

CAMCRAFT/MATRIX & Ridge Brewster Creek 2

Two buildings are getting close to finishing their construction. CAMCRAFT/MATRIX and a Specht Building by Ridge Development. Tony again emphasized that there is a great deal of construction going on in Brewster Creek Business Park.

Promoting Brewster Creek Business Park

Two publications that the Village is running in Trade Publications were presented to the commissioners. These ads bring in multiple phone calls a month and is creating name recognition for Brewster Creek Business Park. This generates prospects and furthers the branding of the Village.

SVN

The commissioners are informed that the village has hire Sperry Van Ness to broker an 11-acre development site owned by the Village located at Rt. 59 and Lake Street. The Village has signed a one year contract and his hoping tell sell the property within that time.

Seeking Development at West Bartlett Rd. and Rt. 25

The Village is seeking Development at West Bartlett Road and Rt. 25. After Meeting with the broker, staff is looking forward to development in the coming months. This is a growing part of the village with a lot of residential lots showing up in the near future. The Village had a productive meeting recently to bring in commercial properties to that corner.

J. LaPorte asked specifically where on the corner that would be.

T. Fradin confirmed that it would be a 6 acre parcel that has been zoned for commercial/industrial use, while the rest has been zoned for residential.

Trade Shows

Staff has been expanding their presence at trade shows. At the end of September, Tony informed the commission that he and Mr. Skrycki attended the ICSC show at Navy Pier, and Tony also informed the commission that he attended a show called Revolution Chicago the week before. At the Revolution Chicago Show, Bartlett was the only municipality in attendance, which brought a lot of attention to the area.

Promoting Downton Events

The commissioners were informed about different promotions that the village has had to promote the downtown. The Kickstand Classic, Heritage Days, and some cable TV ads have been the most recent promotions, and Small Business Saturday is right around the corner. The Village has applied to receive promotional materials for Small Business Saturday, and is waiting for a response.

Economic Indicator Review

The Village uses economic indicators as a quantitative measure for the EDC to show where they are at. This is measured through commercial/retail vacancy rates, office vacancy rate, industrial vacancy rates, employment count, business licenses, sales tax revenues, new business/businesses retained, demographic information. This takes a hard look at the village, and it is important for commissioners to be aware of these indicators, as they will be receiving this information in January.

Q/A

C. Green asked Clarification on the Small Business Saturday Application and asked when it would occur.

T. Fradin informed her that last year they received materials in late October and the event is the Saturday after Thanksgiving.

C. Green applauded the work of staff and said it was evident that their work is paying off.

T. Fradin and S. Skrycki Informed the commission that they are continuing to work hard to bring more business to Bartlett, and are shifting focus to bringing a Hotel to town.

N. Gudenkauf added that the Bartlett Chamber receives calls regularly asking for hotels in town.

D. Gunsteen asked if the Village had approved the staff trip to the Las Vegas trade show.

T. Fradin said that it was approved, and the Village will be attending.

S. Gandsey asked if there was a limit to how many Video Gambling machines can be in Bartlett.

T. Fradin informed her that there is not.

Adjournment

A motion was adjourn

Motioned by: J. LaPorte

Seconded by: S. Gandsey

Motioned carried.