



**VILLAGE OF BARTLETT  
ECONOMIC DEVELOPMENT COMMISSION**

**MEETING AGENDA**

**Meeting to be held at:  
BARTLETT VILLAGE HALL  
228 South Main Street, Bartlett, IL  
September 10, 2018  
7:00 PM**

1. Call to Order
2. Roll Call
3. Approval of the August 13, 2018 meeting minutes
4. BEDA Application: Bartlett Plaza
5. Brewster Creek Business Park Update
6. New Business
7. Adjournment

## Minutes

### Village of Bartlett Economic Development Commission August 13<sup>th</sup>, 2018

#### 1) Call to Order

G. Kubaszko called the meeting to order at 7:02 pm

#### 2) Roll Call

**Present:** S. Gandsey, N. Gudenkauf, D. Gunsteen, G. Kubaszko, A. Lewensky, J. LaPorte, T. Smodilla, R. Perri

**Absent:** C. Green

**Also Present:** T. Fradin, Economic Development Coordinator;  
S. Skrycki, Assistant Village Administrator;  
J. Dienberg, Administrative Intern;  
Lakshami P. Nookala, BEDA Applicant;  
Sunder Nookala, BEDA Applicant;  
Jaikumar ("Jay") Balasubramanian

#### 3) Approval of Minutes

T. Smodilla moved to amend the minutes from the July 9<sup>th</sup> 2018 Meeting, clarifying that Commissioner Gandsey seconded the motion to recommend an award of \$25,000 to Indian Express to the Village Board for approval, not Commissioner Smodilla.

T. Fradin said that staff would make that amendment.

R. Perri made a motion to approve the minutes from July 9<sup>th</sup>, 2018

**Seconded by: T. Smodilla**

#### 4) BEDA Application: Siri Indian Grocery 947 S. Route 59

T. Fradin introduced the newest BEDA applicant from Siri Indian Grocery at 947 S. Rt. 59, and introduced the owner Lakshami P. Nookala, her husband Sunder Nookala, and their business partner Jaikumar "Jay" Balasubramanian. Tony reviewed their plan to expand their current grocery space to add a hot food section which would supplement and add to the business's current offerings. He reviewed that the BEDA program can be used to expand existing businesses. He shared that Siri has been located in the village for 6 years, and shared that the grocery store currently specializes in Indian grocery items. Tony stated that the petitioners included a full proposal that has been included in the EDC packet. He shared that the kitchen buildout would cost approximately \$75,000

and a list of the new equipment needed was also listed in the packet. The proposal includes the cost of all equipment and contractor fees.

The applicant requested BEDA grant of \$30,000-\$45,000 and said that if approved the buildout would take approximately 2 months. In terms of job creation Tony stated that the petitioner estimates adding 2 additional positions including both food preparation and a clerk position. Being cognizant of the \$100,000 available for the current fiscal year and other applicants, Tony stated that staff is asking the EDC to recommend that \$15,000 be awarded to the petitioner by the Village Board. Mr. Fradin opened up the floor to questions for either him or the petitioners.

**T. Smodilla** asked to clarify the roles of the applicants, and if Ms. Nookala was the proprietor and if there is any sit-down aspect to the grocery store. She also asked if they planned to expand the footprint of the business at all or if they would be reconfiguring the space.

**S. Nookala** shared that he manages the store, while his wife is the owner, and added that Mr. Balasubramanian is his partner. He shared that they opened Siri Indian Grocery 6 years ago with success, and that with this new component they would like to add only carry-out at this time to the grocery store. Mr. Nookala also shared that this expansion would be limited within the space that they currently have and that they would be reconfiguring.

**G. Kubaszko** asked what the projections are of new revenue.

**S. Nookala** stated that it would be easily a 25-30% increase.

**S. Gandsey** asked if they would serve both lunch and dinner.

**S. Nookala** stated that they would serve both, and would consider adding breakfast down the road. Mr. Nookala also added that they will also consider extending their hours if needed.

**R. Perri** asked if with the increase in revenue, they will hire more employees.

**S. Nookala** stated that they will hire a clerk and an assistant cook immediately, and 2 chefs in the future.

**R. Perri** shared enthusiasm with the idea of job creation, and stated that the EDC would be happy to help with that in mind.

**T. Smodilla** asked if his current restaurant in Schaumburg was dine-in, or carry out/grocery. She also asked for his role in the new business, interested in knowing that he has experience in hot food preparation

**J. Balasubramanian** stated that his restaurant is dine-in and that he would be setting up the kitchen, arranging the chef, assistant cook, and setting up the entire kitchen, and managing that aspect, sharing that is based on his current experience.

**T. Smodilla** stated that hot food is taxed differently than grocery items, asking if they have discussed that differentiation for taxation and made projections for that.

**J. Balasubramanian** stated that with the 25-30% increase, with the grocery sales being static and the increase coming from the hot food, adding that they are anticipating \$4,000-\$5,000 per week in carry out sales.

**T. Smodilla** stated that that was an ambitious goal, and asked how they came to that number.

**J. Balasubramanian** stated that with his current restaurant and looking at avenues like Uber-Eats, Grub Hub, etc. that he was able to come to those numbers.

**D. Gunsteen** asked if the applicants had any plans to expand to a full restaurant, or if it was only carry-out.

**S. Nookala** stated that it would be only carry out.

**T. Fradin** added that with the current tenants in that shopping center, there is not room for such an expansion.

**D. Gunsteen** asked about the current terms of the lease.

**S. Nookala** stated that they have extended the lease for three more years.

**T. Fradin** added that there is a high demand in Bartlett for spaces that have kitchens, adding that it would be a worthwhile improvement to the space. He also added that the petitioners have shown a dedication to that space, and that this would be a long-term commitment.

**T. Smodilla** clarified that the lease has been extended through the year 2021.

**S. Nookala** stated that was correct.

**S. Gandsey** asked if they would have to close down during construction.

**S. Nookala** stated that they would not close, and that the grocery section would remain open.

**R. Perri** asked for the address of the business

**T. Fradin** shared that the address is Grocery 947 S. Route 59

**A. Lewensky** stated that he was inclined to support the petitioner, but told Mr. Fradin that it is difficult as a commissioner to make these decisions with a finite amount of resources and asked for a roadmap for what is coming instead of going first-come-first-served. He also asked if staff figures future applications in mind when recommending amounts such as tonight's \$15,000.

**T. Fradin** stated that it will remain first-come-first-served, and added that developers often ask for confidentiality. He also shared that staff keeps future projects in mind when recommending applications to the EDC. Mr. Fradin alluded to multiple projects coming down the pike, stating that they may be large applications.

**G. Kubaszko** asked if the Village is in a position to offer marketing or advertising assistance to Siri Indian Grocery.

**T. Fradin** stated that the Village would love to feature Siri Indian Grocery in a Business Spotlight when they expand as well as featuring them in the December coupon insert, and many other options that the Village uses to support local businesses. Mr. Fradin also added that he would recommend they join the Chamber of Commerce if they are not members already. Mr. Fradin added that they are a unique business and that the Village would be sure to feature them when possible.

**G. Kubaszko** agreed with the uniqueness of the business and stated that he would like them to have a robust start with their expansion.

**T. Fradin** stated that it is getting close to time to create the fall dining guide, and that this would be something to include. He added that between social media and the Bartletter, there is a lot of exposure for a local business.

**A. Lewensky** asked for the current food and beverage tax rate in Bartlett.

**S. Skrycki** stated that there is no local food and beverage tax, and that there is a 1% sales tax and a 1% home rule sales tax, equating to a 2% tax.

**D. Gunsteen** stated that he was happy to see a grocery store in town, and asked what made them change their business strategy.

**S. Nookala** stated that many of their food that they sell is sold ready to make, and that people regularly pick food up to cook as soon as they get home and that they would also come in looking for something quick at lunch time, stating that there was an opportunity. He stated that everybody is in a hurry and is looking for quick food.

**D. Gunsteen** stated that he is confident that they will be successful.

**R. Perri** stated that he believes they are in the right part of the trend of adding a restaurant component to a grocery store.

**S. Nookala** stated that this expansion gives them an edge to better serve their customer.

**T. Smodilla** stated that a key to business longevity and relevancy, it is important reinvent themselves, and applauded the effort.

**T. Smodilla** made a motion to recommend that the Village Board award \$15,000 to Siri Indian Grocery.

**Seconded by R. Perri**

**T. Fradin** stated that it would be forwarded on to the Village Board.

## **5) New Business/Public Comment**

**T. Fradin** shared that the Goodyear in Oakfield center abruptly closed with a few weeks notice, and that staff is currently working with a broker to fill that space. He added that the special use for automotive repair was made several years ago, and that staff would make filling that space a priority.

Mr. Fradin also shared that the current Metra Coffee vendor has ceased operation, and that after several inquiries, staff is currently in communication with Nick Patel, who manages multiple other stations along the Metra Line, and is scheduled to be on the next board meeting for approval.

Mr. Fradin added that there is a new Starbucks and Great Clips on the West side of Rt. 59 near home depot.

Lastly, Mr. Fradin added that there may be a new BEDA Applicant that is leasing the former Platform 18 in the near future.

**T. Smodilla** had no questions about the new business, but asked about a company in Brewster Creek that left for Knoxville Tennessee in search of tax relief and a stronger workforce. Commissioner Smodilla asked if other businesses are considering leaving for the same reasons.

**T. Fradin** stated that is not happening to his knowledge, stating that while many do take issues with their property taxes, Brewster Creek is in DuPage County. He added that he hadn't heard that, adding that businesses do their due diligence looking into and planning for their property taxes before moving in. He also added that the Chicago Metro-Area will not be able to compete with Tennessee in terms of property taxes, adding that the Chicago Area offers many other advantages such as transportation and the robust workforce.

**R. Perri** asked how much work needs to be done in Platform 18.

**T. Fradin** stated that they are not at the stage yet, adding that there needs to be code improvements as well as general buildout. He added that it was an operational a little over a year ago, and that some aspects are turnkey ready.

**T. Smodilla** asked what the new operator's concept is.

**T. Fradin** stated that it will be a bar and grill.

**R. Perri** asked if it makes a difference to the Village whether the rehab is done by the tenant or the owner.

**T. Fradin** stated that there isn't a big difference, adding that both are common within the Village.

**T. Smodilla** asked how many "lives" that building has had since "The Tap" went away.

**T. Fradin** stated that there have been two, including Papa Pacino's and Platform 18.

**D. Gunsteen** asked if the Village has started to Market the Lucky Jack's site.

**S. Skrycki** stated that the Village is in discussions with people relevant to that property, stating that staff wants to bring a good solid plan to the board for a focal point of the community, adding that staff is being cautiously optimistic.

**S. Gandsey** asked about the current relationship with SVN in terms of the Village owned property at 59 and Lake.

**T. Fradin** stated that the relationship is good, as they have brought the Village four letters of intent, and that they are looking to renew their contract with them, as there should be many potential projects for that site in the coming months.

**R. Perri** asked if the letters of intent were all for different intents.

**T. Fradin** stated that they are residential in nature with opportunity for future commercial, adding that the intents were similar, but none the same.

### **Adjournment**

**A motion was made to adjourn the meeting.**

**Motioned by: S. Gandsey**

**Seconded by: R. Perri**

**Motion Carried. The Meeting Adjourned at 7:57 PM**

## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** August 31, 2018  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator *TF*  
**RE:** Bartlett Plaza BEDA Application

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**APPLICANT:** Manny Rafidia

**BACKGROUND:** Bartlett Plaza has been on the market for several years and, although several would-be purchasers have pursued the property, it has not transacted and remains available for sale.

Due to multiple factors, the former Bartlett Fresh Market space has remained vacant since fall of 2010, being the longest-term vacancy in the Village. The 31,860 SF space requires numerous improvements to bring it up to current Code and available for occupancy. Furthermore, other aspects of the overall shopping center have suffered from deferred maintenance and should be remodeled or redeveloped in an effort to attract new businesses to the center and downtown Bartlett in general.

Economic Development staff has helped market the space and has worked with several commercial brokers over the years in an effort to attract tenants to Bartlett Plaza and to attract a buyer to the center who shares a common vision with the Village to improve it and make it more viable, increasing its value, occupancy and creating additional shopping and dining opportunities as well as increased employment for area residents.

One factor that has contributed to causing the former grocery space as well as others in Bartlett Plaza to remain unoccupied for long durations of time is due to the lack of updates to the building.

### **MANNY RAFIDIA:**

Through his holding company, R. Group Properties & Management, Manny Rafidia has purchased and improved eighteen shopping centers throughout Illinois, Ohio and Arizona.

Several local centers include Prospect Crossing shopping center in Prospect Heights, Century Plaza Center in Palatine, Cross Creek Commons in Roselle, Montgomery Plaza in Montgomery and Lake Street Commons and Lake Street Plaza in Addison.

In one of his latest acquisitions, Mr. Rafidia purchased Prospect Crossing at only 30% occupancy and brought it up to 100% within a few years.

Mr. Rafidia often fills the vacant spaces in the shopping centers that he purchases with his own businesses including restaurants and other retail uses, rapidly increasing the



occupancy rates. As of this writing, 36,660 out of the total 86,094 SF in Bartlett Plaza are vacant, thus it continues with a high vacancy rate of 42.6%. The Village's overall retail/commercial vacancy rate has declined from 17.7% to 7.1% over the past two years. This acquisition would help further this positive trend within the Village.

The long-time owners of Bartlett Plaza, the Gorskis, have entered a sales contract with Mr. Rafidia via their broker, Nick Peters of CBRE. Staff has met with Mr. Rafidia on numerous occasions in an effort to assist in his purchase and to encourage redevelopment of Bartlett Plaza since late last year before the BEDA program was made available.

Once it was made known that this program is available, Mr. Rafidia continued negotiations for Bartlett Plaza, resulting in the attached sales contract.

Furthermore, Mr. Rafidia provided renderings of the planned façade renovation for Bartlett Plaza as well as the project scope with estimated costs detailing \$2 million worth of improvements anticipated in the improvement of the center.

The amount requested on the application is \$250,000; however, Staff has informed Mr. Rafidia that the maximum amount available via the BEDA program is \$50,000.

#### **RECOMMENDATION:**

Many aspects of the Village's Strategic Plan and the EDC's 2016-2020 Marketing Plan reference attracting business and investment into the Downtown and throughout the Village. Three of the items in the Strategic Plan include:

- ✓ Develop a business recruitment strategy to attract developers to invest in the downtown area and provide options for businesses to locate to Bartlett.
- ✓ Work to improve retail business profile in the Village.
- ✓ Revisit, refine and execute the Village's overall economic development incentives.

With the former Bartlett Fresh Market space having remained vacant for eight years as of this coming November, it has proven a challenging space to attract an occupant considering the improvements that must be made to it.

The BEDA program was enacted to provide financial incentives to attract tenants to such challenging vacant spaces while enhancing the Village's sales tax receipts and increasing employment opportunities. It allows the Village to facilitate development and redevelopment deemed in its best interest by providing partial financing for economic development projects.

Thus, staff is recommending a maximum BEDA grant amount of **\$50,000** to Manny Rafidia, subject to documentation of closing on the property and subsequent \$2 million worth of expenditures including improvements to the roof, façade, parking lot, lighting, landscaping, HVAC, sidewalk replacements, a new sign and the build-out of the former

grocery space into a space that meets current Village Code and contains at least one sales tax producing business.

A \$50,000 grant amounts to 2.5% of the project cost for upgrading Bartlett Plaza.

**Village of Bartlett Economic Development Assistance Application**

**Applicant Information:**

Applicant(s) Name Manny Rafidia  
Applicant(s) Address: PO Box 315, Itasca, IL 60143  
E-Mail Address: tscrmadison@gmail.com

Primary Contact for Project: Manny Rafidia

Cell Phone Number and/or Home Number: 847-921-9200

Applicant is or will be (check all that apply)  Tenant  Property Owner

Number of Years in Business: 35+ Number of Years in Bartlett: New

Contact Name and Information for Applicant's Agent or Architect (if any):

Shawn Purnell / #847-989-2772 / stp.architecture@gmail.com

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

**Property Information:**

Project Property Location/Address: 114-399 Bartlett Plaza

This Property is (check all that apply): Retail  Restaurant  Office

Other  (explain)

Number of Businesses on Site: 22

Names of Other Businesses on Site: See attached

Size of Building (dimensions or total square feet) 86,094 SF

Stories in building: 1 Parking spaces on property: 519

Last Real Estate Taxes Paid: 2017 (2nd 1/2)

Property Tax Index Number(s) (PIN): 06-35-317-042-0000 & 06-35-317-047-0000

County: Cook  DuPage  Kane

**Project Information:**

Total Anticipated Project Cost: \$ 2,000,000.00

Amount Requested from Village: \$ 250,000.00

Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

See attached scope of work

If approved, estimated project completion date: 3rd Quarter 2019

**Please Attach:** Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien

[REDACTED]

**Application Statement (Read and Sign Below)**

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.


I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project and this may be at a lower amount than requested or less than half of the anticipated cost of the project. I further understand that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at 50% of the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

  
\_\_\_\_\_  
Applicant Signature

AUGUST 9, 2018  
Date



**Return this completed application with attachments to:**  
**Tony Fradin, Economic Development Coordinator**  
**Village of Bartlett**  
**228 S. Main Street**  
**Bartlett, IL 60103**

114-399 Bartlett Plaza  
Bartlett, IL 60103

**Names of Occupied Businesses on Site:**

- Pasta Mia – 4,125 SF
- Subway – 1,300 SF
- Midwest Physical Therapy – 2,600 SF
- Dollar Works – 2,600 SF
- Kumon Math & Reading – 1,300 SF
- Ziegler's Ace Hardware – 10,201 SF
- Edward Jones – 1,220 SF
- Planet Window & Siding – 1,200 SF
- Golden Bowl – 1,200 SF
- Boutique Necessities – 1,200 SF
- Eden Nails – 1,200 SF
- Steve Davenport – Yeah – 1,200 SF
- State Farm Insurance – 1,170 SF
- Dr. Camerer Chiropractor – 1,200 SF
- US Postal Service – 1,200 SF
- Lorena's Hair Salon – 1,200 SF
- Albert Mategrano, DDS – 1,200 SF
- Sanka Medical – 1,200 SF
- Kripa Montessori School – 5,782 SF
- Lisa's School of Dance – 2,792 SF
- Dr. Raj Patel – 2,500 SF
- ProConsult – 650 SF

114-399 Bartlett Plaza  
Bartlett, IL 60103

**Project Information:**

**Project Scope:**

- Roof – reapply approximately 40,000 square feet of roofing
- Roof – Remove upper slanted roof, apply EIFS system finish to upper portion
- Façade – Remove all brick under windows and columns and replace with stone
- Parking Lot – Asphalt, seal & stripe entire parking lot
- Lighting – Install new parking lot lighting system
- Landscape – New landscaping throughout entire center
- Rehab – Rehab the former grocery space, 32,000 square feet
- HVAC – Remove & replace (15) HVAC rooftop units
- Sidewalk – Replace approximately 10,000 square feet of sidewalk for ADA compliance
- Marquee Sign – Remove existing & install a new Marquee Shopping Center sign

**114-399 Bartlett Plaza  
Bartlett, IL 60103**

**Project Information:**


**Project Scope with Estimated Project Cost:**

Roof – reapply approximately 40,000 square feet of roofing	
Roof – Remove upper slanted roof, apply EIFS system finish to upper portion	400,000
Facade – Remove all brick under windows and columns and replace with stone	350,000
Parking Lot – Grind and remove 2” of old asphalt and reapply with 2-1/2” new asphalt, prime, seal & stripe entire parking lot approximately 600 parking spaces; alley area to be repaired, prime and sealed	400,000
Lighting – Install new LED cost effective parking lot lighting system	100,000
Landscape – New landscaping throughout entire center, full landscaping plan to follow	100,000
Rehab – Rehab the former grocery space, 32,000 square feet, as needed	300,000
HVAC – Remove & replace (15) 10 ton HVAC rooftop units	150,000
Sidewalk – Replace approximately 10,000 square feet of sidewalk for ADA compliance	100,000
Marquee Sign – Remove existing & install a new Marquee Shopping Center sign	100,000
<hr/>	
Total Estimated Project Cost:	2,000,000





## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** September 6, 2018  
**TO:** Chairman and Members of the Economic Development Commission  
**FROM:** Tony Fradin, Economic Development Coordinator   
**RE:** Brewster Creek Business Park update

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The Brewster Creek Business Park has continued its expansion of late with significant leases in several of the new speculative buildings.

When last presented to the EDC, it was reported that the Village's industrial vacancy rate had steadily increased from a low of 3.9% in Q2 of 2016 to a high of 20.5% in Q1 of 2018. This was due to an increase of seven buildings totaling over 1.3 million square feet including four speculative projects.

The industrial rate has since declined to 11.5% and should continue to decline back to under 10% as recent leases are recorded and other ones in the earlier stages are executed.

With Staff having worked closely with the brokers and business owners of **Clarke Packing & Crating Company**, the business has recently signed a lease for 108,163 SF in the 186,000 SF speculative building recently completed by Ridge Development and known as Ridge Brewster Creek 2.

A plastics company has leased the entire 167,550 SF building recently completed by G4 Development (Greco) at 1411-1415 Brewster Creek Blvd.

Earlier this spring, **Brolite Products**, a baking supply company with its plant in Streamwood, leased 48,000 SF in 1331-1337 Shifert, in the Ridge Brewster Creek 1 building. The other half of the building had been pre-leased to **Winhere Brake Parts**, who originally occupied half of the 271,000 SF building and has since expanded to fill the remaining space.

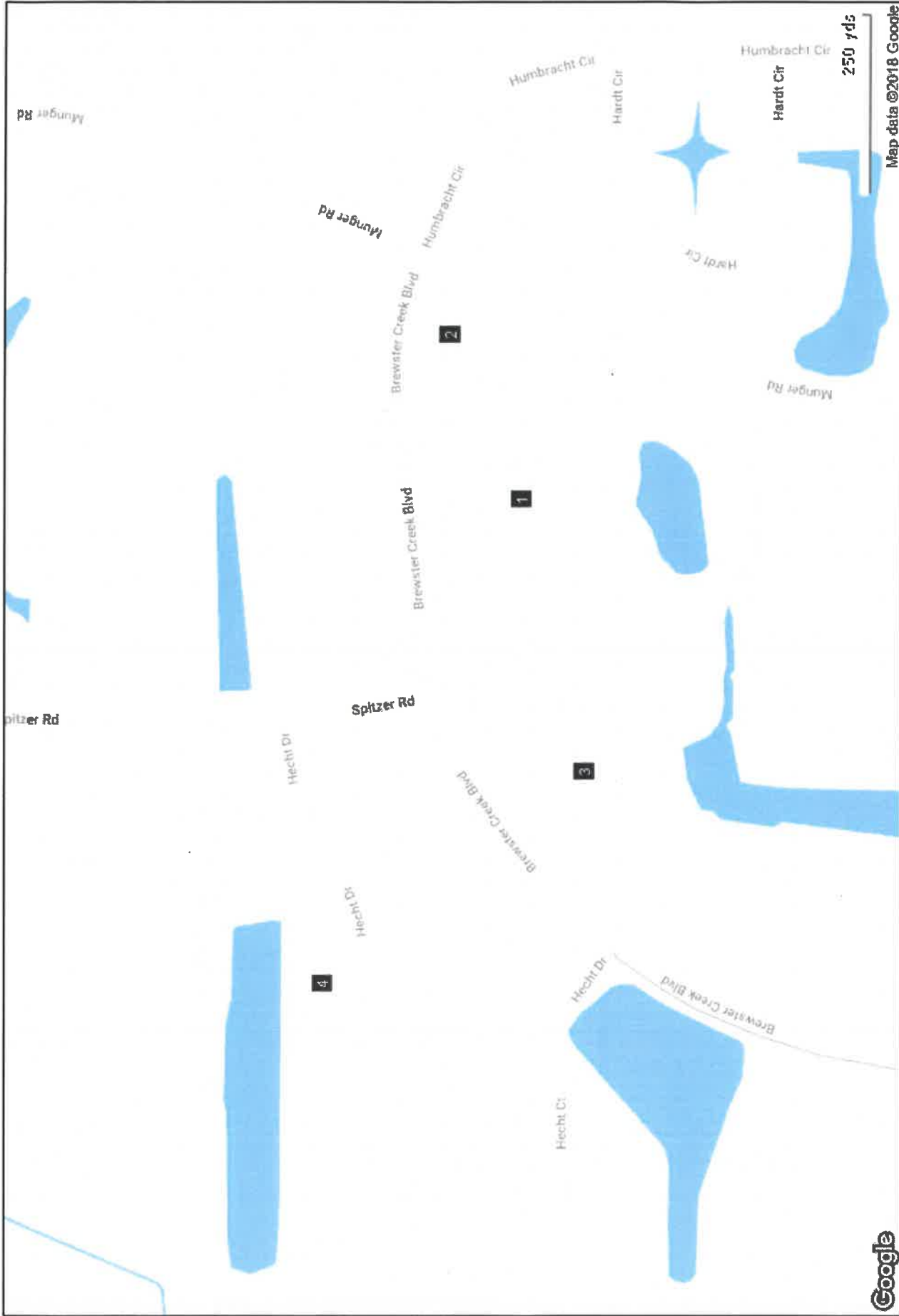
In the largest building in Brewster Creek Business Park, Exeter's 421,400 SF facility, **Animal Supply Company** leased 220,000 SF early this year. Currently, 199,203 SF remains available for lease. Staff works with DCEO, Choose DuPage, the owners and brokers of the building and the local industrial real estate community in seeking a tenant for the remaining space.

Staff worked with a subsidiary of CMEC, a multi-billion dollar Chinese corporation, to expand into the U.S. market by opening a 15,000 SF office at 1236 Hardt Circle.

As the Bartlett area's residents continue to become higher-volume users of e-commerce, the demand for last-mile facilities has continued to rise, leading to more inquiries for space or industrial land to develop for warehouse and distribution facilities.

With industrial activity throughout the Chicagoland area in a strong expansion mode, Brewster Creek Business Park is in a good position to benefit from businesses that want to expand into new buildings with state-of-the art features like building height, sufficient loading docks and ample parking.

A bigger challenge may prove to be the availability of skilled labor. As the Chicago area unemployment rate continues to fall, the skilled labor shortage is becoming more of an issue for industrial businesses. Considering this, there are currently two initiatives underway with the local school districts. School District U-46 is expanding its career readiness options while Elgin Community College has launched a Regional Workforce Development forum which the Village in which the Village is participating.





Location: **Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**DuPage County**  
**Bartlett, IL 60103**

Building Type: **Class A Warehouse**  
 Status: **Built Jun 2017**  
 Tenancy: **Multiple Tenant**

Land Area: **34.61 AC**  
 Stories: **1**  
 RBA: **421,403 SF**

Landlord Rep: **Exeter Property Group LLC**  
 Management: -  
 Recorded Owner: -

Total Avail: **199,203 SF**  
 % Leased: **52.7%**

Ceiling Height: **32'0"**  
 Column Spacing: **50'w x 52'd**  
 Drive Ins: **4 - 12'0"w x 14'0"h**  
 Loading Docks: **96 ext**  
 Power: **3000a/480v**

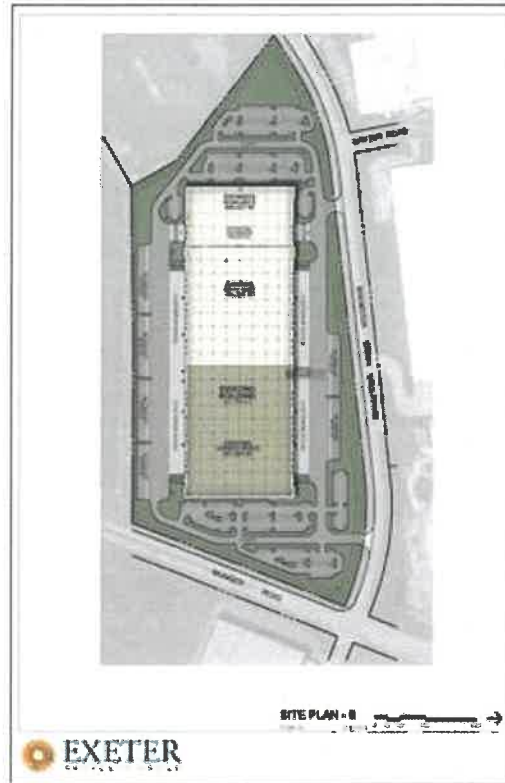
Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City**

For Sale: **Not For Sale**  
 Expenses: **2015 Tax @ \$0.50/sf**  
 Parcel Number: **01-05-204-007**  
 Parking: **800 Surface Spaces are available; Ratio of 1.90/1,000 SF**  
 Amenities: **Signage, T5 Lighting**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	199,203 div	299,437	Withheld	Vacant	Negotiable	New

*Exeter Property Group / Michael Nelligan (312) 823-8880 / Jeffrey Grabowski (908) 217-1556*  
*Exeter Property Group LLC / Jason DeFilippis (847) 867-4937*  
 • Existing 421,403 sf building can be expanded by 100,234 sf • Low DuPage County Taxes • Easy access to I-90, I-390, and I-355 • Cross docked facility

1325 Brewster Creek Blvd - Expansion



Location: **Expansion**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**DuPage County**  
**Bartlett, IL 60103**

Building Type: **Class A Warehouse**  
 Status: **Proposed, breaks ground Oct 2018**  
 Tenancy: -  
 Land Area: **34.61 AC**  
 Stories: **1**  
 RBA: **521,588 SF**  
 Total Avail: **299,437 SF**  
 % Leased: **42.6%**

Landlord Rep: **Exeter Property Group**  
 Management: -  
 Recorded Owner: **Exeter Brewster Creek Lan**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: -  
 Power: -

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

For Sale: **Not For Sale**  
 Expenses: **2016 Tax @ \$0.41/sf**  
 Parcel Number: **01-05-204-007**  
 Parking: **800 Surface Spaces are available; Ratio of 7.98/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	299,437	498,640	Withheld	07/2019	Negotiable	New

*Exeter Property Group / Michael Nelligan (312) 823-8880 / Jeffrey Grabowski (908) 217-1556*  
*Exeter Property Group LLC / Jason DeFilippis (847) 867-4937*

• Existing 421,403 sf building can be expanded by 100,234 sf • Low DuPage County Taxes • Easy access to I-90, I-390, and I-355 • Cross docked facility



Location: **1395 Brewster Creek Boulevard**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**DuPage County**  
**Bartlett, IL 60103**

Building Type: **Class A Distribution**

Status: **Built 2018**  
 Tenancy: -

Land Area: **10.56 AC**  
 Stories: **1**  
 RBA: **186,000 SF**

Landlord Rep: **Newmark Knight Frank**  
 Management: -  
 Recorded Owner: **CREF X Bartlett Industrial II LLC**

Total Avail: **77,837 SF**  
 % Leased: **58.2%**

Ceiling Height: **32'0"**  
 Column Spacing: **50'w x 50'd**  
 Drive Ins: **2**  
 Loading Docks: **35 ext**  
 Power: **1200a/277-480v**

Crane: -  
 Rail Line: -  
 Cross Docks: -  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

For Sale: **Not For Sale**  
 Parcel Number: **01-05-204-006**  
 Parking: **224 Surface Spaces are available; Ratio of 1.20/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1A	77,837	77,837	Withheld	Vacant	Negotiable	New
Newmark Knight Frank / Adam F. Marshall (773) 957-1428 / Elise A. Couston (773) 957-1442 / Mark Deady (773) 957-1443 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						



Location: **Brewster Creek Industrial Condos**  
**1 Mile West of Route 59 Off Stearns Road**  
**Northwest Ind Cluster**  
**Northwest Cook Ind Submarket**  
**DuPage County**  
**Bartlett, IL 60103**

Building Type: **Class A Manufacturing**

Status: **Built 2006**  
 Tenancy: **Multiple Tenant**

Land Area: **4.84 AC**  
 Stories: **1**  
 RBA: **64,758 SF**

Landlord Rep: **Batavia Enterprises, Inc.**  
 Management: **-**  
 Recorded Owner: **Paw Print Properties Llc**

Total Avail: **10,604 SF**  
 % Leased: **83.6%**

Ceiling Height: **16'0"**  
 Column Spacing: **-**  
 Drive Ins: **24 - 12'0"w x 14'0"h**  
 Loading Docks: **1 int/1 ext**  
 Power: **200a/480v 3p/4w**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Heating - Gas, Sewer - City, Water - City**

For Sale: **Not For Sale**

Expenses: **2017 Tax @ \$0.18/sf, 2014 Est Tax @ \$0.19/sf; 2014 Ops @ \$0.05/sf, 2014 Est Ops @ \$0.05/sf**

Parcel Number: **01-05-203-001**

Parking: **87 Surface Spaces are available; Ratio of 1.34/1,000 SF**

Amenities: **Fenced Lot, Storage Units, Yard**

Floor	SF Avail	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite D	5,302	5,302	No	\$9.00/mg	Vacant	3 yrs	Direct

Batavia Enterprises, Inc. / Brad Schreiner (630) 879-3680

Unit includes 2 private offices, reception area, wash room, and utility room. New build of office space was completed in March 2018.

**Building Notes**

3,000 Square Foot Fenced Yard with Each Unit. 16' Clear Ceiling Height. 200 AMP 3 Phase Electric. Two Drive-In Doors with Each Unit. Shared Loading Dock. Pre-Cast Construction.



# Brewster Creek *Business Park*

Bartlett, Illinois

1411-1415 Brewster Creek Boulevard

167,550 SF Spec Building Available for Sale or Lease

**NAI** Hiffman



# 1411-1415 Brewster Creek Boulevard

Bartlett, Illinois

## Brewster Creek Business Park



Brewster Creek Business Park in Bartlett is centrally located in the Chicago metro area and situated in the heart of business-friendly DuPage County.

### Park Summary

- 670 Acre Business Park
- Major tenants include ITW, Auto Trunk Group, Cheese Merchants of America & Scandinavian Designs
- DuPage County real estate taxes
- 6.5 miles to IL-390 (Elgin-O'Hare Expwy) via Stearns Rd
- 8 miles to I-90 via Route 59
- 10 miles to I-88 via Route 59



For more information:

**Jeff Fischer**

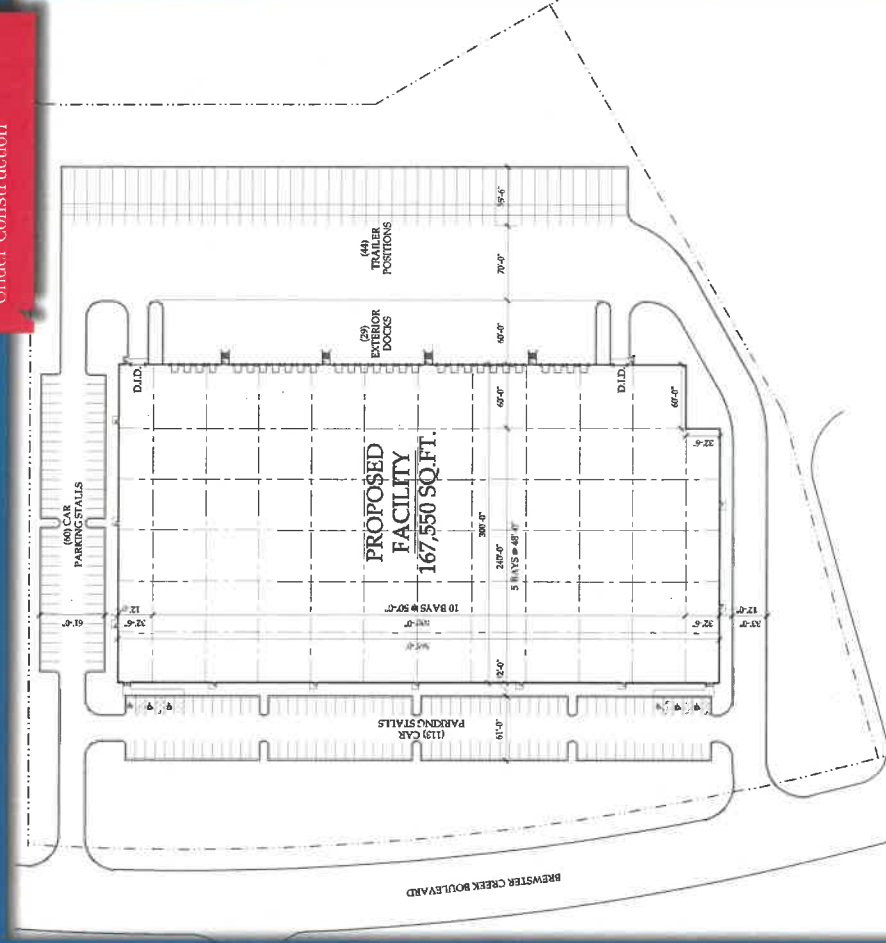
630 317 0726

[jfischer@hiffman.com](mailto:jfischer@hiffman.com)

**NAHiffman**

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For Sale or Lease  
**167,550 SF**  
 Under Construction



### Property Summary

<b>Building Size:</b>	167,550 SF	<b>Loading:</b>	29 exterior docks 2 drive-in doors
<b>Divisible:</b>	50,000 SF	<b>Power:</b>	To suit
<b>Land Area:</b>	11.15 acres	<b>Sprinklered:</b>	ESFR
<b>Construction:</b>	Precast	<b>Parking:</b>	173 cars 44 trailers
<b>Ceiling Height:</b>	38' clear	<b>Office Area:</b>	To suit

# NKF completes long-term, 108,163 SF industrial lease in Bartlett, Illinois

August 23, 2018 | Staff Writer



**Newmark Knight Frank** (NKF) recently arranged a long-term, 108,163-square-foot lease to **Clarke Packing & Crating Company** at 1365-1395 Brewster Creek Boulevard in Bartlett, Illinois, on behalf of the owner, **Barings Real Estate**, part of Barings LLC, acting on behalf of institutional investors. NKF is the exclusive leasing agent and property manager of the property.

1365-1395 Brewster Creek Boulevard is a new, state-of-the-art 186,000-square-foot industrial building located within the Brewster Creek Business Park at the intersection of Stearns and Munger Roads just west of Route 59. The facility features proximity to Interstates 90 and 390, as well as O'Hare International Airport, 32-foot clear ceiling heights, 50-by-50-foot column spacing, Ductilcrete floors, an ESFR sprinkler system, 35 exterior docks, two grade-level doors and parking for 224 cars (expandable).

“We are delighted to welcome Clarke Packing & Crating Company to Brewster Creek Business Park and look forward to a long-term relationship with the tenant,” said Pam Boneham, regional director for the Central U.S. at Barings Real Estate.

NKF senior managing directors Elise Couston, SIOR and Adam Marshall, SIOR, CCIM, along with director Mark Deady, arranged the transaction. Clarke Packing & Crating Company currently leases 63,000 square feet in Hanover Park, Illinois, but due to the company's growth, the firm is relocating to Brewster Creek Business Park. While NKF represented ownership in the negotiations, George Pappas of Hartford Associates represented the tenant. This transaction leaves 77,837 square feet remaining available for lease, featuring 16 exterior docks, one grade-level door and 174 car parking spaces (expandable to 229). Dedicated on-site trailer parking is also available.

"1365-1395 Brewster Creek is ideally located for light manufacturing, food processing, and warehouse-distribution users looking for a modern, newly constructed industrial facility to suit," said Couston.

## **Animal Supply Signs 220,000 SF Industrial Lease in Bartlett, Illinois**

Posted on [January 16, 2018](#) by [Kristin Hiller](#) in [Illinois](#), [Industrial](#), [Midwest](#)



*The company will occupy space within the Brewster Creek Business Park.*

**BARTLETT, ILL.** — Animal Supply Co. has signed a 220,000-square-foot industrial lease in Bartlett, about 35 miles northwest of Chicago. The distributor of wholesale pet products will occupy the space at 1323 Brewster Creek Blvd. within the Brewster Creek Business Park. The property is a 421,401-square-foot warehouse newly constructed in the summer of 2017. The building features a clear height of 32 feet, 48 dock doors and 40 trailer spaces. Animal Supply will relocate from 6450 Muirfield Drive in Hanover Park. Adam Marshall, Brian Carroll and Mark Deady of Newmark Knight Frank (NKF) represented the tenant in the lease transaction. Jeffrey Janda and Steve Bass of Lee & Associates represented ownership.

# Entre Commercial finalizes lease to Chinese manufacturer in Bartlett

May 15, 2018 | Staff Writer



Arlington Heights, Illinois-based **Entre Commercial Realty** has brokered the lease of a 15,020-square-foot industrial facility at 1236 Hardt Circle in Bartlett, Illinois. The tenants is a foreign entity that is a subsidiary of a large Chinese manufacturing company.

The building was chosen because of its central U.S. location, local labor pool and immediate availability. Additionally, the property is institutionally owned by **Agellan Commercial REIT** who recently acquired this building as part of an Illinois portfolio purchase.

The team of Cory Kay and Mike Deserto represented the tenant and Dan Jones and Mike Berkowitz of Entre Commercial Realty represented Agellan Commercial REIT in this transaction

# BREWSTER CREEK BUSINESS PARK

